

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

I wish to submit my opposition against the proposed city wide rezoning for the following reasons:

1. The proposed rezoning will place over-reaching strains on the existing infrastructure capacity, increase competition for on-street parking, reduce the urban tree canopy and negatively impact the environment and adjacent properties.
2. The proposed blanket rezoning will eliminate the public hearing and limit the opportunities for community feedback to the development permit, which does not ensure good design within the local context or consultation with neighbours and the community.
3. The current city council was not mandated to implement such a wide scale blanket rezoning. It was not on any councilor's election platform.

Thank you for your consideration of my input in this matter.

Sincerely yours,

Mike Xu



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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] Joy

Last name [required] Lusk

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed re-zoning bylaw

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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(hidden)

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I am against the proposed re-zoning bylaw, as presented in the literature recently circulated to all Calgarians. The parking issue alone would be a logistical nightmare. Parking already IS a logistical nightmare in most of the newer communities where high density is overwhelming prevalent. For those of us who live in a lower density community, this will adversely affect our property values, the beautification of our city, and take away our right to choose the type of neighbourhood that we prefer to live in. It makes no sense to turn the entire city into 100% high density residential. The City is not short of land. Also, high density doesn't equal affordable housing since there is virtually no affordable housing in the city as we speak... high density or otherwise. Neither the mayor or any of the councillors ran on this issue, as Dan McLean so accurately pointed out, and it's an issue that will affect every single Calgarian, if enacted. I stand with the six councillors who voted in favour of this issue being decided through a plebiscite as a plebiscite is the only fair and equitable way to hear from every Calgarian as to whether they are in favour of or in opposition to this blanket re-zoning. We live in a democratic society. If you push through the proposed re-zoning bylaw without giving every Calgarian a voice in the matter, Calgarians will ultimately make their voices heard on October 20, 2025. Respectfully submitted...



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First name [required] Kelly

Last name [required] Patterson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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 RC-G blanket re-zoning Opposed to this proposal

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

March 30,2024
Subject: Agenda Item - RC-G Blanket Re-Zoning for April 22,2024 Council Meeting
Mayor & Council
City of Calgary
For inclusion in the public record

We are opposed to the “proposed” RC-G blanket re-zoning for the following reasons:

1. Citizens will no longer have the opportunity to participate in the development process. Our collective voices will be permanently muzzled.
2. For anyone who has had the opportunity to “Livestream” Council Meetings, it is obvious our elected officials are not making sound decisions affecting the electorate, citizens and our communities as a whole.
3. Why is Administration so concerned for “providing certainty” to developers, meaning primarily inner-city developers? Blanket Up-Zoning only benefits inner-city developers. Anyone who has driven through Marda Loop, Banff Trail, Capitol Hill, Brentwood, to name a few, will see a motley patchwork of developments. High rises encroaching on citizens, many seniors, who made sacrifices to buy a single family home. Citizens have been robbed of their sunlight, privacy, tranquility and even parking in front of their own homes. What we see is Administration bowing to predominantly inner-city developers, with no respect or consideration for their tax paying citizens.
4. Returning to the inner city communities mentioned above, we have seen neat, well maintained bungalows sell for \$600,000 or more, replaced with multiple units, each selling for \$600,000 per unit, or more. Once upon a time, a bungalow on a 50 x 120' lot was replaced with two units, then four units, now, one unit is replaced by eight units with four or more basement suites and parking for only four units. If the units are rental, the rents have risen exponentially for a fraction of their previous floor area, many with diminished or no parking. Does the City define this as “affordable” housing?
5. Referencing the above inner city communities, the increased density will directly affect the current 50 - 100 year old infrastructure. Has the City evaluated or taken into account infrastructure for water and sewer? Where is the money for schools, parks, green space and playgrounds for the increased population? Who will pay to upgrade our aging infrastructure? Unfortunately, we beleaguered taxpayers will incur higher taxes, yet again.
6. Has the City taken into account the removal of current tree canopies and the impact on our current ecosystems? Has the City considered the value of natural aquifers? Where will the groundwater - rain, snow, ice melt, go? Does the City have adequate stormwater management or systems in place? Where there was once a home on a 50' x 120' lot, with green space, you will now have possibly twelve units on the same footprint with 100 - 150 square feet of green space. You may wish to read an article by Astrid Hillers, “Water Underground: Why protecting what’s hidden matters to our health and for the planet ~ March 21, 2022. One of many articles on this topic.
7. When homes are demolished, where does the demolition waste go? What measures are being taken for sorting contaminants such as lead, asbestos or other hazardous materials? Are hazardous materials actually disposed separately, according to federal regulations? Are demolition debris disposed in construction and demolition debris landfills or municipal solid waste landfills? When gypsum from drywall is deposited in landfills, gypsum releases hydrogen sulfide, a toxic gas. Who and how are these toxic materials managed? How many tons of demolition materials are actually hauled to our landfills?
8. Did the Mayor or any Councilor ever campaign for Blanket Up-zoning? Your decision will permanently affect every single family homeowner who has chosen to live in a single family home.
9. If you need more land look at Nose Hill Park lots of land there to build

May you listen to the collective voices of your citizens and not support this RC-G Blanket Re-zoning.

Sincerely,
Lorna S Patterson; Kelly Patterson
1631 Cayuga Drive NW
Calgary, Alberta T2I 0N2
Kelly.Patterson@shaw.ca



Public Submission

CC 968 (R2023-10)

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First name [required] Sandra

Last name [required] Davis

How do you wish to attend?

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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 Open rezoning of all residential lots

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



Public Submission

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

Residential development should be on land adjacent to transportation corridors. I am not in favor of infills in established neighborhoods.



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First name [required]	Carole
Last name [required]	Jacobsen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	City wide rezoning
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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I oppose to this 'blanket city wide' rezoning. I chose to live where I do, as I do not enjoy crowded surroundings. I also feel it will lead to the devaluation of my property.



Public Submission

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First name [required]	Darryl
Last name [required]	Smith
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 10, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposal on Rezoning
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

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

Hi Kourtney

This is my 3rd email to you regarding the proposed rezoning of Calgary. (Still waiting to hear from YOU , not your assistant)

This proposal is a very poorly and knee jerk reaction by the City of Calgary. I am opposed to this plan for the following reasons

- 1) Density will increase in what used to be quite neighbor hoods.
- 2) Parking on the roads will not only be an issue but also a real safety concern with increased traffic.
- 3) The present infrastructure in a lot of these communities is not designed for additional population growth. (Can the existing water , sewer and electric system handle the proposed increase of services?)
- 4) Existing school system are not designed to accommodate additional students at the rate the city is proposing. Does that mean we bus these kids else where?

We purchased our home in this particular area BECAUSE it is low density and quite and now you feel it necessary to change the rules to suit your ideas. Shame on you and the rest of these councillors who are for this proposal.

The only ones who will benefit from this plan is landlords AND developers who will no doubt take advantage of the proposal; to make a lot of money by adding multi- family buildings to quiet areas at the expense of the existing residents.

My question to you is " What is considered affordable housing?" Is it \$300,000, \$400,000 , \$500,000? You keeping talking about affordable housing but no one ever put a dollar value on it?

I have made numerous suggestions to help ease the housing issue in Calgary without effecting the propose zoning change and as usual you and the rest of council feel they know better than the majority of Calgarians against this plan .

I'm not sure why you and other council members decided a plebiscite is not required when this proposal impacts ALL citizens of Calgary.

I am very disappointed with the lack of communication from you as well as your choice NOT to listen to the people that voted you in.



Public Submission

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First name [required]

Jack

Last name [required]

Heartwell

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting

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

In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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(hidden)

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

As a property owner in Calgary I am opposed to this rezoning proposal. i do not want to see a 4plex with basement suites and backyard suites developed on a lot next door to me or even on my street. Where do these people park? ..in the alley behind my property? on the front street in front of my property?.. severely restricting the ability of my family and guests to park in front of my home when they need to.It seems this proposal opens the doors for development of properties that will reduce the existing property values in neighborhoods that currently have good value and provide the city with a strong tax base... lower the property value - lower your tax revenue city council !! If this proposal supports stronger property values in existing neighborhoods, then the people that need this housing will not be able to afford it and you will be back at square one! Is there not lots of vacant property, especially in commercial areas, that could be rezoned and developed for affordable housing ? This way you don't run the high risk of destroying good neighborhoods by diluting their property values.This proposal I feel opens the door for unscrupulous developers to come in and develop properties that end up being undesirable neighborhoods operated by slum landlords. Don't let Calgary become a NYC or LA ... we have enough Big City problems now,,don't add more the pot with this proposal. THINK BEFORE YOU ACT!!!!
Thank you for letting me express my concerns and maybe even consider some of them.
Jack Heartwell
A concerned citizen and property owner.



Public Submission

CC 968 (R2023-10)

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First name [required]	Cam
Last name [required]	Weston
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support 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 Planning Matters - Land Use Designation (zoning)
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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(hidden)

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

I am firmly opposed to the City's plan to redesignate zoning. My family has lived in our current home since 1987. We purchased our lot and built our home because our community was designated RI. For the City to now unilaterally decide that our zoning should be changed is unreasonable and unfair. I expect that the zoning change will have a major negative long term effect, both in regard to property values and attractiveness of our community and most communities in the City.

Your mailout brochure states that the reason for this drastic action is to address the "housing crisis". I do not believe that any "housing crisis" in Calgary is as a result of existing zoning regulations. I believe that the issue is as a result of the burdensome delays and costs encountered by developers of new housing when faced with the over-reaching bureaucracy which exists within the municipal government of Calgary. Streamlining the process and eliminating unnecessary delays and expenses will result in a quicker resolution to the "housing crisis" than this counter productive rezoning project thought up by entrenched City bureaucrats.

Given the serious nature of this matter and the negative potential impacts on residents of the City I respectfully request that City Council reject this rezoning proposal. If City Council does not reject the proposal I believe it would be only fair and respectful to the citizens of this City to hold a plebiscite on this matter.



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First name [required] James

Last name [required] Mulvihill

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The City of Calgary's Housing Strategy 2024-2030.

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Re: The City of Calgary's Housing Strategy 2024-2030. This issue is much too important for 14 Councilors & Mayor to decide on behalf of city homeowners. Taxpayers MUST have a say via a PLEBISCITE held in conjunction with the next civic election in October, 2025.



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First name [required]	Sandy
Last name [required]	Davis
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	The Public Hearing on Re-zoning for Housing"
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

Re-Zoning Proposal Comment submission.rtf

ATTACHMENT_02_FILENAME
(hidden)

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

Submission to Calgary City Council regarding Re-zoning Proposal April 22,2024

According to the City's website: "This bylaw proposes amendments to Land Use Bylaw (LUB) 1P2007 to redesignate (rezone) portions of the City of Calgary to allow for a greater range of low-density housing forms. This change will allow for rowhouses and townhouses in all low-density residential parcels across the City of Calgary in addition to the building types already allowed (e.g., single-detached dwellings, semi detached dwellings, duplexes, and suites).These amendments will reduce barriers for the development of housing, provide a greater range of choice for Calgarians and demonstrate a significant step forward in delivering on Calgarians' housing needs...."

I would like to address each of these 3 points that are identified as consequences to these amendments.

1. "will reduce barriers for the development of housing". It is the City who creates or removes barriers in **new** communities. Once the community is identified to have zoning for multifamily housing or retail centres, offices, transit hubs or parks/schools, then individuals/families wishing to spend their money on a home will know what to expect and choose their community accordingly. They can be content with their choice as they knew what to expect for their community and how they chose to spend their money. This proposal to re-zone the city's existing communities is not necessary.
2. "provide a greater range of choice for Calgarians". This is incorrect. Calgarians who have already spent their money on purchasing a home in the community of their choice, will now be told that the zoning rules no longer apply. The choice they made is now considered irrelevant, and removed from consideration. According to Robert Poole*, "To abolish single-family zoning is a violation of the contract between a municipality and its single-family homeowners. They selected the neighbourhood and the house based on the protections offered by prevailing zoning."
Homeowners originally chose their neighbourhood knowing what to expect within that community. When expectations are not met, that is when people become unhappy.
3. "demonstrate a significant step forward in delivering on Calgarians' housing needs....". I would suggest that the housing needs are actually for low cost housing. This will not be the result of increasing the density

of existing neighbourhoods, unless the “calibre” of new builds is less than the existing community, in which case current home values in the community will drop. This unintended consequence will not make Calgarians happy or “meet their needs”. Alternative approaches to blanket re-zoning should be considered as low cost housing homeowners likely have a need for infrastructure not available in many existing neighbourhoods.

The unintended consequences of the drastic changes put forth in this re-zoning proposal are too great to accept.
I am strongly opposed to the re-zoning proposal.

Respectfully submitted
Sandy Davis

* Robert Poole “A Brief History of Single-Family Zoning”
<https://reason.com/2023/06/10/a-brief-history-of-single-family-zoning/>
October 6, 2023.



Public Submission

CC 968 (R2023-10)

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]	Kim
Last name [required]	Dunn
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support 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	Calgary.ca/rezoningforhousing
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

My family and I live, in a Cultasac on Martindale Mews NE. With these new rezoning proposals. We already have a terrible time with parking. Our area in Cultasac is angled parking but no one knows how to use proper. If these changes come into effect. And several properties are bought out and built into row, houses or others. This will make the situation even harder. To deal with, currently with the rentals on our street, its horrible some with 3 or more vechiles. I understand the principle of these being built and to accommodate people. The Schools in our area are already over capacity. Most streets in our areas cant handle much more, traffic. Including the proposed building near the Superstore Parking lot in Westwinds. The traffic there on a typical day is horrible. Let alone, during the annual Parade in May, put on by the temple. Please im not great with wording. But i do not agree with this in anyway.



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First name [required] Jackie

Last name [required] Holst

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I would like to know if areas like Mount Royal or asked to resign so that they can have people move into their houses as tenants. Or is it just the lower end areas Calgary that are asked to take people in. Calgary should've paid a little more attention to the amount of people that were coming into the city knowing that they were not gonna have adequate housing



Public Submission

CC 968 (R2023-10)

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First name [required] Jonathan

Last name [required] Hyatt

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

As a long-time resident of Altadore, I have had the pleasure of seeing my community revitalized over the last 20 years, as a result of more liberal zoning regulations. The central hub now supports a host of businesses including restaurants, pubs, grocery stores, professional services and more - all within a 10 minute walk of our house. Our property evaluations have increased and none of the downsides we were afraid of seemed to have materialized. It's all been upside.

With this rezoning, I look forward to many more communities in our city having a similar experience as the Altadore and Marda Loop area has had.



Public Submission

CC 968 (R2023-10)

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First name [required]	Jackie
Last name [required]	Jordan

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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 [here](#).)

[required] - max 75 characters	no to rezoning parking is bad enough without trying to cram more people
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

no to rezoning established neighborhoods that already have a problem with parking



Public Submission

CC 968 (R2023-10)

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First name [required]

Don

Last name [required]

Samson

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for housing

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

In opposition

