



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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I purchased my home in the inner city almost 23 years ago and was confident to do so as it was zoned RC-2 which protected my investment and quality of life. Appreciating that change is inevitable, I was saddened to hear of a council act to approve up-zoning by owners on my street without due consultation (the one representative for the area did absolutely nothing) and now I am forced to move or risk having a 4-story multi-family building next door, thereby destroying my light, privacy and investment. Thankfully, I am able to move somewhere where this up-zoning is not possible. This proposal by council is the same illegitimate process all over again, but at a much larger scale, and will change this city for the worse. Zoning is in place for a reason - to protect people's quality of life, investment, and safety. Additionally, the proposal will do absolutely nothing for the problem that the council wishes to solve - homelessness. For council to implement this without a plebiscite is abuse of power and exactly the opposite of why each member was voted in. I strongly oppose this proposal!



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First name [required]                      dave

Last name [required]                      ross

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                      proposed re-zoning of existing past developments

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)

I question the wisdom of your proposed re-zoning. our area from a R-G to R-

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

I question your iq in regard to this re-zoning proposal. it is fine to be in bed with developers using lack of housing etc. how much input has admin had. who might be on the take. have you considered the passibility of legal action when the property values drop? Creating housing (low cost) is NOT YOUR JOB. You can ZONE ANY AREAS YUOU WANT AT START-UP BUT LEAVE EXISTING areas alone.



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First name [required]	Rian
Last name [required]	Harrison
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	CCF_000148.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## REZONING

**I live at 154 Everglade Way SW, Calgary (EverCreek Bluff area) and am emphatically against rezoning of my area/street from R1 to RG for the following reasons:**

- Trico developed this community/area: only chain link fences were allowed, no garden sheds in backyards, no back alleys, the streets so narrow that when cars are parked opposite each other on the streets, two average-sized cars can barely pass each other safely . There is currently only one ingress/egress for all residents of EverCreek Bluffs.
- **there is already multi-residential housing in this area** with villas, duplexes,etc. Specifically, across the street from me and running for three city blocks are side-by-side duplexes.
- **there is very little parking available in this area already** due to no back alleys for and most houses have at minimum double garages with driveways; the side-by-side duplexes also have double sized garages and driveways allowing little room for street parking. **Many so called "parking spaces" on the street are illegal** to start with due to the fact that an average sized car cannot park legally under City bylaws, as there is not a required 1 ½ meter setback from driveways at either end of the car.
- **I believe there are illegal secondary suites in the neighborhood already.** I see two families occupying a single residence with at least five cars attending the residence, coming and going at all hours, often parking illegally. I got fed up the last few months and called City Bylaw to enforce parking bylaws/deter **illegal parking in front of my home, said illegal parking making it unsafe to enter or exit my property on a daily basis.** I do not see why they ( illegal suite owners) , after flaunting existing laws, should now be rewarded by the City " grandfathering " secondary suites.
- **more suites means more people, more traffic, more noise pollution and air pollution, including people and animal noise. As a property owner, I am supposed to be guaranteed the quiet enjoyment of my home. City bylaws cannot address these issues caused by high density populations in a given area** ; I personally know timely enforcement of City bylaws is almost non-existent and going to Bylaw Court with a judge to get justice is even more laughable. I believe there is enough proof that there are more problems in a high-density population environment. Perhaps the City of Calgary should trust their original planners who designed these communities with set populations in mind.
- so existing residents in EverCreek Bluffs can't even build a garden shed in their back yards, but after rezoning residents can now build a secondary suite in the back yard? This is not right nor fair!! **And making more suites/accommodation available does not guarantee affordable housing - owners can still charge exorbitant rent**
- **I believe blanket rezoning of communities is unwise due to each community/area/street having different** development regulations, size of lots, number of roads, existing multi-residential housing, etc. And if you don't already know by now, nobody likes to get stuff shoved down their throats by bureaucrats without the foresight as to future negative repercussions of such rezoning.

Sincerely,

Rian Harrison





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First name [required]                      Robert

Last name [required]                      Iverach

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Proposed Land Use Designation Amendment.

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

ATTACHMENT\_01\_FILENAME (hidden)                      Submission on Up-Zoning.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see our attached letter.

April 9, 2024

The City of Calgary 700 Macleod Trail SE  
P.O. 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)  
**Copy to:** Office of the Mayor, All City Councillors

Dear Sir:

We write as 49 year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

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

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

**Therefore, we urge Council to reject the Blanket Rezoning amendment on April 22, 2024.**

Sincerely,

**Robert & Susan Iverach  
1348 Montreal Ave. S.W.  
Calgary, Alberta T2T 0Z5**



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First name [required]                      Lei

Last name [required]                      Xie

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]                      2024-4-22

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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First name [required] Theresa

Last name [required] Cassidy

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Housing Strategy 2024-2030 land use amendment. Rezoning housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am concerned about parking and congestion in your community. Our community is already busy near the school.



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First name [required] **Barbara**

Last name [required] **LaPrade**

How do you wish to attend?

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

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

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

[required] - max 75 characters **City-Wide Blanket Upzoning of Residential Lots**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am greatly concerned about the proposed upzoning of residential lots for a number of reasons.

The lack of on-site parking ( requirement of only 0.5 stalls per unit) will lead to chaotic parking on the streets! Why do we need to encourage people to get into parking rage when they return home from work each day? Why force people to carry their groceries for blocks due to the corrupted parking situation?

The R-CG and H-GO fill too much of the lots and allow too much height. I am greatly concerned about overshadowing, shading, overlooking and loss of tree canopy. Which leads to concerns about garbage, recycling and compost bins...24 bins for 8 units. Where are they to be stored?

I firmly believe that the best place for families with children is living in a house with a yard. Children should not be raised in apartments, they should be raised in houses.

While the concept of the proposed rezoning may be well intended, the proposal needs to be reworked and refined to give us a city that is livable.

We need a city made, not for concrete, but for families and people.



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First name [required] Katherine

Last name [required] Yee

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like to express my support for the City of Calgary to adopt inclusionary zoning. The City requires more houses to be built and rezoning will remove red tape creating more houses. The City of Calgary should fully adopt ALL recommendations made in the Home is Here City of Calgary Housing Strategy.



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First name [required] Robert Gordon & Cheryl Jane

Last name [required] Matthews

How do you wish to attend?

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

Date of meeting [required] Apr 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)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Office of the City Clerk,  
The City of Calgary

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

- Wholesale rezoning of the entire City, which will dramatically change the fundamental character of the City and its neighbourhoods, and consequently potentially cause substantial financial loss to individual property owners as a result of property value reduction, cannot be appropriately implemented without first conducting a plebiscite to effectively and accurately determine the will of Calgary taxpayers.
- Even if it were appropriate to rezone without first conducting a plebiscite, it has not been reliably demonstrated that rezoning will solve the perceived issue of housing availability and affordability, or that there is presently an insufficiency of properties zoned for higher density. Consequently, rezoning has not been proved to be necessary.

Robert Gordon Matthews & Cheryl Jane Matthews  
148 Canterville Road SW  
Calgary T2W 4R3



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

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First name [required]

Tim

Last name [required]

Labrecque

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

opposed to rezoning the entire city!

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not against rezoning but IT MUST BE DONE CORRECTLY! I am vehemently opposed to this "blanket" rezoning for the entire city! Certain roads and areas can, and should be rezoned to allow multi-family units to be built, but needs to be correct for an area in question! I worked very hard to buy and renovate the single family home that I currently live in. I don't currently have major traffic congestion, parking issues in front of my own home, and all the other issues that go with over crowded properties/areas that this policy would create!! My former residence was in an area that transitioned to a multi family area that had all of these issues. Over the years many things changed. For example, I could not park in front of my own property and to add insult they restricted parking and expected me to pay for a permit! It also could not handle the utility requirements for all the new builds and we started having sewer lines plugging, phone/internet line capacity issues, there started to be more crime and noise in the area, etc. This policy SHOULD NOT PASS!



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First name [required] Shelley

Last name [required] Trumble

How do you wish to attend?

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

Date of meeting [required] Apr 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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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

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

[required] - max 75 characters	Blanket rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My husband, Kent Barrett, and I are opposed to blanket rezoning. Changing our R-C1 Kelvin Grove neighbourhood to H-GO will do nothing to help the affordable housing crisis. Our houses are generally over one million dollars and any developer will have to build expensive H-GO housing to make a profit. The city recently complained about the loss of tree canopy in Calgary. Replace our home with H-GO housing and 7 large healthy trees would have to be removed. We moved to this specific house in 1990 because one of our children is physically disabled and we required a bungalow because he cannot go up and down stairs. He still lives with us while his 2 siblings live with their partners and children in Marda Loop and Killarney. They love inner city living - close to restaurants and other amenities and no lawns to mow and short sidewalks to shovel. But where do they come to enjoy backyard BBQ's and a big yard for their daughter and dog to run around - ours! My point is that you need different kinds of housing to meet different kinds of needs. As seniors we can stay in our bungalow a lot longer than if we lived in an H-GO house. For most seniors our house is our investment and in our neighbourhood people have poured a lot of money into renovations. If a bunch of H-GO homes are built around me, blocking the sun and cars lining the street that does not do much to help my property value. I totally agree with mixed housing in new neighbourhoods - we used to live in Signal Hill and that was the plan from the beginning so it worked. We made the choice to live there and then moved when we had different housing needs and could afford a more mature neighbourhood with more privacy. CKE is a vibrant community with lots of young families moving in. Many of our neighbours grew up here and moved back when they had their own families. My two inner city living children have the same plan. Blanket rezoning is a bad idea that will result in unintended consequences.



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

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

[required] - max 75 characters	rezoning for housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

With the proposal to rezone older communities to include low/high density housing and allow more secondary suites, has there been any consideration on the need to upgrade the sewer systems, roadways, and other infrastructure that is aging and in need of attention. These will need to be upgrade to accommodate the increase in population.

Also, many of these older communities have limited entrance/exits, are there plans to provide additional entrance/exits to these communities to be safe for everyone and to avoid heavy congestion in the residential areas. The parking will be an issue if the developers are not required to provide sufficient off street parking. If the plan is to have street parking on both sides it will make it difficult to move through the community and will be unsafe for pedestrians to enjoy their community.



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First name [required]                      Cynthia

Last name [required]                      Dubray

How do you wish to attend?

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

Date of meeting [required]                      Apr 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)                      Dubray Letter to City Council April 8.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached letter.

April 8, 2024

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

Attention: Office of the City Clerk

Dear Members of Calgary City Council

I am writing as a constituent of Ward 2, living in the neighborhood of Arbour Lake, in a neighborhood that is currently zoned R-1 / R-C1. This zoning is almost exclusively single detached housing, with additional permitted uses of secondary suites and discretionary uses of backyard suites.

We purchased our home as a new build. The zoning permits 40% development. We were unable to expand the size of our garage so that it could actually accommodate 2 vehicles and were also unable to expand our deck due to this development limitation. The blanket rezoning to R-CG would now potentially permit 4 units with the potential for each unit to have a secondary suite and a backyard suite. This would be similar for all of our neighbors.

We are strongly opposed to this rezoning for our area. We moved into the area because we wanted to be in a neighborhood that was primarily single family, which would allow for a quiet neighborhood with limited traffic and good parking. We are already having issues with noise, limited parking around our home from the homes with secondary suites across from our home, many which have been rental units. It is unimaginable that with blanket rezoning allowing virtually every home in the neighborhood to now also have row housing and semi-detached housing in addition to more secondary and backyard suites. The area and this City is going to become congested, riddled with high traffic and lack of parking. Not at all what we purchased for our family.

In addition, this rezoning is being sold to Calgarians as a solution to the current housing crisis, which is being driven by the federal governments immigration policies, which have opened our borders to the largest population growth we have had in decades, if ever, and even by the admission of the Prime Minister, this is not working and is creating the housing crisis. Converting zoning to existing homes / neighborhoods is not going to resolve the housing shortage, as most people will not choose to tear down their homes. What it will do is allow developers to buy up homes for sale to develop higher density buildings providing them with added value, while driving up housing prices, making housing even less affordable; which will ultimately ruin the quality of life for Calgarians by creating the issues I mention above.

It is our opinion that the solution is for the City of Calgary to make land available at a reasonable price for new developments and reduce the bureaucracy for builders and building permit costs so that they can move quickly in providing many types of housing as dictated by the market. The City should also look at working with other levels of government to reduce interest rates, CMHC requirements & fees, allowing potential new home buyers the ability to afford purchasing a home.

Finally, City Council needs to get its spending under control. I had a career in property management for almost 40 years in this City; managing Class A office, retail and industrial buildings. I was also a member of BOMA, NAIOP industry associations and on the Real Estate Council. I saw the impacts of the property tax increases (25-250% psf) to the commercial property sector over the past 10-15 years. A residential tax increase of over 8% is unfathomable in the current economic climate. As individuals we are expected to live within our means and the same goes for our government officials. Cut the budget! Cancel the \$87 billion tax-payer costs for "Climate Emergency"; reverse all raises to council, administration and management until you get your spending under control. Focus on key issues: Public safety (police, fire, EMS), road maintenance, necessary maintenance of existing infrastructure, etc. (water, sewer, utility).

My last point is in regard to any agreements the current or past City Councils have made with globalist organizations such as the UN (Municipal Primer), ICLEI, Federation of Canadian Municipalities, WEF, etc. We are not interested in their agenda's, such as Smart Cities, 15 Minute Cities, etc. I personally, and many others, believe that these agenda's and groups are controlling our City administrators, management and some Councillors and that this rezoning is one aspect of their agenda. As Councillors voted to represent your constituents, you have a fiduciary duty to listen to and act with the best interests of your constituents. These organizations are not interested in our best interests and have no liability; you are the ones who are liable, so keep this in mind when voting on City issues.

Kindest regards,

Cindy & Bob Dubray  
82 Arbour Stone Cres. NW  
Calgary, Alberta T3G 5A1

Cc: Jennifer Wyness, Ward 2 Councillor



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First name [required]	Vesna
Last name [required]	Bacic
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[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 understand the need for housing; however, to focus on older neighbourhoods is quite unfair. I am very doubtful that Council has designated areas in Mount Royal, for example, for high density housing. Council has taken already congested areas and earmarked them to make them completely unlivable. Traffic and noise complaints abound when there are too many people in a small area. What is the point of cramming an abundance of housing in the inner city, when newer developments have the same infrastructure (and typically receive more work to their roads, sidewalks and bridges). I don't see Council paving our back alleys in the inner city to support all the vehicles. Waterlines will need to be upgraded. Intersections will need to be assessed, and not just create an additional left turn lane. If my street is being rezoned, then please remove the sidewalk. Provide some kind of rebate for those of us who will need to construct a front driveway. And finally, we will need more police presence. In almost twenty years, my vehicle has been broken into about as many times. So please prepare our already high density inner city neighbourhoods for an increase in crime. I think Council needs to focus efforts on more high rises and townhomes in new developments. Thank you for reading.



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First name [required]	Paula
Last name [required]	Seal
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	2Dear Mayor Gondek.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I firmly oppose blanket rezoning. Rushing into an ill conceived and generic approach ignores the specific needs, limitations, and strengths of our diverse communities. Abandon the blanket rezoning policy and take a community-specific approach.

Dear Mayor Gondek, Councillor Pootmans (Ward 6), and Calgary City Council,

I am writing in regards to the proposed citywide Land Use Designation (zoning) amendment.

I own a single-family home in the Signal Hill area, so my perspective is one in which I hope to preserve the neighbourhood that I love and the value of my property. These concerns have been villainized in some media coverage and council commentary, but I would like to present my arguments against blanket rezoning.

First, I recognize that there is a crisis of affordable housing in the context of high inflation, high interest rates, and a growing population. I have young adult children and see that home ownership is a significant challenge for a substantial segment of the population. In other words, there is a problem, and an increase in high density and diverse property options would be somewhat helpful. So yes, there is an argument to consider rezoning some property locations.

My opposition comes with the concept of blanket rezoning where all properties are treated more or less the same. Communities with conventional square lots, ideally with back lane access, and near transit sites make sense for more affordable high-density options. Row housing or 4-plexes make little sense in neighbourhoods that have traditionally catered to single-family homes.

My concerns regarding blanket rezoning include:

1. Increased congestion in neighbourhoods never designed for high density projects. My specific neighbourhood, for example, has only ONE street feeding into the neighbourhood.
2. Lack of parking. Our neighbourhood already has a lack of street parking. Like it or not, most people still drive and own multiple cars. Where will these additional vehicles be parked?
3. Some property lots are not appropriate. For example, our neighbourhood has many pie-shaped lots which would make development and parking particularly challenging for high density projects. This will compound the problems listed above.
4. Unexpected strain on water/sewer infrastructure. Many neighbourhoods were never intended to service multiple families on the existing sewer or power lines and this will cause additional problems or sewer/water failures.
5. New multi-unit properties may not conform to the community aesthetics. Rapid construction eye-sores are a distinct possibility. Furthermore, developers will undoubtedly push the boundaries of what is acceptable in order to make a profit. That potentially means taller, broader, or larger complexes that have the potential to obscure views, sight lines, and thus devalue adjacent properties.
6. This policy will not ensure that appropriate housing is added to the market. The intention is to add projects that fill the lower-to-mid range properties with access to transit. Developers, however, will use this blanket rezoning to build all sorts of properties, some in the luxury market (just look at many existing neighbourhood infill

properties which market for \$800,000 plus). All this policy does is guarantee more development, but not necessarily the type that is needed.

7. Property devaluation. No matter what spin you put on it, if a duplex or 4-plex is built next to a property, that adjacent property will lose value. This impacts the existing property owners who purchased their homes with the understanding that current zoning and bylaw restrictions would be in place. This is unacceptable. For most of us, our homes are our greatest asset. This will change our financial reality. It may delay retirement plans or work options because of decreased property value. It may force existing home owners to move.
8. This policy ignores the voices of home-owners, muzzling our valid concerns. When blanket rezoning occurs, it robs the community of any meaningful opportunity to object to an inappropriate project. Home owners' opinions are not just ignored, but rather considered unworthy of even the smallest consideration. We are discounted without merit, yet we will be the ones forced to live in neighbourhoods forever changed by short-sighted policies. This is quite frankly an appalling attitude that negates the voice of tax-paying citizens.
9. This blanket approach is being pushed upon the existing homeowners, not because it makes sense or works, but simply in a frantic effort to do something, anything, as quickly as possible. Rushing a policy that will change the very fabric of our city in a longstanding and irreversible way is foolhardy and destructive.
10. This policy will add psychological strain on existing homeowners. I would be devastated, for example, if the property next to mine built a big complex which would obscure my view and lead to increased traffic, noise, and potential vandalism. It would destroy the life I have spent years building in this city that I love.
11. Blanket rezoning should not touch existing green spaces and high-use parks either. Our city needs these spaces for quality of life. Leave them alone.

Clearly, a one-size-fits-all approach DOES NOT WORK.

We do not need or want a blanket policy conceived as a rushed, ineffective, destructive solution. The tax-paying home owners of the city expect a deliberate, thoughtful, measured approach, one where each project is chosen in a COMMUNITY-SPECIFIC way that allows input from local citizens. We don't want to be ignored or muzzled! This community-specific approach may take more time, but it will be less damaging, less alienating to existing home owners, and will be more effective in adding appropriate properties to suitable neighbourhoods.

Don't be fast and wrong. Be deliberate, thoughtful, and best of all, GET IT RIGHT.

I respectfully ask that council recognize the right of home owners to have a say in how their communities are conceived and designed. Please abandon the blanket rezoning policy and instead opt for a community focused strategy.

Respectfully yours,  
Paula Seal

40 Sienna Hills View S.W., Calgary  
Simone.cal@shaw.ca



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First name [required]

Tyla

Last name [required]

Gill

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning in the Hamptons

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)

At present, we live in a beautiful community with plenty of parking, green space, large backyards and ample space between houses. The Real-Estate averages 700K-1M+. My family and I are very opposed to blanket rezoning in our community and all other communities in our wonderful city for the following reasons:influx in parked cars, increase in traffic and criminal activity, increases in housing, decreases in backyard space, space between homes and significant reduction in property values. As citizens who are active in the NW and other areas in Calgary, we do not want any of these issues to occur. Please reconsider blanket rezoning.



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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]	Su
Last name [required]	Wang
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[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)	Comments concerning Rezoning for Housing.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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# Comments Concerning Rezoning for Housing

Rezoning is not in the best interest of Calgarians. The proposal to rezone all parcels in the city is not properly reasoned, even misleading. Nor is the proposal-creating process impartial.

## I. Infrastructure Capacity

It is debatable if infrastructure can meet the needs of new families in existing communities due to rezoning. The website claims that mature communities are below their historical peak population. However, this does not prove sufficient infrastructure.

In fact, our healthcare system, power system and schools barely meet the needs of current residents and higher population density could result in capacity overload.

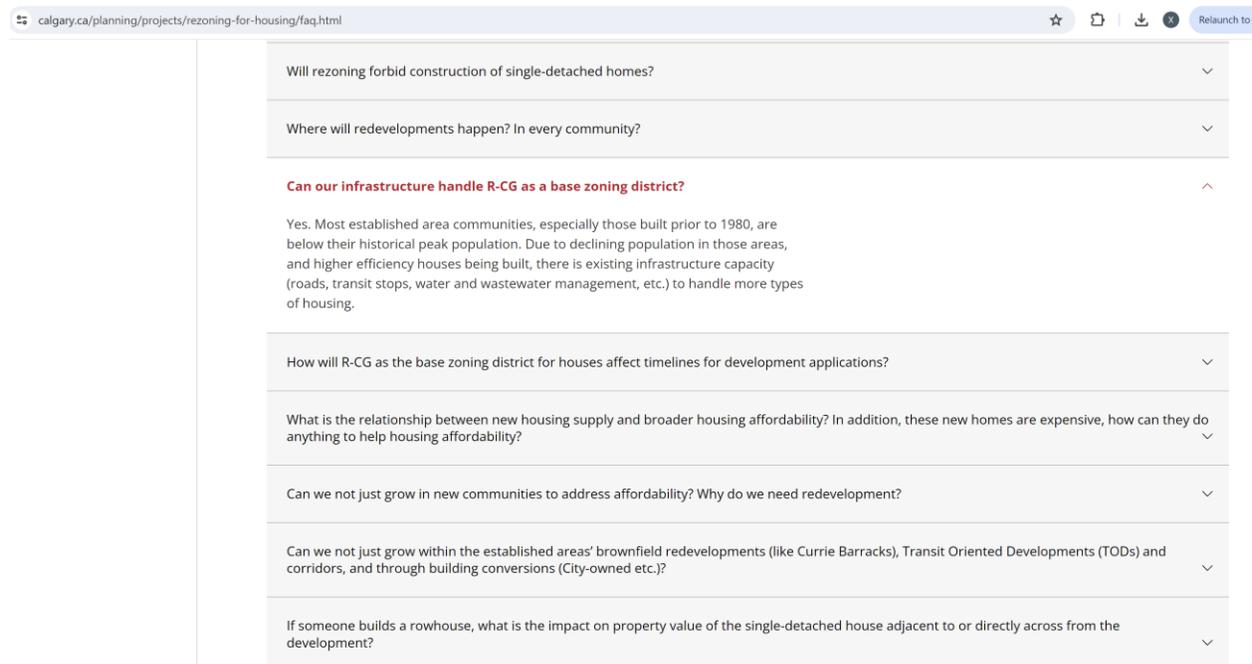


Figure 1 Rezoning for Housing, Frequently Asked Questions, <https://www.calgary.ca/planning/projects/rezoning-for-housing/faq.html>

## 1. Healthcare System

To begin with, hospital wait times is an easy indicator. AHS offers the estimated emergency wait times on their website. (<https://www.albertahealthservices.ca/waittimes/Page14230.aspx>.) And here are a few screenshots from the website on different times recently. More families in existing communities will mean longer wait times for residents. And according to Fraiser Institute, the average treatments with referral reached 33.5 weeks in Alberta, compared to 10.5 weeks ten years ago.

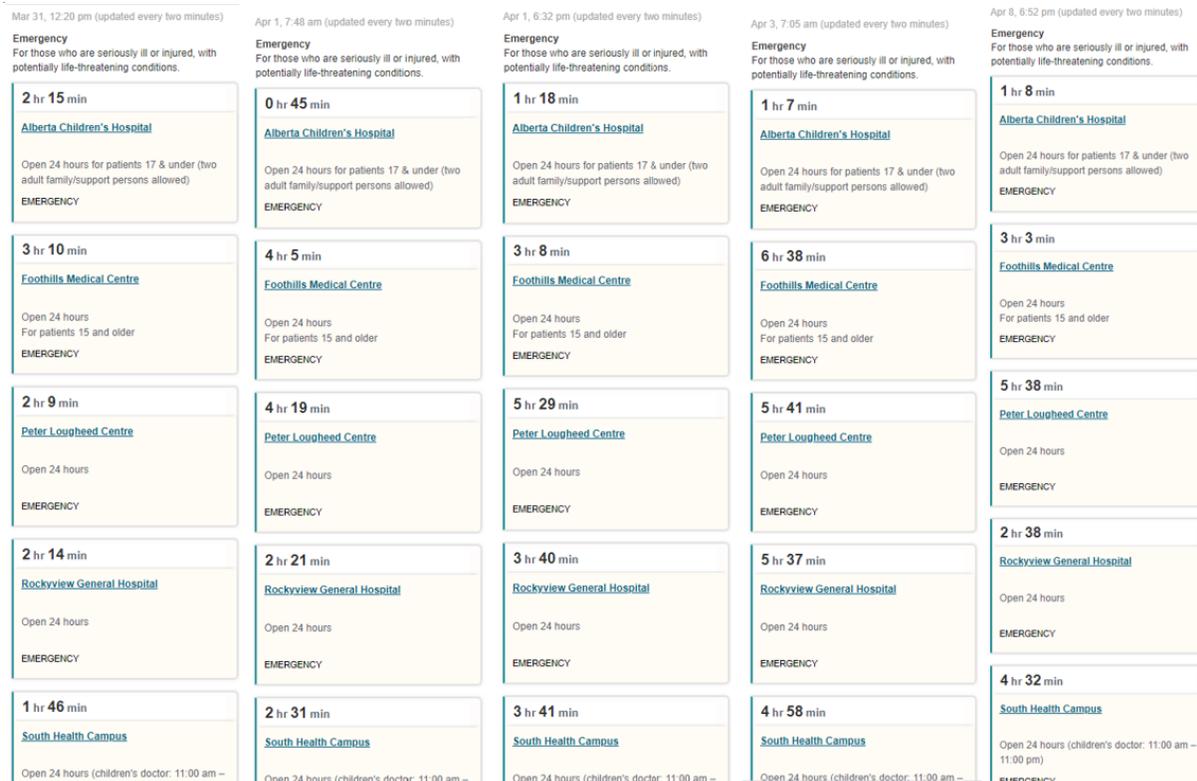


Figure 2 Estimated Emergency Department Wait Times in Calgary at various times (time stamp on top of each screenshot), Alberta Health Services, <https://www.albertahealthservices.ca/waittimes/Page14230.aspx>

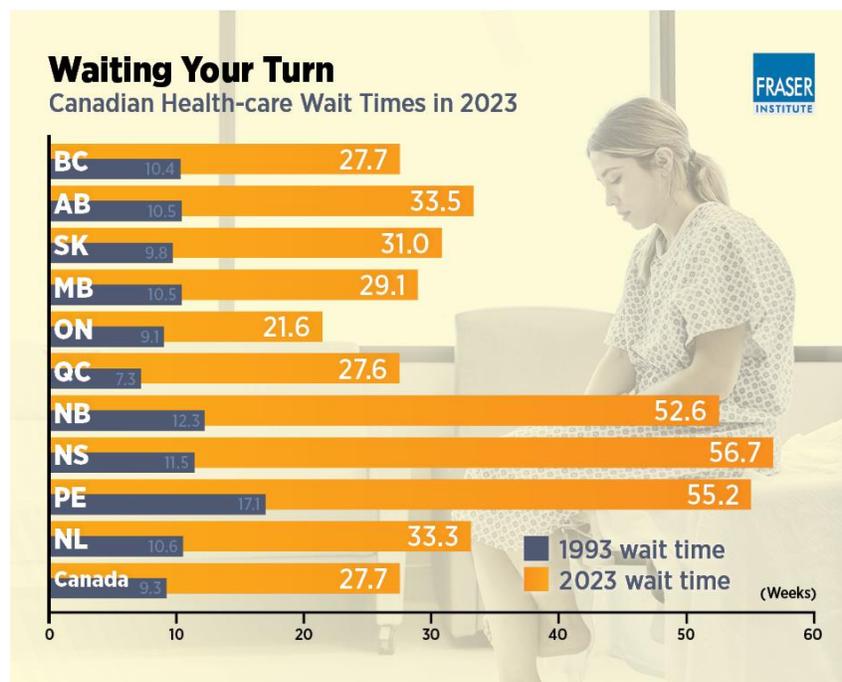


Figure 3 Waiting Your Turn: Wait Times for Health Care in Canada, 2023 Report, Infographic - By Province, <https://www.fraserinstitute.org/file/waiting-your-turn-2023-infographic-provjpg>

## 2. Power System

Another example is electricity. Most of us still recall the emergency alert from Saturday January 13<sup>th</sup>. We were asked to reduce our electricity use only to essential needs only to avoid rotating outages. Then again, just earlier this month, several Calgary communities had to experience power outage on Friday.



Figure 4 Screenshot from Enmax Power Twitter post

If we are already experiencing power shortages, what will happen when there are more families sharing the same power lines. Do we need to limit our electricity use to only the absolute basic for longer periods of time when another storm or blizzard strikes?

## 3. School System

Schools can be another example, when a parcel is redeveloped from single detached house to a rowhouse, with an average family of two children, there will be six more children per parcel than historical peak. Are our schools ready for this? Calgary Board of Education's 2023-2024 School Enrolment Report indicates that 155 out of 238, or 65.13% of our schools are at or over 85% of their capacity now.

**Comparison of # of Schools Over, At and Under 85% Utilization**

	2022	2023	Change
Over 85%	118	154	36
At 85%	0	1	1
Under 85%	119	83	-36

Figure 5 Comparison of number of schools over, at and under 85% utilization, 2023-2024 School Enrolment Report, Calgary Board of Education, <https://cbe.ab.ca/FormsManuals/School-Enrolment-Report-2023-2024.pdf>

Development is not simply about more and bigger buildings, it is also about meeting the basic needs of residents, if not providing better lives for them. Encouraging and facilitating more families to move in existing communities before we could offer reliable infrastructure is simply irresponsible.

**II. Affordability**

Whether rezoning will make housing more affordable is arguable. Rezoning makes redevelopment more profitable, which encourages real estate developers more willing to bid for parcels that currently only allow detached or semi-detached housing. This will put families looking for detached and semi-detached houses in a more disadvantageous position. Furthermore, as developers expect higher profit buying these parcels, they would offer higher prices when selling, which will contribute to higher prices for infill and new dwellings.

On top of that, in the decision-making process for rezoning, the City has been working closely with the home building industry, who will likely benefit the most from building more and new houses. Consulting only with the party of vested interests does not constitute a fair and unbiased decision-making process.

Other stake holders, in particular, all Calgarians, should have the same opportunity to work closely with the City, to have monthly dialogues, just like the home building industry did, instead of simply being presented the rezoning plan towards the end of the project.

Figure 6 Rezoning for Housing, Frequently Asked Questions, <https://www.calgary.ca/planning/projects/rezoning-for-housing/faq.html>

Even if rezoning does provide more affordable housing, as the rezoning project claims, which increase housing choice for lower end of market, is it really necessary or beneficial to expand the area for lower end market from 40% to 100% of the city? Do we really want the majority, or all 100% of Calgary to become lower end communities?

**Realtors would like to see more supply become available at the lower end of the market. How does rezoning help do this?**

A major driver of this action, coming from the [Home is Here: The City of Calgary's Housing Strategy](#), is to remove barriers and increase housing choice, such as including different sizes of homes that would be on the lower end of the market. One reason for the constrained supply is that the land use districts (zones) in place in approximately 60% of Calgary's residential areas today do not allow for a choice of housing beyond single-detached or semi-detached homes.

Figure 7 screenshot from *Rezoning for Housing*, <https://www.calgary.ca/planning/projects/rezoning-for-housing.html?redirect=/rezoningforhousing#matters>

### III. Suggestions

Rezoning is not the way out of the housing crisis that we presumably have right now. At least it should not be the only way out, as pointed out by the studies offered on the website by the Administration. It is ironic how the examples in “Rezoning improves affordability and choice” the Administration offers on its website is not supporting the rezoning decision. In fact, they are irrelevant at the best and are opposed to the decision at the worst.

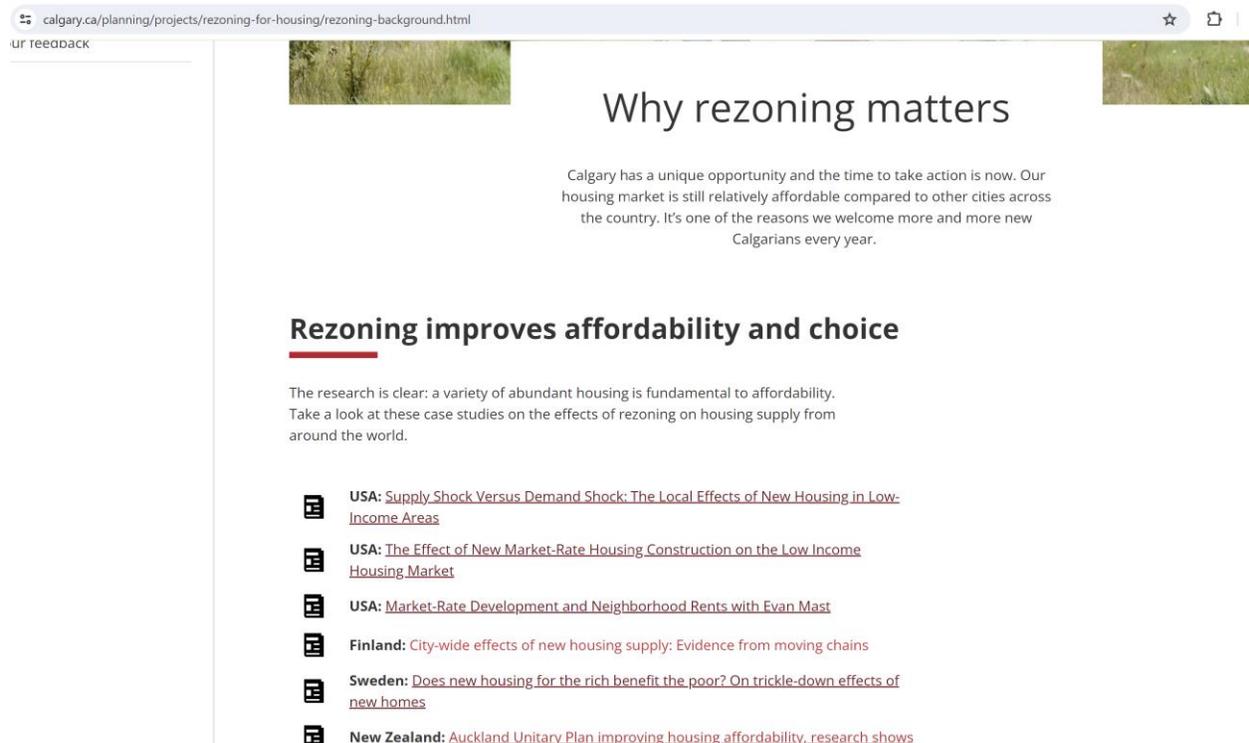


Figure 8 *Rezoning improves affordability and choice*, <https://www.calgary.ca/planning/projects/rezoning-for-housing/rezoning-background.html>

Large **apartment buildings in low-income areas** could be an efficient solution, especially if demand is more on the lower end market, as Supply Shock versus Demand Shock: The Local Effects of New Housing in Low-Income Areas (the first case study the website offers) concludes.

### **Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas**

**Upjohn Institute Working Paper 19-316**

Brian J. Asquith  
*W.E. Upjohn Institute for Employment Research*  
email: [asquith@upjohn.org](mailto:asquith@upjohn.org)

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and Regional Outreach Department*  
email: [davin.reed@phil.frb.org](mailto:davin.reed@phil.frb.org)

December 2019

#### **ABSTRACT**

We study the local effects of new market-rate **housing in low-income areas** using **microdata on large apartment buildings**, rents, and migration. New buildings decrease nearby rents by 5 to 7 percent relative to locations slightly farther away or developed later, and they increase in-migration from low-income areas. Results are driven by a large supply effect—we show that new buildings absorb many high-income households—that overwhelms any offsetting endogenous amenity effect. The latter may be small because most new buildings go into already-changing areas. Contrary to common concerns, new buildings slow local rent increases rather than initiate or accelerate them.

*Figure 9 Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas,*  
[https://research.upjohn.org/cgi/viewcontent.cgi?article=1334&context=up\\_workingpapers](https://research.upjohn.org/cgi/viewcontent.cgi?article=1334&context=up_workingpapers)

Building **new market-priced housing downtown** will bring down housing prices for the entire city, according to City-Wide Effects of New Housing Supply: Evidence from Moving Chains (the fourth case offered). The study focuses on effects of new buildings within a three-kilometre radius of city centre (red and green dots below) on the entire city (whole map below) and finds that it is making the entire city more affordable.

Figure 1: New buildings and zipcode mean housing prices (€/m<sup>2</sup>).

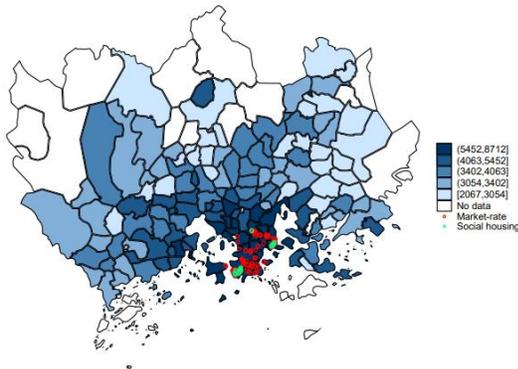


Figure 10 City-Wide Effects of New Housing Supply: Evidence from Moving Chains, <https://www.doria.fi/bitstream/handle/10024/181666/vatt-working-papers-146-city-wide-effects-of-new-housing-supply--evidence-from-moving-chains.pdf?sequence=1&isAllowed=y>

Even building **high-end houses** could be an option to benefit lower income families, as Does New Housing for the Rich Benefit the Poor? On Trickle-Down Effects of New Homes (the fifth case the website offers) shows.

## Liang & Kindström (2023) Does new housing for the rich benefit the poor? On trickle-down effects of new homes

Filtering Paper 230528.pdf 613.6KB

Using data on all buildings & their occupants from 1990-2017 in Sweden, the authors find that new buildings trigger moving chains which quickly benefit even the lowest income quartile. This is true for all building types and even for buildings which attract the highest-income residents. These moving chains improve the quality of buildings (measured by both age and floorspace), with poor households especially benefiting from larger units. Authors conclude: "Thus, it is not important to build homes directly affordable for low-income residents, they will reap the benefits of more housing space anyway through ripple effects."

Figure 11 Does New Housing for the Rich Benefit the Poor? On Trickle-Down effects of New Homes, <https://stephenhoskins.notion.site/Liang-Kindstr-m-2023-Does-new-housing-for-the-rich-benefit-the-poor-On-trickle-down-effects-of--982d9cca809b475b86faca56f131a99b>

Allowing the city to grow organically and expanding to **satellite cities** and towns is another option, and it is not a bad thing as the Administration claims. Having more population in neighbouring regions help with economic development within the entire area, enabling more potential for growth. In fact, this is the development of the entire **Calgary Metropolitan Area**. Development of a Metropolitan Area provides more options to families with different housing needs with relatively low population density and higher level of comfort.

In conclusion, rezoning for the entire city is not only unnecessary but could also post threats to our infrastructure and bring up the housing price. It is not a responsible decision in the interests of Calgarians.



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First name [required] Soroush

Last name [required] Shafiee

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the rezoning plan. This plan would affect the nature of a community. Calgary has plenty of land for community development. Thus there is no land limitation for building houses. The rezoning will not help with the housing supply. So many communities are already under development or going to be developed in the near future; Among those communities are Glacier Ridge, Livingston, Cornerstone in the north, Belvedere, West and East Huxley in the east, Hotchkiss, Rangeview, Seton, Mahogany, Belmont, Wolf Willow, Belmont, Yorkville, Pine Creek in the south and Providence and Alpine Park in West. Therefore, there is no shortage of land supply to develop new communities in Calgary and there is no need to change the face of a community by allowing rowhouses to be built beside a single detached or semi-detached house. It affects the population mixed of a community and affect the population balance in a community.



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

Good Afternoon. I have a few points to make on the possible blanket rezoning of Calgary coming from someone who has been affected by past rezoning decisions. For context I own a home at 2128 54th ave s.w. North Glenmore. This summer I will be directly affected by the current rezoning for my area. I have a few questions in this regard and the cause and effect this will have on me personally. Next door to the west of my home there will be a 40ft high duplex infill going in with secondary suites going in on each basement for a total of four households on what was a standard single family lot. Now for the questions. Who thought that building a 40ft high duplex next to single family bungalow would not have consequences on the quality of life of the existing home owner. I would like ask the question of councillors and the mayor who may have back yard gardens and or grow flowers suddenly finding out there will be no more west sun in your backyard (and soon to be east sun) to grow anything basically wiping out any sun in your backyard. Interested to know which of you would be ok with that. Another question I have with four households moving in next door is where do they plan to park all of their vehicles. I do not see garages in the application. Is it then any wonder why people are upset with the possibility that these 40ft monsters will be possibly surrounding their existing bungalows in the future. The way I see it is that without consultation with existing owners these monster infills are able to take over an entire block pretty much forcing existing homeowners to sell there homes to make way for these ongoing large high infills. I have the feeling I will be forced to move out of my neighborhood to be able to once again enjoy the pleasures of a back yard that is about to be eliminated. I have seen over the last few years what the end result is of blanket rezoning from Marda Loop down to North Glenmore with pretty much the elimination of all of the previously existing homes to make way for these tall infills. I find it very understandable that quite a few existing neighborhoods do not want this happening to theirs. At the very least I would hope you will rethink the size and scope of these infills before allowing them to be built everywhere and anywhere in the city. A suggestion would be to get a consensus on a city block that everyone will sell and allow for these infills to take over the entire block not a little at a time but all at once. Thanks for the time!



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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Suggestion: please negotiate with the federal and provincial governments to receive additional public funding to build more high density condos or townhouses in un-developed areas.



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First name [required] Richard

Last name [required] Durrant

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Housing 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)

The re-zoning of much of the city to R-CG involves a major change in values, community culture and life-style that should have been discussed with Calgarians long before it was approved by Council on September 23, 2023. This blanket plan affecting dozens of neighbourhoods has major flaws that, if implemented, will create serious problems, while not solving the lack of affordable housing.

First, expecting developers and home owners to supply low cost housing by building cheaper units and suites is naive. Inner city infills have a track record of being expensive so that developers maximize profits. And homeowners are not going to run out and start building thousands of suites. Relying on this kind of transition to more affordable housing will take decades. Why not develop specific plans for specific neighbourhoods? Our neighbourhood (Strathcona), and many others, could accommodate a large number of affordable townhouses and apartments with City involvement in acquiring land and providing incentives.

Secondly, this plan assumes very few cars per household and that is simply not realistic. Most houses on our street have 2 cars and some have up to four. And with no back alley where will the cars from dozens more units per street park? Next the city will be charging high fees to park in front of your own house or visitors will have to park a block or two away. New building, including suites, must include reasonable provision for on lot parking.

Thirdly, there will be impacts on community spirit, support for neighbours and crime. Our neighbours look out for each other. If a garage door is left open, someone will knock on the door and let you know. If snow needs shovelling, the people next door will help. And we get together at a block party at least once a year. This is the kind of Calgary we want to live in. More dense communities can be friendly and supportive, but the research on community spirit shows that people only connect well in smaller numbers. The development being proposed is at the mercy of developers and includes no plans to build the kinds of neighbourhoods that bring people together.

I believe that Strathcona could easily handle duplexes if parking is provided and a limited number of secondary suites. Four-plexes with secondary and back yard suites relying on on-street parking will ruin the neighbourhood. Again, trying to jam all of Calgary into a one size fits all concept makes no sense and will not achieve the needed affordable housing.



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First name [required] Michael and Kimberly

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 Rezoning for Housing Project

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

ATTACHMENT\_01\_FILENAME (hidden) Zoning change letter April 2024 - Davies.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 6, 2024

City of Calgary  
Mail Code 8007  
PO Box 2100, Postal Station "M"  
Calgary, AB T2P 2M5

Re: Rezoning for Housing - Comments to City Council

In response to the 'Notice of Public Hearing on Planning Matters' letter mailed out by the City, I have summarized my concerns regarding the re-zoning proposal which I would like to have considered in the hearing taking place on April 22, 2024.

As a resident of Calgary, I am deeply concerned with the proposal to impose blanket re-zoning across the city. People bought homes on RC-1 lots, which allow for one house on one lot. The re-zoning proposed by the City breaches the home purchase contract, changing the terms and conditions that underlie probably the largest investment in a person's lifetime.

A current RC-1 lot could potentially have TWELVE – 3 storey units placed on it. Four main units, four basement suites, and four backyard suites, with parking only required for 4 vehicles. The assumption that everyone will no longer drive cars in favor of walking, or bikes is not reasonable. Also, if only one lot on the block expands from one to twelve units, the street will be full of parked cars (more than there are now). Also, how does our sewer, internet, electrical infrastructure handle all the incremental requirements for up to 12 times the number of units?

We purchased our home many years ago because of the zoning allowing one home per lot. Our home is our most significant investment, as it is for thousands of other Calgarians; yet, I see no evidence that Council has provided any research as to the potential impact this may have on property values with such a dramatic re-zoning proposal. I feel we have lost the trust in council's ability to be upfront and honest about changes that have dramatic impacts on us and other homeowners.

Overall, the re-zoning initiative seems to be very good for flippers and developers, and much less so for long standing community residents who want to live in a home that they purchased for their own quiet and peaceful use.

That Council has voted against a referendum and appear to be pushing the re-zoning proposal through at a rapid rate suggests they are being less than forthcoming about the potential consequences to homeowners. I would suggest that the City owes a duty to ensure that all stakeholders - citizens, including homeowners (and those that want to be) are appropriately involved. Given the significance of what these new regulations would entail, a referendum is in order. The impact is pervasive and far reaching to every single owner of residential property.

I also do not know how this will help supply affordable housing. Some communities have started densifying and all I see are the removal of trees and congestion with

unaffordable homes, notably in Altadore and Marda Loop, where densification has significantly impacted the look and feel of those communities.

I would ask that you reconsider this rezoning proposal. I do not approve that Council is attempting to take away what we have paid and worked for. You are our elected representatives, let's remember that.

Sincerely,

*Michael and Kimberly Davies*



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please refer to attachment

To City of Calgary Council

Re: Public Submission to City Clerk's Office, CC 968 (R2024-04)

Your documents indicate that the City of Calgary is hoping to “Implement a singular base residential district. Rezoning for R-C1, R-C1(s), R-C1L, R-C1L(s), R-C1N, R-C2, R-CGex to R-CG and R-1, R-1(s), R-1N, R-2 to R-G.”

Specific to Signal Hill, and quite frankly to all R1 neighbourhoods, this is **absolutely unacceptable** for the following reasons:

1. This seems aggressive, confrontational and disrespectful of current home owners
  - We bought our homes with the expectation that the zoning was legitimate, understanding that some exceptions are legitimate. Blanket rezoning It does not honour the implied agreement that the City has with its property owners
  - R1 neighbourhoods pay some of the highest property taxes; market assessments are higher, because they are higher value neighbourhoods. By increasing density on a blanket basis, you are effectively stating that the higher tax rate was never really legitimate, council can simply revoke the zoning that made the property worth purchasing
2. Properties, whatever the zoning, are an investment
  - For ALL CANADIANS, their home is usually their largest single investment or asset
  - This initiative will wipe out some home values and increase others; that is a lot of inappropriate market influence
3. As a council, and Gondek as Mayor, you represent all Calgarians
  - This includes Calgarians who own an R1 property. Our voices should matter
  - Calgarians are already upset, and many believe as a council you are not listening. This is your opportunity to rethink
  - You represent Calgarians, not a world government, not the Trudeau Government. Facilitating this continued influx of migrants and the continued increases in inflation (due to climate policies and overspending) is not what you were voted into office to do
4. We understand that you are trying to solve a housing issue
  - The current housing crisis is real, but blanket rezoning is an over simplified answer
  - This seems to be an easy way for council to say “see, look at us, we did something”
  - The long-term result of blanket rezoning seems pretty obvious; a mishmash, jumbled and incohesive mess
  - As a native Calgarian, it appalls me that this council will destroy the amazing ebb and flow of our neighbourhoods

Instead, please consider:

- **Get rid of red tape for developers and home owners.** How many policies, application forms and rules have been eliminated in the last 5 years? This would be an admirable goal: for every new policy, eliminate 20
- **Simplify processes** – simple rules, simple forms, stop overcomplicating things – allow the market to respond
- **Work with the Federal Government to reduce migration** and population growth. It is not sustainable. Support the voices that want to retain the country we built and the lifestyle we earned. Your job is not to save the world, it is to represent Calgarians
- Continue **working with the provincial government** to reduce mental illness and stop facilitating the breaking of laws by allowing encampments, garbage, public urination and feces
- Rezone **on a neighbourhood by neighbourhood basis**. Densifying may be appropriate in some areas, and is absolutely not in others.

Karen Snyder and Steve De Maio  
16 Signal Hill Way SW  
Kbsnyder@shaw.ca



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First name [required]                      Stephen

Last name [required]                      Benson

How do you wish to attend?

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

Date of meeting [required]                      Apr 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)

We support Calgary Backyard Suites initiative to a)remove the need for a development permit for a backyard suite. b) A secondary suite and a backyard suite to be permitted on one property c) parking requirements for the backyard suite ONLY will be eliminated.

We are opposed to the H-GO where parking is not suitably provided by developers. Higher density housing has NOT BEEN AFFORDABLE HOUSING especially in inner city neighborhoods. Also property developers should pay upfront, for every healthy tree that is being cut down, and MOST IMPORTANTLY, close to an equivalent tree needs to be planted in the same neighborhood.



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First name [required] Maribel

Last name [required] Benson

How do you wish to attend?

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

Date of meeting [required] Apr 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)

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First name [required] George

Last name [required] Robertson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Submissions to the public hearing of council on Rezoning of Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

A Major change to the existing Zoning of Housing in the City of Calgary requires the Mayor and the Council to have the authority provided to them during the Next Election. A change of this magnitude should be a Clearly defined topic that each Candidate has clearly declared their position on to the Voting public. The existing Zoning has been in place for decades and defines why we chose to Purchase a Home in a given district of the City. A change to the existing Single Family Zoning to allow various types of Row and town housing with cause the value of the existing family homes to drop. The Zoning Communication info states this will not be the case BUT there are case studies that prove property values decline and the information provided should be corrected so Voters have the TRUE FACTS.  
The decision on any Change to Residential Zoning of existing areas should be delayed until after the Next City Election. Let the Voters decide!!!!



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First name [required]	Ashim
Last name [required]	Paul
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	I do NOT like rezoning my Falconridge community, a BIG NO
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

please do not destroy our beautiful community, if you need to build more houses please expand our city ,do not dense our city .



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First name [required]

Lorne

Last name [required]

Pankratz

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 2, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am disappointed that City Council is refusing to put this to a citizens' vote via a plebiscite.



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

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

[required] - max 75 characters	Land Use Designation (zoning)
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

63 Scenic Ridge Way NW.



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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against the proposed residential zoning changes in most current RC-1 and RC-2 neighborhoods. Our family chose to live in an area with predominantly single family and duplex style housing. We chose this because of the reduced traffic and street parking, and for more lawns and trees in frontyards and backyards. Current infills (single and duplex) are already stretching the "contextual" guidelines by consuming almost all available land. This results in reduced number of trees and permeable ground, counter to the city's values, and directly exacerbating climate change and flood risk.

In addition to the issue above, changing the zoning to allow for 4 to 12 units on a single lot puts the zoning decision in the hands of developers, and not the individuals or citizens who choose to live in that neighborhood. The city already has significant available space along main streets that are vacant or could be more easily densified, as well as surface parking lots in prime areas for re-development. Focus the density where the infrastructure is amenable and large-scale developments can be completed more easily. Adding row-houses in low-density neighborhoods provides only small incremental increases in housing while destroying the urban canopy and antagonizing the current residents.

Thank You.



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First name [required] **Muhammad**

Last name [required] **Rafique**

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 housing 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 strongly oppose the rezoning for Hidden Valley community. The change will be negatively impacting the community. Parking, crime, large gathering and safety will potentially be rise due to this change. Also hidden valley community is known for big green spaces around their housing e.g. front and backyards are usually larger compare to new communities so remodeling will negatively impact at the environment. People also have emotional attachments/ ties to their old houses and changes will take way people's memories. I hope the council will respect the feelings of the community to avoid remodeling the old communities with the new row housing. Thanks



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First name [required]	Ralph
Last name [required]	Woessner
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	citywide Land Use Designation (zoning)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to council.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

4278 Nordegg Cres NW is against the zoning change - please see attached letter.

My family and i have lived in our house at 4728 Nordegg cr nw for 61 years.....ever since it was built in 1963. It is a street with only single family homes. That is important to us. That is why i presently live in this house. The re-designation to R-GC will allow for up to a 4 plex with additional secondary suites. North Haven is not an inner city neighborhood and the re-designation goes too far to increase the zoning in our neighborhood. The likelihood of this happening beside most houses in is remote as house values are reasonably high.....so demolishing does not make economic sense.....so most people may think this is something that will happen when they are long gone. However...the home beside my house was neglected and then condemned and finally demolished. The lot was sold for a high price.....clearly banking on the re-designation allowing for a higher density. Had i know about the re-designation.....i would have purchased the lot myself and left it vacant. Please allow for exceptions in cases like mine where the feel of the street will not be changed PREMATURELY.



**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]

Ryan

Last name [required]

Thompson

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

City re zoning change

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live in Lakeview Village and have worked hard to afford a house in this gorgeous neighborhood, live amongst other hard working like minded people who pay some of the highest property taxes in the city and do not want duplexes, 4 plexes, or any plexes in the R1 neighborhood. Our neighbors are like family and we do not think it would be fair to start increasing density and ruin property values (and therefore taxes paid to the city) and upset the culture of the neighborhood. Increasing density here would still mean most houses are over \$1MM and that isn't going to solve housing for those on the bubble of affordability. Please build more condos, appts, and multi family homes that currently allow for this development or utilize the vacancy in DT calgary office buildings. thanks



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

As a long term Calgarian , while we respect the need for continued accommodation and housing can result in longer term problems. Water resources are allready stretched and allowing increased density will only negatively impact the environment. Green spaces being developed with high density housing will negatively impact property values. A stepped approach for older areas may be a better solution to avoid mass chaos on city wide scale. Please do the right thing and stop this process. It is sad big money will wipe out our city. Public opinion is no. Please respect this.



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First name [required] Radford

Last name [required] Fisk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Thank you for taking the time to consider my submission.

The broad brush approach council is taking towards land use zoning changes for residential housing is setting communities up for instability and quality of life deterioration. The city of Calgary has a proud tradition of continuous improvement and forward thinking. The past stewards of the city have handed us one of the most livable cities in North America, let's do our best to respect that tradition.

I would submit; that no "Accessory Dwelling Units" that are detached from the primary housing structure is allowed other than communities that individually agree. Examples of not allowed, trailers parked in a backyard or outbuildings rented out.

I would submit; Multiplex units not be allowed to replace single family residential housing without parking considerations or alternatively proximity to an LRT station.

I would submit; the age of houses be taken into consideration when allowing higher density housing. Example 2x4 stud exterior walled houses are older and typically less energy efficient than 2x6 exterior walled houses being more energy efficient.

Thank you for your time and consideration of the points I have made.



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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] Richard

Last name [required] Van Grieken

How do you wish to attend?

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

Date of meeting [required] May 7, 2024

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

[required] - max 75 characters LOC2019-0082, CPC2024-0288 Midtown Station

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

ATTACHMENT\_01\_FILENAME (hidden) Midtown Station Letter of Support April 2024.PDF



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

**TELSEC PROPERTY CORPORATION**

200, 3595 114 Ave S.E.  
Calgary AB T2Z 3X2

April 6, 2024

**City of Calgary City Council**

RE: LOC2019-0082, CPC2024-0288 Midtown Station

We are the owners of the following two sites in close proximity to the proposed Midtown Station

- Kingsland Village at 7337 Macleod Trail; and
- 6711 Macleod Trail (the old Jack Carter dealership site which we just recently refurbished)

We are pleased to provide our letter of support for the rezoning application for Midtown Station in the Fisher Park area. It takes what is now a tired area and brings life not only to the lands in the Midtown Station application area but will do wonders for the Kingsland and Fairview areas.

The applicant has been diligent about keeping us in the loop on the application and we have nothing but good things to say about Russ Butler of Cantana and his consultants and how they have handled their application.

Sincerely

A handwritten signature in black ink, appearing to read 'Richard Van Grieken', written over a light blue horizontal line.

Richard Van Grieken



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

If you wish to change my property for no other reason than the whim of our current mayor and councillors, then you should be willing to buy the areas which will be altered dramatically from the date of original purchase, you are affecting our value of a low density neighbourhood, your changes should only impact new districts



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

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

[required] - max 75 characters	Rezoning for housing
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Are you in favour or opposition of the issue? [required]	Neither
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

As it is clear that we need more affordable housing in Calgary, I support rezoning of single family detached lots in neighborhoods. However, I think the proposed density is too great and will discourage Calgarians from supporting the initiative. I believe that a regular 50' x 100' lot should accommodate no more than a duplex with two basement suites, therefore housing for four family units. This allows for greater density, but reduces the fear of parking congestion and loss of privacy and loss of sunlight in yards. Corner lots could support a triplex with basement suites, as there is much greater room for parking and a more accessible lot for building. Density of this type would still ensure that we have more housing, but also a decent tree population in Calgary, which is another issue that concerns city council, and all Calgarians. Having a four Plex with four basement suites on a 50' x 100' lot would ensure disputes over on street parking, anger over loss of privacy and sunlight in yards, and would make it impossible to have trees on Residential properties. Reasonable rezoning, such as I have proposed, would reduce citizens' anger and resistance to change. If a series of residential, lots were available for rebuilding, row housing could be applicable there



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First name [required]

Femi

Last name [required]

Odufeso

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for housing

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a family we are concerned about the increased density , with resultant traffic woes, higher crime rates that rezoning will bring to the area. Solution to the housing crisis is to expand outside of Calgary past the city limits and create suburban areas towards Okotoks or Carstairs. Quality of life with heavy traffic is reduced with rezoning. If the city decides to proceed, please make it mandatory for the Developer to make the fence on 17th AV higher to combact crime and noise.



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First name [required] Brad and Margaret

Last name [required] Farris

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I bought the house as a single home dwelling and want to keep the zoning R-C1. No secondary suites, duplexes or row housing, to keep population in this area at a minimum.  
This will change the traffic patterns in an area with limited road access and change the uniqueness of the community.  
Regards;  
Brad and Margaret Farris





ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Mayor Mayor and Councilors

I am writing to express my strongest objection regarding the proposed citywide Land Use Designation amendment (blanket R-CG up-zoning) proposal to be voted on following the April 22nd 2024 Public Hearing.

I agree that the city should be putting in procedures to increase density, but only where increased density makes sense such as in the beltline, around LRT stations and along major roadways where public transit is readily available.

The introduction of the proposed R-CG residential up-zoning bylaw city-wide has extraordinary implications for all single-family residential property owners in Calgary. I am concerned about the degradation and livability of our community if proper planning isn't availed. Blanket up-zoning is NOT proper planning. Proper planning should consider many factors including the impact of increased traffic on roads, loss of Calgary's already threatened urban forest from greenspace reduction, loss of existing low rental accommodation when developers build new expensive multi-unit buildings on the site of an existing single family home, inadequate sanitation, loads on power grids/sewage/drainage systems and community input.

I urge you NOT to support the motion to proceed with the proposed city-wide RC-G blanket upzoning at the vote following the April 22nd, 2024 Public Hearing.

Thank you for your attention to this matter.

Sincerely,

Keith Brereton  
804 Madison Avenue S.W., Calgary, T2S 1K3.



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First name [required] Aniruddha

Last name [required] Kundu

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoing Houses

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)

Respected Sir/Madam,  
My house address is 1411 44 street SW, I bought this house 4 month back after checking with City the house zoning on 44 street and 45 street and the representative told me its RC2. Now we got this letter which said City want to rezone the houses on 45 street H-GO which is max 3 floor. I bought this expensive house by knowing that in my opposite side there will not be house more than 2 floor. Now if the house became 3 floor opposite of my house, I will not have privacy in my backyard and bed rooms, opposite houses can see it. Also I bought this house due to west backyard to get sunshine whole afternoon. I am opposing rezoning the houses 1402 to 1448 on 45 street which is opposite of my house. I spoke to my neighbors as well and all of them have the similar concerns. Please submit my request to council that we are opposing zoning house 1402 to 1448 on 45 street to H-GO.



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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do support the densification of our city. Urban sprawl is not the answer. However, I do not support the broad brush approach of removing 100% of the individual home RC-1 designation neighbourhoods. I believe this is an overreaction to a temporary extreme high immigration policy of the current federal government and they will be forced to reduce numbers to eliminate the housing crisis. Calgary has vast numbers of lots in many neighborhoods that are already designated for multi-unit dwellings with many years of available densification without eliminating all the single family neighbourhoods. Simply changing zoning across the city is the easy way out by the city planning which does not require any decision making on where zoning changes should occur and where they should not. I believe collecting the federal grant money is the wrong incentive to change our city forever. It is important that we maintain the diverse neighbourhoods of our city, we need to preserve our older heritage neighborhoods and continue to support some of the RC-1 areas. We will regret what we did when we look back 20 years from now.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please provide a copy of my submission to the Mayor and Councilors.

Thank you for your attention to this matter.

I am writing to express my concerns about the proposed blanket rezoning which are the following:

The blanket rezoning would allow developers to build up to 8 units of housing on any lot in the city which, of necessity, will increase the maximum height and % of the lot buildings can cover.

It is my understanding that, under the current zoning bylaws, we have enough space in the city to supply housing for the next 40+ years. Assuming there are wise and judicious decisions made by our mayor and council as to what new building projects are approved. This is just on existing "greenfield" within the current city limits.

Under current rules, a developer can apply for a rezoning of any property when they apply to start building on it. Both are usually approved in the same time frame. The only real difference blanket rezoning will have is to take away my ability to protest a new development in my neighborhood.

In my neighborhood, the houses take up about 25% of the total space of their lot. Current zoning rules are that a building cannot exceed 40% of a lot. Under the new rules, buildings can take up to 60% of the lot. This does not account for parking pads or patios. When these are factored in, up to 80% of a lot can be concrete. With that much concrete, there is nowhere for rainwater and snow runoff to go but into our sewers putting more strain on our water processing facilities.

With the size of these units, there isn't anywhere to plant trees or grass. That being said, I thought there was a concern about the environment but, without trees or grass, we will be losing our natural ability to clean the air of CO2. After the September 10, 2014 snow storm that damaged so many trees, the then Mayor Nenshi commented that the urban forest was short 3,000,000 trees. If this blanket zoning goes through, we will lose many more trees (I have five mature trees on my lot).

Where there was 1 kitchen, 1 hot water heater, 1 furnace, and maybe 1 ac unit, there will now be 8. The lack of space left for trees in these units will mean the AC unit will also be the only form of climate control for these new builds. For each development that goes in, we more than octuple the drain on our power grid and Council has not deemed it necessary to upgrade these services.

With respect to the compost, recycling and garbage bins, we will now have multiples of 8, where will these go?

Each of these units is only planning on 0.5 parking stalls per unit. So, on one lot, you can have 2× 3-bedroom units, 3× 2-bedroom units, and 3×1-bedroom units, and 4 parking stalls in a city where the average person has 1.7 cars. If we assume 1 car per bedroom, which is a low estimate, for every one of these developments there will be 11 new cars parked on the street. Council's plan to address this is to charge more for street parking, further inconveniencing those affected.

Also, beyond the green line Ctrain, there is no large-scale investment in public transport planned to accommodate the increased population density. How do you plan to get people to the ctrain? Walk, or a bike we can't take with us at rush hour?

Finally, we come to the price tag these high-density houses will come with. These are not working-class family homes. These are luxury flats. Even the most humble will be over 500 grand. That is acceptable for a greenfield new development, but we will be demolishing the aging single family houses that can be amazing houses for middle and lower income families. The prospect of being able to sell 8 properties on each piece of land will mean that the price of these houses will skyrocket, further locking out young, working-class families from being able to afford a home.

I support the need to increase the density of our city, but it must be done carefully and thoughtfully. Blanket rezoning is an abdication of thought and care on the part of our mayor and council.

I would ask that all of you to not pass the blanket rezoning.

Thank you.

Judy Johnson  
23 Harlow Avenue NW  
Calgary, T2K 2G2  
April 9, 2024



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

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

[required] - max 75 characters	Blanket rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose this planned policy change, because it could not solve the housing affordability problem and will have profound bad consequences to environment, healthy community life, and quality of life in the city.



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First name [required] Yanyan

Last name [required] Cao

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not agree with blanket rezoning. I bought the single house because of its life style (only two neighbors beside me and I have good privacy). If the city wants to change my life style by adding multiple neighbors to me, they must get my agreement. Forcefully change my zoning is not acceptable!



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

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

[required] - max 75 characters	Blanket rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is a very bad policy for Calgary!



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First name [required]                      Jinghua

Last name [required]                      Jin

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not agree with blanket zoning happening in Calgary, especially in my community. The blanket zoning is the stupidest idea ever in the world. We all know Calgary has lots of land and we like Calgary because we can have single family community. Rezoning to allow pigeon nets tiny multiple house will damage Calgary's reputation, no one would want to come to Calgary anymore. This will destroy the city of Calgary- not acceptable! , and some idiot proposed this worst idea, this is shame on him and shame on this current government who had this guy in councillor. I can not accept my neighbour build a high multiple family building without my agreement



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First name [required] Richard

Last name [required] Chernecki

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City wide rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

It is my belief that if Calgary allows open rezoning this will end up being a Wild West development without increasing the supply of affordable housing in the slightest. Developers are not interested in building affordable..They are looking to build whatever the market will bear as the profits are much better. So former single family home neighborhoods get replaced by waves of infills, townhouses, multi family edifices that pack in as many as possible at a price per unit far above what can be considered affordable to the masses. Plus parking requirements are reduced/ eliminated with predictable results -local parking becomes an issue, traffic is much greater and since more buildings mean less green space. formerly leafy neighborhoods become less so.



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First name [required] Yuzhen

Last name [required] Li

How do you wish to attend?

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

Date of meeting [required] Apr 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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

blanket rezoning will make Calgary a third world city with pigeon holes - not acceptable!



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First name [required] Ruohan

Last name [required] Jin

How do you wish to attend?

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

Date of meeting [required] Apr 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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose rezoning because No need rezoning for Calgary. Calgary can expand using land unlimited. its can also connects its surrounding city & towns



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First name [required] Gabriella

Last name [required] Wong Ken

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME (hidden) Rezoning for Housing Comments - Gabriella Wong Ken.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm 27 years old and I live in Ward 6 in Wildwood with my parents and I am in favour of citywide rezoning. Citywide rezoning and the end of exclusionary zoning is a key element of the City of Calgary's Housing Strategy, which was overwhelmingly supported by Calgarians and passed by this council in September. City planners and experts that are much more well-versed in housing policy than I am were very clear that citywide rezoning along with the other elements in the strategy are required to begin addressing our housing crisis. Council has a duty to act in the best interests of the City, and we need to address our lack of diverse housing supply.

As a young professional that's lived in this city for the majority of my life, I always imagined I would settle down and keep Calgary as my home base. Unfortunately for myself and most of my peers between the ages of 25-30, the cost of living has made it difficult to attain a home or find stable rental housing. The average cost for a one bedroom apartment last time I checked was \$1,800/month. The attitude that we need to pull ourselves up by our boot straps, work harder and make more money is irrelevant as I know I can speak for many people of all ages struggling to make ends meet right now despite having full time jobs. I see this on a regular basis at my job as a nurse, in the community as a volunteer and organizer, and within my friend and colleague circles. Citywide rezoning will help to address our housing supply shortage by allowing different housing types to be built in more areas and not just in the approximately 30% of neighbourhoods that currently allow for more density.

Wildwood, where I live, is one of those neighbourhoods where there is no diversity in housing type. This means young people like me that have lived in the neighbourhood for over 20 years cannot afford to stay. People like my parents, and the many seniors that live in the neighbourhood have no chance at aging in place because there are no smaller, accessible housing types available to them. As a nurse, I see this often, seniors or people with new health challenges that do not want to leave their neighbourhood and supportive community but physically cannot live in their multi-level, single family homes anymore and also can't afford to renovate. They are forced to find housing elsewhere, usually far away from their known amenities and supports, or sit on a waiting list for long-term or assisted living care.

Similarly to many of my peers, I want to live inner city near amenities, downtown, and transit to commute to work. Because I cannot afford a home on my own near these services, I am going to be living in a newly built garage suite in my sister's back yard. At a cost of approximately \$275,000 in an inner city neighbourhood, close to transit, local businesses, amenities and most importantly my family, this housing type is perfect for me. It is past time that we accept that a single family home is not the only type of home available, nor does it always fit everyone's living requirements.

Many people in my neighbourhood are concerned about the loss of a "family oriented" neighbourhood, of increased street parking, and of more density. So we are alright with allowing massive million dollar single homes that extend to the edge of property lines to be built but not ok with townhouses or row houses that can also house families and people of various income brackets. We want a walkable, bike friendly, transit

accessible community but refuse to park our cars in the garage or become a one car household. We expect local businesses and amenities to be available but we don't have the population in our neighbourhood to sustain them. We want lower taxes but support building more housing and services for housing "over there" in suburbs and new areas. And lastly, we're worried about homelessness but oppose building any low income or affordable housing in our neighbourhood. These juxtapositions are also true of many of the neighbourhoods that I know have or will be coming up here to oppose this change.

Citywide rezoning on it's own is not a silver bullet to solving our housing crisis, but it is a major part of a comprehensive Housing Strategy that was passed by this council and it will most definitely impact the long-term trajectory of housing in Calgary. I hope council makes the moral, most beneficial, and correct decision to pass citywide rezoning and begin the work to address our housing crisis.



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First name [required] Brad

Last name [required] McCann

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters the proposed re-zoning of neighborhoods to increase density.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The proposal to change the entire city's zoning into one zone where multiple types of buildings would be allowed anywhere is very bad policy. There are many beautiful and unique neighborhoods in the city that will be stripped of their character. This policy will leave every homeowner at the mercy of developers, whose sole interest is profit. The risk of noise problems and other issues will be greatly increased. With the off-street parking requirement being lifted, it is obvious that the streets will be chocked with parked cars. The risk of fire spreading is a real concern, with so many buildings in close proximity. Especially in areas where back alleys are narrow, the increased use from lane residences will be a real problem. Every house has 3 bins for collection, where are people supposed to put the increased number of bins and still navigate the alley? It is a betrayal to anyone who has built or bought a property in a neighborhood that was chosen because of the quiet and character of the area, to now see that there is basically no control or protection from developers moving into a neighborhood and completely changing the fabric of the area. This problem has been years in the making and is very complex. This proposal is an attempt to fix the serious problem in a simplistic, rushed and ill-thought-out manner. It has disaster written all over it. We have a Federal Liberal Government that has from the very beginning shown that they have no idea what they are doing, yet it is this same government that is dictating how this problem, the problem that they have created because of incompetence and mismanagement, should be dealt with. It looks like this Council is bowing to the demands of a government that is completely lost. We deserve better from both Ottawa and this Council. This proposal cannot go ahead. The very fabric of the city is at stake.



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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm not in favour of the Calgary Blanket Rezoning. There are many other ways to address the housing crisis other than impacting the established neighborhoods and communities where hard-working and tax-paying citizens have bought homes in areas purposely without 4 Plexes Rowhouses Duplexes and Apartments. If I wanted to live in a higher density housing area, then I would already be living in a neighbourhood with high density housing. I bought my house 25 years ago in a nice quiet, single family area and have been working hard to pay my City property taxes and all other City taxes for years and years. As a good citizen of Calgary and a responsible home owner and tax payer, I strongly oppose these Blanket Rezoning changes being put forth by the Mayor and City Council. Please consider other options for affordable housing as there are many. Making hard working citizens just accept these changes without a plebiscite or vote is just taking the easy way out on the backs of hard working Calgaryans rather than spending time coming up with more creative and workable solutions. Being forced to accept these changes without a say is also not a democratic process.



**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]	Aaron
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	City-wide rezoning amendments
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Council Members,

Although I appreciate Council's efforts to address the ongoing housing crisis, this city-wide policy will have the opposite effect of what is intended. The City spent years working with Community Associations on updates to the LAP (especially the Heritage communities) and they were only recently adopted. It is incredibly frustrating to have that process essentially be a waste, which is frustrating for residents such as myself that put time and effort into working with planning staff to create a land use amendment that tried to balance both sides of the equation - adding additional density but without destroying the sought after character of these neighbourhoods. Making RC-G the standard land use in our community will have significant impacts to the value of land in our community, as infill developers will begin snapping up starter or family orientated homes, in order to demolish and infill with up to 8 additional units per lot. This is a poor decision, and ignores all the basic planning and economic fundamentals. Once this begins, land values will be driven up in the neighbourhoods, which will make this family orientated neighbourhood even harder to attain for lower income families. As a result of input economics (ie high land value and the cost of construction) the new housing units created will be more expensive than the ones they replace, and put a strain on existing infrastructure. Street traffic will dramatically increase, and the significant increase in parking on the streets will make the pedestrian realm a poor experience. There is very little transit infrastructure in the area, which means virtually every resident will require a car, which will turn this neighbourhood with calm, walkable streets into a car parking paradise. Existing lots with large mature trees will be torn down in order to maximize every square foot of the lot; how does this help the City's stated climate crisis? Many people have sought out neighbourhoods in which they want to live and raise their family, often seeking the exact qualities these neighbourhoods have. Instead of encouraging families to move back into heritage communities (which would have the desired effect of increasing density as the household formation size will increase), this will have the opposite effect. This will destroy the value proposition that Calgary enjoys over Vancouver and Toronto, and decimate neighborhoods. The Council has a duty to listen to the people, and it needs to do so



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First name [required] Brian

Last name [required] Waters

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Blanket/mass 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 city mass blanket rezoning. The approach the city administration, planning and council is taking to change land use to allow higher density is not right. It does not follow the procedures that have been laid out in the past. It will create erratic use and housing types, cause parking problems, water/drainage concerns, unplanned stress on existing infrastructure where there is consistency presently. It will negatively impact property values for existing properties, for short term gains of developers. Please do additional research before such a change is implemented. Please put this to a public vote by Calgarians, and not push this through with a vote from only councilors. Calgarians need more respect from city administration and politician's.



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First name [required]

Eric

Last name [required]

Rippe

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Calgary rezoning meeting

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 completely against the blanket rezoning for the city of Calgary.  
My home was purchased in a single family neighborhood for the purpose of living and raising my family in a single family neighborhood.  
I am not happy about councillors approach to blanket rezoning of our communities and I am not in favour of the motion.  
The culture of our communities and our city will be negatively impacted by increased densification.  
Having streets lined with infills and 4 plexes is terrible idea that destroys community values and community harmony.  
I request for city of Calgary council to immediately remove blanket rezoning from the agenda.  
If council wishes to move forward with the blanket rezoning, a plebiscite should be implemented for Calgarians to decide on the issue regardless of the cost of such a plebiscite.  
I respectfully request that council does NOT rezone our neighborhoods.  
Thank you for your time and consideration in regards to this matter.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I think rezoning would be good for the neighbourhood as there are no kids around anymore and hardly even two people living in a house up here. There are a lot of dumpy houses up here that could be redeveloped and have new people in them.



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached PDF.

In opposition to blanket rezoning:

Recent studies using large quantities of data study the impact of neighborhoods and communities, which zoning and housing are inextricably linked, and their vital importance to families, quality of life and children development. The data shows that one of the single most important factors to a child's success is neighborhoods.

This has been demonstrated and proven by studies led by Raj Chetty, Harvard Economics professor, who as per his bio "uses big data to study the science of economic opportunities". His publication title "Creating Moves to Opportunity" are available thru his website.

Although all may not know the data, the intuitiveness of parents and families know how important communities are. This is why they have selected communities and invested much of their savings and taken on debt to not simply buy a house but to live in a community such that their children can reach their full potential.

Blanket rezoning does not benefit these families who have specifically selected communities with specific zoning designations. In many cases, zoning is the no.1 reason why these communities have grown into the high quality of life as the current zoning in-place has preserved their character. Rezoning will undoubtedly change the quality of life, the character and potential for families to live the community that they originally intended. Homeowners, invested and living in these communities, do not buy a house to tear it down and build 4 to 8 row houses. That is the action of developers, which do so for maximum profit.

I would also argue that rezoning has not made other cities such as Toronto or Vancouver more affordable. In fact, many now are paying more for less, a trend that is all too common in the economic climate. Calgary continues to be far more affordable (measured by Income/Price) than Toronto and Vancouver (including those cities' suburbs). The notion that this bylaw change is needed for pricing is not reflected in the data. Land values will go up with rezoning, not down. Row houses will soon be at prices that detached houses are at today. This will increase revenue for the city and profits for developers at the detriment of families.

In addition, rezoning will undoubtedly remove mature trees that provide shade and habitat, and are needed as natural resource to combat climate change. Has the city studied the loss of trees projected with rezoning and the climate impact? The trees lost will be substantial across the city.

The perception of myself, and likely many, is that this bylaw change is being driven for 2 key reasons. 1.) Is to the benefit of developers who seek to turn a profit by buying older houses on lots and placing max units on these lots. 2.) To increase tax revenue for the city with minimal additional infrastructure cost. So in essence, it's about money for the developers and the city, regardless of opposition of homeowners and communities.



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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]	Gary
Last name [required]	Bunio
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 9, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Proposed By-Law / Land Use Amendments
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)

Regarding the proposed blanket land use amendment, I am neither for nor against, but wish to point out two issues Council must consider upon implementation:

1) As I understand the proposal it reverses the onus of intervention in inappropriate developments. In the past a developer would have to make the case; under the new by-laws individual citizens will be obligated to bring them forward. Needless to say citizens have less resources than developers or city planners. How will the city address this imbalance?

2) One of the assumptions of "densification" is that since infrastructure is present in existing neighbourhoods, it is less expensive than new developments. This is only true until you reach the decades (century?) old design limitations. Then expanding the infrastructure will be required. This is true for water/sewer, traffic and electrical (especially with our city's electrification goals). For example, note that Toronto's densification has led to their sewer no longer being able to accommodate run-off. These additional infrastructure demands must be considered.

These two issues must be addressed in the new planning regulation and processes, and I await the city's elaboration of those processes.



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First name [required]	Harris
Last name [required]	Hanson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	blanket rezoning of properties that are currently single family homes
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)

Our federal government in Ottawa controls immigration to our country. Canada is a big country with plenty of room. It is reasonable that our federal government bear the necessary costs of accommodating the new immigrants. Don't get sucked in to taking the "Housing Accelerator" money to bring in blanket legislation to revise blanket rezoning and allow such higher density development. It is not worth the consequences. Calgarians are fed up with the City using our tax dollars to go through the motions of public engagement, in an attempt to validate legislation that they intend to push through, regardless of all the opposition from Calgary homeowners.

We had no idea, at the time of their last election, that the people elected would later use their positions to push through such legislation, regardless of the effect on the infrastructure, traffic, parking, parks and enjoyment of their homes and residential neighborhoods. I expect that such legislation went through in Edmonton before the homeowners there were paying attention and realized what to expect.

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

I believe that any rezoning process should take into account the characteristics neighborhoods needing protection from further densification, and not lump all present single family residential zoning together. I think Calgarians are in favor of facilitating truly affordable housing for high density projects near LRT stations, along major road/transit corridors and in vacant or underutilized commercial sites. Smaller, minimalist style units, at these locations, would require minimal parking. That is what should be focused on, for people just starting out or having a hard time making ends meet.

Those are not the people who would be living in expensive high rise residential buildings, or local neighborhoods, should such construction be allowed by our City Council to occur at Glenmore Landing, despite the expected impacts traffic, parking, the Glenmore Reservoir water supply and its adjacent public park and pathways.

Residents of some municipalities in our country appear to have awoken to the risks of proposed city-wide densification legislation, in time to try to impress their elected representatives not to push it through indiscriminately. Calgary City Council would be wise to follow the lead of city council in Windsor, and to care about what Calgary homeowners say, and the expected dramatic impacts on their quality of life. Their homes are usually their single biggest investment.



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First name [required]

Arthur

Last name [required]

Webster

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

Land use designation amendment

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

In opposition to Amendment



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First name [required] Lynda

Last name [required] Pysmeny

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm very concerned about the rezoning.

We already have several secondary suites in my neighbourhood and parking is already a problems. If there are more suites and even still additional housing in backyards, then this will be worse than it already is.

There has been concern about the number of mature trees that are being taken down to put in the additional housing. Will there be something in place that trees will be replaced either on the property or elsewhere?

Rezoning parks. I do not want to have these rezoned so that they EVER disappear.

The reason I purchased my home was because of where it was situated. Having taller buildings around me will definitely cut back on the amount of light I get which would mean less green space.

Where are the studies that show that the rezoning will provide more AFFORDABLE housing for all.



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First name [required]	Elsie
Last name [required]	Sinha-Roy
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council 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)

Adding more houses to lots in established neighbourhoods will have an effect on the local schools. For example, small bungalows in older areas are usually occupied by older people who have lived there many years and their children grown. Many of these bungalows have been demolished and two houses built on the same lot. Many of the new owners are younger people with small children, which is good for the local school, but once capacity is reached, who will pay the bill to expand or re-build the school? Another issue is trees. How many will be cut down to make room for the extra housing? Quote:

<https://www.arborday.org/trees/climatechange/#:~:text=As%20trees%20grow%2C%20they%20help,releasing%20oxygen%20into%20the%20atmosphere.> "As trees grow, they help stop climate change by removing carbon dioxide from the air, storing carbon in the trees and soil, and releasing oxygen into the atmosphere. Trees provide many benefits to us, every day. They offer cooling shade, block cold winter winds, attract birds and wildlife, purify our air, prevent soil erosion, clean our water, and add grace and beauty to our homes and communities."



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First name [required] Christena

Last name [required] McKillop

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation(zoning) amendment, redesignation Residential to infill

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly opposed to the proposed re-designation zoning for all residential properties applied as a "blanket". This "one size fits all approach" contradicts all urban planning principles and does not actually address the complex issue of housing options for all city residents. Strategic densification in a planned manner with consultation will ensure that the city is able to accommodate population growth and create a city space that meets the needs of its citizens of today and into the future. Do better for Calgary citizens.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I previously submitted my comments and would like to delete that submission, and replace it with the attached. Thank you.

Thank you for the opportunity to address Council on this important item.

I have been a citizen of Calgary for over 50 years and have lived in our current RC-1 house in University Heights for over 37 years. I am a past president of our community association and past president of Competition Climbing Canada. I am a big believer in volunteer Community service.

### Introduction

The purpose of my presentation is to request that Council vote against the blanket rezoning from RC-1 to RC-G. I will review the city's stated goal of affordability, the shortfalls of this strategy and alternative courses of action.

### Affordability

One of Council's stated goals in this rezoning of affordability is insincere. Although constant repeating of this garnish's headlines, the fact remains that developers will not buy an existing RC-1 property with a median sale price in March, 2024 of \$740K<sup>1</sup>, build a multiplex and then sell all units "Affordably" – they will want to make a profit on their investment. The City of Calgary targets households in need of "Affordable Housing" when those households earn less than 65% of the median income<sup>2</sup> which equates to \$62K<sup>2</sup>. These households will only be able to afford a \$200K dwelling<sup>4</sup>. Accordingly, the resulting RC-G multiplex units will not meet the City's own definition of Affordable Housing.

Let's be honest with Calgarians. What Council is proposing is densification in existing RC-1 neighbourhoods to increase tax revenues and to obtain the Federal Housing Accelerator funds. I have to ask: "Who runs the City? Council or the Feds?" The only groups that will be advantaged by this rezoning will be the developers and City Council through an increased residential tax base and increased building fees. It most certainly will not be those Calgarians looking to buy a lower cost dwelling. The losers will be the existing RC-1 property owners and the affordable housing activist groups who will surely see their hopes dashed. Most importantly, Council is giving false hope to those who most need it.

### Concerns:

Council is proposing that 0.5 parking spaces be allocated to each new unit which is inconsistent with existing vehicle ownership of 0.85 vehicles per driving aged person<sup>6,7</sup>. This is going to cause a spill over onto our streets where some folks are now required to pay to park (another affordability item?). Where are the new EV owners in these new builds supposed to charge their vehicles in the evening?? Who gets to select the limited parking spots in each multiplex?

When the current RC-1 homeowners purchased their single-family homes, they did so based on the contract with the city that the neighbouring homes would be RC-1. City Council does not have the moral authority to breach this contract. This is in effect an expropriation of property rights and compensation to existing RC-1 owners is an imperative if this motion is passed.

The reduction in rain absorbing land will cause overloading of sewer systems leading to upgrading of systems and increased fees. The Toronto Rain Tax is an example of this obvious consequence and another reduction in Affordability.

#### Alternative courses of action

City's all across western societies are rushing to approve similar rezonings without fully understanding the long term consequences of this rezoning. Auckland, New Zealand led the way with this type of rezoning and are now re-examining their misguided actions with its Going For Housing Growth Program<sup>5</sup>. While time does not permit me to describe this further, I think it behoves Council to direct Administration to research this and other initiatives from other failed rezoning jurisdictions to reflect hard on this policy before implementing it.

Also, I have not seen any building on the old Midfield Mobile Home Park. 5 years of delays on this City owned property? Maybe look in your own backyard first.

#### Conclusion:

Council's stated goal of rezoning to increase the affordable housing supply is insincere. If council was truly committed to affordability, it would not have increased property taxes by close to 8%, it would not have approved the purchase of electric buses for \$500MM, and it would not have approved an \$85 Billion Climate Strategy.

When you asked Administration to look into this rezoning, they responded. Administration are the nuts and bolts of the City bureaucracy. Council on the other hand should be the City's moral compass – to do what is in the best interest of its citizens. Before voting on this motion, please look hard in the mirror and ask yourselves: "Is this morally the right thing to do to every citizen who has invested in a property in an RC-1 neighbourhood?"

1 – CERB Regional Monthly Facts

2- Attachment 6 - Definition of Affordable Housing and Calgary's Housing Need.docx

3- RatesDOTCA – News and Resources <https://rates.ca/resources/how-much-mortgage-can-median-household-income-afford-these-cities>

4- Ratehub.ca Mortgage Affordability Calculator <https://www.ratehub.ca/mortgage-affordability-calculator>

5- Article by Wendell COX in National Post April 5, 2023

6- Canadian Census <https://www150.statcan.gc.ca/t1/tb1/en/tv/action?pid=9810003701&pickMembers%5B0%5D=1.34>

7- Alberta Government Motor vehicle Registrations 2023, March <https://open.alberta.ca/dataset/d6205817-b04b-4360-8bb0-79eaaecb9df9/resource/360de974-457d-493d-a71e-563d3d17bea1/download/tec-motorized-vehicle-registrations-select-municipalities-2023.pdf>



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First name [required]	Judi
Last name [required]	Vandenbrink
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Aug 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing on citywide Land Use Designation - blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket Rezoning.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

The proposed rezoning needs to go back to develop a much better plan!

I am a homeowner in Silver Springs, an area that is slated for rezoning and I am opposed to the zoning changes as they have been presented. At first I thought this might be a good move as I am concerned about urban sprawl and think densification is important but why does this have to be such an extreme change? Why wasn't a gentler approach presented? I was in shock to see that there could be 4 units plus 4 secondary suites on a 50' x 120' lot. Who decided this was a good idea? I would have supported having 4 units including secondary suites but having 8 units is just too much! Change needs to happen in increments and gradually introduced. Not slammed down everyone's throats.

I attended one of the town halls that Councillor Sharp held last month. There were some very angry people who did not register for the town hall but tried to attend anyhow. They were kicking at door to get in as they wanted their voices heard. This was poorly planned, a larger venue should have been chosen. We know that this will have an effect on a lot of people and they should have been given an opportunity to be able to speak up or listen to the conversation.

I listened to all of the arguments during the town hall. Most people in attendance were not in favour of this drastic change. I heard arguments about wanting to preserve our yards and our way of life. I agree with them to some extent. We need to be open to change and some of the talk was not realistic. But this plan is far too extreme. I expect there will be a large city-wide opposition.

I have a large garden in my yard and grow my own vegetables during the growing season. I think this is important to address as gardens provide a lot of positive outcomes for people. We talk about food security issues and growing your own food helps with this. Gardening is a great form of exercise, gets people outside, and the green space in yards act as carbon sinks that help with climate change. Gardens provide some relief from the summer heat that we are experiencing as we are not surrounded by heat retaining concrete. Gardening and green space in general is beneficial to your health so piling numerous houses on one lot will take away these experiences.

Privacy is important in the Canadian culture. We like to have a place to get away from people. It is not like other cultures where we are always surrounded by people. Our homes are our sanctuaries and this would not be the experienced if we have this level of density in our neighbourhood. We are dependent on our vehicles so parking would be an issue with this new zoning plan. The city needs to create a better transit system before this level of density is developed. Densification should happen where there is great transit. Start the densification there and slowly introduce it to other areas of the city.

The rezoning plan needs to go back to drawing board for a re-think and re-design.



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First name [required]                      Maureen

Last name [required]                      Hurly

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Re- zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I recognize the need for more affordable housing, but I believe the blanket re-zoning being proposed is too much. I would be ok with basement suites and duplexes; however I am not in favour of eightplexes and three story buildings in established neighborhoods. Major problems would be parking, increased traffic and loss of trees. The city states they want to protect trees, but I guarantee developers will cut down every single tree on a property to make way for eightplexes etc. Please be moderate and reasonable with the changes. Yes to basement suites and duplexes; No to larger buildings that take up most of a lot and cause trees to be cut down. Those belong in newer neighborhoods that don't already have mature trees.



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First name [required] Cary Dale

Last name [required] Speers

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear City Council,

I am submitting my comments electronically as I cannot get that day off of work. I have read the rezoning plan proposed by the City, and I wish to express my opposition to this plan. I live in a neighbourhood that was developed in the 1970's. I chose to purchase property in this community for the trees, proximity to downtown and the style of community (meaning detached, single family dwellings, mostly bungalows). There have been many changes to my community, non have yet to provide a positive change. The introduction of secondary suites that haven't been properly applied for has already altered my street. I cannot park in front of my own house, nor can anyone that comes to visit. There is one vehicle in my household and I park in a rear garage. My street is completely full from basement renters and residents. Allowing row homes here will only worsen the lack of access to street parking here. As well, the face of the community will be forever changed by row housing in an area not designed for it. A street with bungalows mixed with two story row homes will eliminate the back yard privacy that we all enjoy. The introduction of new mixed dwelling communities on the outskirts are nowhere I would want to live. By changing my community in the way you propose, I will not want to live here either. I have been a proud Calgarian for 25 years and if this decision is not voted down, I will not want to pay any tax revenue to the city and will consider a move to a bedroom community that has a better long term vision of what a community is. Please consider continuing to design new neighbourhoods with mix use dwellings and allow prospective buyers to decide if that is where they want to live, versus completely changing a community that current property owners had decided was where they wanted to live, work and play.  
Thank you for your time.



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First name [required] Brenda

Last name [required] Lagler

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are completely against the rezoning plan as outlined by the City Calgary. We have lived in the Douglasdale neighbourhood for 30 years. We purposely built & purchased these homes based on the development plans and zoning rights and restrictions. These suggested changes affect are largest asset negatively and it is simply not acceptable. The issues today are brought on by the federal government and their lack of planning. We are already suffering at the hands of government and I will not let my property become devalued, congested and unsightly with structures that the city will easily pass (the website indicates approval timelines will be quicker). We could have purchased a home in an area that is already designated with this zoning in place, but we didn't. And we didn't on purpose. Leave our properties alone and stop trying to find solutions that don't make sense and cause more issues in the end.





ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like to express my opposition to this blanket rezoning of all residential lots city-wide to R-CG. I understand and agree that increasing density in Calgary is important, but by doing this without providing absolutely no rules/guidance to what is allowed and reasonable for a new construction clearly invites all sorts of conflicts between existing and new residents. Problems with height of new buildings that can overlook and encroach older homes, potential street parking clashes, installation of noisy air-conditioning units or other artifacts backing right into existing homes are only a few potential issues which would poison neighbourhood relations since public hearings would be eliminated. This proposal seems a fast way to create a city "WILD WEST climate" having not given much thought to the current residents and the need to blend their needs with those of new residents. Additionally, increasing density this way does not automatically mean creating affordable housing, which is what Calgary needs.



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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have been a resident (raising our family) in University Heights for the past 34 years. We love our community. We are not NIMBYS We already have high density development with the University District and new apartment building in the Stadium Shopping Centre complex. In my view, properties that in the past have been zoned for single family dwellings should at most be redesignated for duplex and perhaps 4 plexes for lots on the end of the block only. The maximum height of dwellings should not exceed 25 feet. I oppose 6- plexes or townhouses being built on Uxbridge Dr. particularly across from Westmount Charter school and west, Traffic and parking are already problematic. Thank you.



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First name [required]

Shaun

Last name [required]

Tweten

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Redesignate Residential Low Density Mixed Housing (R-G) District

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Our concerns regarding the rezoning to R-G are as follows.

1. It will increase traffic in an already congested area.
2. Parking at local amenities is already at a premium. With increased population density also creates parking issues at Co-op, Shoppers and Broadcast businesses.
3. With the opening of Stoney Trail we have already seen an uptick in crime because it is easy to escape the area quickly via Stoney Trail. Add additional dense housing and it makes it that much easier for criminals to target a large number of homes and cars in a short period of time.



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First name [required] **Jerremia**

Last name [required] **Malan**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Blanket rezoning**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my strong opposition to the proposed rezoning bylaw in our community, particularly the transition to R-CG zoning. I am deeply concerned about the potential ramifications of this rezoning will have on our neighborhood's character and the impact to current residents' quality and enjoyment of life.

It makes much more sense to do some thoughtful planning to increase density and increasing affordable housing along major thoroughfares surrounding established communities, I firmly believe that allowing mixed housing development within established neighborhoods is not the answer and will NOT provide affordable housing. Such a decision would destroy the fabric of our community, quality of life and what myself, many long-term and new residents have moved into Highwood for.

Having a larger yard allows us to grow our own food, however if a 4-story building is built next to a small 50's bungalow this would complete block out the sunshine and would impede the ability to grow our own food. Many neighbours have large successful gardens! That would not be possible without sunshine.

Higher density would add to the existing issues with parking and congestion on our streets. Any new homes built with the blanket rezoning on the quiet tree-line streets would NOT be affordable and those that are purchasing them will have vehicles, likely more than one! Affordable housing along transit routes and near C-train stations is a much more reasonable solution. This WOULD allow for affordable housing and eliminate need for a vehicle, which many of those with restricted incomes rely on! Also recommend building shopping areas with discount grocery stores in these areas to encourage a walkable community.

Please consider these concerns and the blanket rezoning proposal to preserve the character of our older neighbourhoods and protect the investments made by current residents attracted to these costly, but beautiful streets. The City should be mindful and diligent in their actions in re-zoning – this is not a one solution fits all situation.

Thank you for your consideration.



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

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First name [required]	Tom
Last name [required]	Cox
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning of of Upper Scarboro from R-C1 to: R-CG
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 deeply concerned about the future of my neighbourhood, Upper Scarboro, if the proposed rezoning from R-C1 to R-CG takes place here. I own and have lived in my 1950s bungalow for nearly 25 years. I love this neighbourhood because it is quiet and calm. I know all my neighbours and have a deep sense of community that has built organically over time. I have invested a third of my life in my home and this community. My sense of community may sound selfish as the City attempts to deal with a growing population, but in addition to my own subjective desires, I have broader civic concerns about creating high density neighbourhoods where there is little or no access to life's necessities without driving. In my view, high density neighbourhoods should be planned where people can easily walk to work, to groceries, to healthcare and recreation without using cars. The downtown core and belt-line areas, along with communities situated within easy walking distance of malls, are ideally suited to high density planning. Small, historic neighbourhoods that matured prior to significant growth are not designed with retail and commercial use in mind. They are definitely not designed for the high traffic volume that would result from the proposed zoning change. In addition to these practical concerns, there is also something to be said for maintaining the charm of older neighbourhoods, while addressing growth by creating high density in already urbanized environments. Great cities maintain a variety of architecture and neighbourhood design that honours history and tradition. The proposed zoning change feels like a rushed attempt to address a real growth challenge. It does not reflect the breadth of design and lifestyle that will continue to make Calgary a unique and sophisticated city. It is a rush toward homogenized design that will be regretted in the future. For all the reasons stated here, I strongly oppose the rezoning of Upper Scarboro from R-C1 to R-CG. Thank you.



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First name [required] Elizabeth

Last name [required] Tingle

How do you wish to attend?

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

Date of meeting [required] Apr 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 Plan

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 very opposed to the proposed changes for city-wide re-zoning. While I can appreciate that there is a current housing shortage and that re-zoning for higher density at scale is appealing as a quick and simple solution, I do not think this is in the best long-term interests of the fine city of Calgary. The public engagement on such a significant change was not nearly sufficient, and the possible changes to neighbourhood character, the tree canopy of our city, and property values were not transparently communicated in early messaging in this rushed process. The public engagement on the Crowchild Corridor Study was noticeably more robust and long-term, and this rezoning proposal affects far more people and households than the Crowchild Trail changes. We are concerned about the increased parking and traffic that higher density in our community would bring, and the change in feel and character of our historical neighbourhood. Greater density and redevelopment will mean less mature trees and green lawn space throughout the city. Mature trees in Calgary's harsh climate are rare and should be protected. Green grass, shrubs, and hedges in side, front, and back lawns all contribute to the feeling and beauty of our neighbourhoods. Calgary has long been a city of boom and bust cycles, and this short-sighted solution could easily end in many speculative rental properties being left vacant and in disrepair when the next (inevitable) lull in our economy or shift in policies beyond municipal control change the housing situation in our city. Rushed and simplistic solutions are more likely to create other irreversible problems than address the original and complex factors that contribute to the current housing shortage.



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First name [required] Louise

Last name [required] Middleton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The rezoning of our established older neighbourhoods

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hello,

I wish to comment on the proposed rezoning of the neighbourhood I live in with my family in Calgary.

We have a bungalow on a beautiful tree lined street in the SW neighbourhood of Upper Scarboro and have lived there for 30 years. Adding row housing , multi family dwellings and secondary suites to a neighbourhood that is off the beaten track with no road infrastructure for adding cars and traffic, with only grocery stores and other amenities much further than walking distance, is irresponsible in terms of the safety of the long term residents and their kids . We have school zones and parks that need be maintained and we already have issues with speeding through them just with traffic cutting through to get to bow trail.

This neighbourhood is full of families and residents that have lived here for many years raising kids and building a strong community. We understand the need for housing, , but looking toward areas in the Beltline or downtown seems like a kinder reach.

Not only will you destroy the quiet and calm place we have built and come to love as our community but the value of our homes will decrease in the process. Something many residents have built and remodelled over time in the hopes of having in retirement.

Look to the great cities of architecture and you will see old and beautiful neighbourhoods preserved while density grows in areas that can support it.

This feels very much like a mistake in your need to find space for new residents the city,

Calgary is evolving with public art and architecture we can be excited about , don't make the mistake of taking gems like this neighbourhood and turning them into a mash up of rentals and secondary suites.

Thank you

Louise Middleton



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

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

[required] - max 75 characters	Rezoning for Housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I urge the city to reconsider the proposed rezoning policy. I live in the inner city where many of the houses have been torn down and replaced with infills, the streets are overcrowded with cars. Parking is already extremely difficult to find on the streets. Furthermore, infrastructure in these older communities wasn't built to support the proposed density. Streets are narrow and when cars are parked on either side of the street, there is barely a single lane down the middle to drive down. This poses a safety risk for the community as you can't see kids, dogs, and/or adults crossing roads in communities. The communities don't have the outdoor spaces for a higher density, don't have enough mailboxes for a higher density, and don't have enough transportation options for a higher density. This will ruin communities rather than help the housing crisis. I urge the council to reconsider.



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First name [required]

J

Last name [required]

M

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

Land use designation (zoning)- Infill (R-CG) District

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)

Sundance should not be rezoned for infill or high decency house. Our community schools are already full and over capacity without adding more houses to this community.  
Our roads are already extremely busy coming in and out of community. Adding more homes to Sundance with add stress yo schools, our roads, our amenities and our parks and community lake. Our streets and parking will not house anymore cars and traffic.  
Changing the zoning in Sundance will be detrimental to our community and the fami-  
lies that live here.  
I am totally against this proposed rezoning.



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First name [required] **Monika**

Last name [required] **Maliczewska**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 project. Amendment proposes to our parcel to R-CG.**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The proposed Land Use Designation amendment proposes change our zoning to R-CG. I am opposed to the proposal. It will create more parking problems, which is already an issue in the area. It will create more hazardous traffic on the streets and uncontrollable noise, destruction of old - growth trees and potentially more flooding issues.



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First name [required] Radomir

Last name [required] Filipic

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Noticeof public hearing on planning matters

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required]                      Artur

Last name [required]                      Maliczewski

How do you wish to attend?

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

Date of meeting [required]                      Apr 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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition to rezoning of our area from R-C2 to R-CG. Reasons: more parking problems, hazard of excessive traffic on the streets and uncontrollable noise, destruction of old trees, potential destruction of our unique bowness park.



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First name [required] Yanet

Last name [required] Medina

How do you wish to attend?

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

Date of meeting [required] Apr 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 residential Calgary communities

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Good Day, I urge the council to oppose the rezoning of residential communities in Calgary. Rezoning may sound like a good idea on paper, but in reality it is not. You see, my family and I come from a large city in a third world country. In the city, people are crammed into small spaces. There is no space for families or any safe havens. Crime rates rise every year, the streets are dirty and traffic is unbearable. My family came to Calgary looking for a better life. We have settled in a quiet neighborhood that we really love and care for. The streets are clean, quiet, and most importantly safe. Increasing the number of people in neighborhoods has many consequences that perhaps are not taking into consideration. Canada is one of the biggest countries in the world. There is a lot of room to grow, but rezoning already established neighborhoods is not the answer. We are one of many families that have purchased a home in communities we love and cherish. More people per community also means more competition for school placement; less spaces in community parks; less sunlight in houses; increase disease transmission rates, and a reduction in housing prices. People in overcrowded cities are not happy. Rates of mental illness will rise as seen during the pandemic. Calgarians were escaping their apartments, and they went looking for homes with yards, because being in small indoor spaces alone is depressing. Please, we urge you not to overload people into neighborhoods that are already established. Think about how much traffic will increase in those areas, especially in the winter. Think about the increase in violence that rezoning will cause. Please do not make the same errors as third world countries have made, and instead learn from them, and make Calgary a better place. Please oppose the rezoning of Calgary.  
Sincerely, an immigrant family that has lived through hardships and that now calls Calgary home.



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

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

[required] - max 75 characters	Rezoning Calgary
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hello Council, as a proud Calgarian I strongly oppose rezoning Calgary. This will greatly affect the city in all areas. The future of Calgary will be bad if the rezoning goes through. Calgary will not be a safe nor clean city. People in are leaving Calgary's downtown area and wanting single-home neighborhoods. We want communities that are not jam-packed with people and have backyards for our families. Increasing the number of people per community is not the answer. People are already experiencing difficulty finding tenants for condos in downtown Calgary. There are many empty units, because of how crowded, unsafe and unclean downtown is. Parking is a nightmare and the traffic is too. Please do not bring these problems to the suburban residential neighborhoods in Calgary. Please do not let Calgary be rezoned. Please think about the future and the problems rezoning will cause.  
Thank you.



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First name [required]                      Lee-Anne

Last name [required]                      Freeman

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not in favour of the rezoning of Calgary.  
Please keep it the way it is.



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First name [required]

Gina

Last name [required]

Pangia

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Community 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)

The catch phrase of the day is “affordable housing” and it is being used ad nauseum. While there is an affordability crisis, blanket re-zoning does nothing to correct or alleviate this issue. If the city were truly concerned about affordability it would not have evicted dozens of people from Midfield Park and have that massive parcel of land sit undeveloped for the better part of a decade. Only now does it seem there is movement and I doubt there will be anything for low to mid income people.

That aside, if I am an individual or family considering moving here from out of province, out of country whatever the case may be, it is incumbent on me to make sure that I am able to secure housing I can afford. You can’t just show up and expect a handout. It is not the responsibility of the City of Calgary to do that especially at the expense of current residents.

The City should be focused on listening to the needs and opinions of those who have lived most or the entirety of their lives here and invested and contributed to their community for decades. These people have been ignored, pushed aside and called ignorant and unwelcoming and have NIBY’ism. Not true. Your biggest investment is your home. You live there and pay taxes for decades only to have your neighbor pass away or sell and have a developer come in and slap up as many units as possible leaving no green space. Who would want this? Nobody cause now your property value has gone down because nobody wants to live next to these monstrosities.

It is our right to not live in perpetual shade or in a fishbowl where towering units on either side of you stare into your yard and eliminate any privacy you may have. It is our right to be able to have a garden and to enjoy our backyards not live in constant shade where nothing can grow. I realize there are people out there who don’t care about this and therein lies one of the problems with blanket re-zoning. If this goes through, there is nowhere else to go unless you leave the city.

Dedicate specific new communities with this option for those who want no land, no parking, no green space and give them the option for this. For the rest of us, please don’t ram it down our throats and then tell us you are concerned about climate change when you are eliminating green spaces and trees at every turn.

While I commend and thank Councillor Wong for his initiative to do something about the tree canopy in this city, the reason we are in this mess is because of the re-zonin



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We oppose the blanket rezoning in our neighbourhood. We purchased our property 22 years ago on the basis of the current zoning. We chose our neighbourhood based on pleasing esthetics and an environment that we wished to live in. A quiet neighbourhood. The city has already started to turn our neighbourhood into a disaster with the implementation of secondary suits. The house next door to us has both a secondary suit and a daycare. There is garbage everywhere. Their garbage ends up in our backyard and is strewn throughout the back alley. It wasn't like that until the secondary suit was built. This is what happens when you start to increase density in areas. And there is issues with parking. There are times that parking spots are hard to come by and cars are parked in front of our house for days on end without moving and our visitors do not have a parking spot. There are a couple of times when I had to call a tow truck to have vehicles removed from in front of our driveway. For the amount of taxes that we pay, we should not have to put up with this kind of behaviour which will only get worse with rezoning our neighbour.

Secondly, when the city allowed Harvest Hills Golf Course to be turned into a development, the buildings there were put up are just an eye sore. The same with the buildings going up on the former Shaganappi Golf Course. The city is losing its character and is becoming a cold, claustrophobic and characterless face. Just look at what you did to Marda Loop. A once beautiful charming neighbourhood is a cold, claustrophobic and characterless neighbourhood. The same is happening to Kensington, Inglewood and Misson. If you want to increase density, make the newer developments higher density. The houses going up in those areas are cold designs and the high density buildings that are being built would fit into those areas while preserving the esthetics of the older areas.

As this affects everyone, this is an issue that needs to be decided by the people of Calgary and not City Counsel. If City Counsel feels so strongly that people want blanket rezoning, then they should have a **referendum** on this issue and let the people speak. I know that my Counsellor does not represent my interests as Jasmine Mian does not return any calls. Her call screening leaves something to be desired. I have left many messages asking to speak to her about our issues, and I have to state what issue I wish to discuss. It appears that she does not want to discuss any of my issues with me as they do not align with her leftist side. This shows that she has her own agenda and does not care what people in her ward think or want. The people have a right to vote as it affects their lives and the value of their house and their neighbourhood directly.



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First name [required]

Mike

Last name [required]

Haden

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

AMENDMENTS TO THE LAND USE BYLAW (1P2007) BYLAW 21P2024

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

In favour

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

After visiting efficient and comfortable and human-scale urban centres elsewhere in the world, the urban sprawl here in Calgary has been a horrendous development over many years, and I bristle when I see under-utilized urban space here in central Calgary that sits idle. I drive along 20th Avenue NW or 14th Street NW or Kensington Road or 16th Avenue NW or (... the list goes on) and I recognize key corridors where underutilized (née abandoned) lots could provide multi-unit housing for many more Calgarians now and into the future. I'm excited when I consider the potential of the proposed rezoning changes.

I welcome the significant number of corner lot redevelopments that we have witnessed in the immediate NW neighbourhoods in the past 12 months. I welcome the rezoning changes proposed as a significant development in our attempts to overcome existing and future housing shortages in Calgary. I do not fret about neighbourhoods and communities losing their character - in fact, I see potential benefits to character development in communities by having a broader mix of housing units that will provide opportunities not only for younger Calgarians to find affordable accommodations but also provide for better integration of many other Calgarians into established neighbourhoods such as ours.

I am in strong support of the proposed amendments re: "Rezoning for Housing".



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First name [required]

Barb

Last name [required]

Mottershead

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

Section 692(5.1)

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

There are already significant parking issues from renters in this zero-lot line neighborhood. The rental house across from me has 5 cars - they have 2 parking spots only. They park daily in front of my house. I have no backdoor access as it is a sliding door only and cannot be sufficiently locked from the outside. I get home from work everyday later than they do. I have severe arthritis in my hands and hips; currently 60 years old. I have spoken to them - they feel righteous and have no regard for others. This rezoning change will only make matters worse. Absolutely against.



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First name [required] William

Last name [required] Phillips

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary rezoning for housing

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

ATTACHMENT\_01\_FILENAME (hidden) Submission to City of Calgary Related to Rezoning.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 7, 2024.

This submission is in support of our Valley Ridge Community Association (VRCA).

*"Valley Ridge, surrounded by nature, provides vibrant and peaceful community living encouraging neighborly pride and caring for residents of all ages."* is VRCA's Vision Statement.

The City's proposed zoning changes would challenge that Vision.

Instead VRCA suggests Area plans be developed for each neighbourhood.

Such Area plans *"would identify specific area/sites to be re-zoned for duplex, townhouse or row housing. Density is most appropriate near LRT stations and closer to the City Core, which does not align with the community of Valley Ridge."*

Respectively submitted.

W.T. Phillips



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First name [required] CHARANJEET

Last name [required] GILL

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to RCG blanket rezoning. This will destroy our older neighbourhoods. Our older bungalows are still affordable homes for seniors to age in place. One new RCG build unit costs more than the older bungalow it replaces. The developers are the only ones who benefit. The rest of the residents lose privacy and trees. Parking issues are also created and more traffic as people look for a place to park. Say NO to blanket RCG rezoning! Thank you.



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

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

[required] - max 75 characters	Rezoing
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)

Respected Sir/Madam,  
My house address is 1411 44 street SW, I bought this house 4 month back after checking with City the house zoning on 44 street and 45 street and the representative told me its RC2. Now we got this letter which said City want to rezone the houses on 45 street H-GO which is max 3 floor. I bought this expensive house by knowing that in my opposite side there will not be house more than 2 floor. Now if the house became 3 floor opposite of my house, I will not have privacy in my backyard and bed rooms, opposite houses can see it. Also I bought this house due to west backyard to get sunshine whole afternoon. I am opposing rezoning the houses 1402 to 1448 on 45 street which is opposite of my house. I spoke to my neighbors as well and all of them have the similar concerns. Please submit my request to council that we are opposing zoning house 1402 to 1448 on 45 street to H-GO.



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First name [required] **Inderjeet**

Last name [required] **DHILLON**

How do you wish to attend?

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

Date of meeting [required] **Apr 15, 2024**

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hello  
This is Canada , world's Second largest country and fourth largest by land  
This is not Hongkong where there is shortage of land  
When the land is abundant focus should be on expansion not to deteriorate the quality of life.



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First name [required]                      Debbie

Last name [required]                      Molnar

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my concerns regarding the proposed citywide blanket rezoning for single-family neighborhoods in Calgary. While I support the goal of providing affordable housing, I believe blanket up-zoning is not the most effective solution. Targeted density and thoughtful redevelopment strategies that respect community needs are preferable.

As a resident of an inner-city neighborhood that has maintained its appeal due to gradual density increase, I am deeply concerned about the potential consequences of blanket up-zoning. Our community's cohesion and charm may be compromised by rapid densification.

Loss of sunlight in residential backyards due to tall unit construction in neighboring lots is a significant concern. Additionally, as an asthma sufferer, I worry about increased traffic congestion resulting from densification, exacerbating air pollution and health risks.

A plebiscite is essential to ensure all Calgarians have a say in this matter. It would allow stakeholders to present arguments and empower citizens to vote on the proposal's fate.

Conversations with residents and community association members have raised various concerns about blanket up-zoning, including its disregard for community context and potential contradictions with existing Local Area Plans.

Rather than blanket up-zoning, I urge the City to explore alternative approaches to affordable housing, such as high-density projects along major road and transit corridors. This targeted approach could provide affordable housing while minimizing negative impacts on single-family neighborhoods.

Moreover, I question whether the proposed rezoning aligns with the broader needs of our city. Ottawa's immigration policies contribute to population increases, necessitating adequate resources for essential services such as healthcare, education, and transportation.

Citizens should play an active role in decision-making processes, especially when they directly impact their properties and communities. Therefore, I call on the City to reconsider the proposed blanket zoning and prioritize the voices and concerns of its residents.

Thank you for your attention to this matter. I look forward to your response and constructive dialogue on this issue.



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

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

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

First name [required] Michael & Christina

Last name [required] Rowland

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

We oppose this amendment for the following reasons:

- mainly there is no infrastructure in place for increased capacity, including electrical, plumbing, parking, waste/recycle/compost bins, ....
  - construction will cause unnecessary disruption to our established neighborhoods
  - negative impact on the value of our existing homes, which are increasingly important to our retirement
  - increased traffic in our established neighborhoods that poses safety risks to our children and residents (especially elderly)
  - not really going to provide a significant impact on needed housing
- A much better solution will be to continue the aggressive building out of existing apartments, condos and townhouses according to existing zoning rules

Thank you for considering our comments.



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First name [required]	Tino
Last name [required]	Vena
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Council meeting regarding changes in rezoning bylaws from R-C1 to R-GC
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not in favour of changing the zoning bylaws from R-C1 to R-CG. I appreciate that we have an affordability issue with housing, but I strongly disagree that changes to this bylaws will impact this very complex issue. If individuals or developers want to develop existing properties the city currently has the means and resources to address this without making a unilateral change for the sake of expedience. This change is not welcomed or warranted.

Changes of this magnitude result in unintended consequences down the line for residents in the communities impacted, with no impact or consequence to the existing city councillors and to the mayor who are trying to push this change through.

Families make their decision to purchase their property based on the rules and bylaws in place at the time of their purchase. This decision involves many factors such as; schooling, housing density, parking, traffic congestion, parks and green spaces, noise, recreational facilities other amenities. These factors all impact quality of life for the family and the community. Changes after the fact negatively impact these very important factors, such as; increased density, parking, traffic congestion, noise, and should not be made.

To existing homeowners this smacks of a bait and switch mentality, which is not tolerated in commerce and especially from elected representatives. Existing homeowners should not be at the mercy of greedy developers and neighbours that want to change their property status after the fact.

I strongly urge the city councillors and mayor to abandon this blanket bylaw change.



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First name [required]

Barb

Last name [required]

Elms

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 7, 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)

Council is once again ignoring ordinary Calgarians and their wishes. I have heard of no one in support of rezoning after many conversations with people. The infrastructure for proper implementation is not available nor do I believe it will be anything but a tax grab for the City. I do not support this motion. Looking at my lot it is unsuitable for multi family due to slope, position of the lot and parking. I already take my life in my hands backing out onto the road which will only be worse with more units on the lot. Removal of parking requirements shows short sightedness as roads will become parking lots with added danger to pedestrians especially small children who will find it difficult to cross roads safely.