

Alan Roy Jensen
4636 – 26 Ave. N.E.
Calgary AB
T1Y 2R8

Members of City Council:

I oppose the Land Use Designation (zoning) amendment to redesignate to Grade-Oriented Infill (R-CG) District for the following reasons:

It's my observation that City Planning is not fairly and evenly distributing / allocating high density and "affordable" housing. The city's website shows that current Proposed affordable housing developments and City-owned affordable housing developments underway or recently completed has plans for 409 new ones in the Northeast, 80 new ones in the Northwest, 162 new ones in the Southwest and 196 new ones in the Southeast of the city. In addition, the redesignation map also shows a much more dense proposed redesignation plan for the Northeast as compared to the other quadrants of the city. This places an unfair strain on the services and resources of this quadrant of the city.

Calgary is not Vancouver, it is not Toronto and it is not Montreal. We do not have the same geographical restrictions as those cities do. One of our major attractions to the city is the ability to live in a single family dwelling with a yard and personal space - things that the other cities can no longer do. This type of home better fosters good neighbor relationships and provides a calm and pleasant community. It is a drawing and selling feature for many who don't want the "little boxes" lifestyle of Vancouver, Toronto or Montreal. Please don't contribute to the ruin of our city and lifestyles because of a fear of urban sprawl or cost of building outwards – that is a LIFESTYLE price that most Calgarians aspire to eventually attaining. City Planning is putting it out of reach by redesignation (reducing the number and ratio of single family dwellings) to meet a short term goal while ignoring the longer term benefits and lifestyles for future generations.

-Alan (Roy) Jensen



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

Why didn't Council consider conducting a targeted approach to re-zoning as opposed to a blanket approach that affects all of Calgary? Although it's easier to take a shotgun strategy, it lacks the attention to each community's unique character in the city and is an overly-simplistic method lacking in creativity to solve the housing problem. What will stop a commercial developer from buying large sections of land in all communities to build more profitable low-income housing and thus completely alter the character of a neighbourhood? By taking this blanket, shotgun approach that doesn't address the unique features of each community, council is failing their constituents and not properly doing the job in which they were elected to do due to lack of attention to detail and favouring a quick, sub-par solution that will completely change the character of all Calgary communities.



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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] **Heather**

Last name [required] **Sherman**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Opposition Letter - Blanket Rezoning.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

April 10, 2024

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

Attention: Mayor Jyoti Gondek and Councillors

Ms. Gondek and Councillors:

Re: Public Hearing on Planning Matters - Opposition to Proposed Land Use Designation Amendment (“Blanket Rezoning”)

We write as residents of Mount Royal to register our strong opposition to Blanket Rezoning, which would change the default zoning in our community from R-C1 to R-CG allowing up to 12 units on a 50x120 foot lot. In our view, and as further set out below, Blanket Rezoning represents reckless city planning that disproportionately impacts older inner-city neighbourhoods without recognizing or protecting their unique nature. Accordingly, we urge you to reject this policy change.

Proceeding with Blanket Rezoning will fundamentally alter established, historic communities in Calgary with no consideration of, among other things, environmental effects (e.g. reduction of urban tree canopy resulting in loss of biodiversity and exacerbating the urban heat island effect). We were drawn to, and are raising our family in, Mount Royal in part because of the park-like, historic nature of the community. People in our community and adjacent communities enjoy green spaces and engage in outdoor leisure activities in Mount Royal. Large gardens are a refuge for birds and keystone pollinators, such as bumblebees. Mature trees, and tree canopies, act as carbon sinks. Densification in our neighborhood would by its very nature increase lot coverage, further threatening the already fragile urban tree population.

We further understand that Blanket Rezoning will not address the housing issues the City is seeking to solve. According to Professor Patrick Condon, up-zoning of neighborhoods drives up housing costs and cannot create affordable housing. By sensibly developing major corridors across Calgary in step with transit capacity, the City can accommodate the needs of its growing population without irreversibly altering the nature of established communities and placing undue strain on inner city utilities, on-street parking and schools (by way of example, Western Canada High School is introducing a lottery process for incoming Grade 10 students within the designated school boundary for the 2024-25 school year).

By proceeding with Blanket Rezoning, the City will abdicate its rightful control over planning decisions to developers who may be motivated by short-term financial gain as opposed to long-term community and environmental interests. Community residents will have significantly less opportunity to participate in development decisions.

Finally, we believe the process by which this proposed policy change is being implemented lacks due regard for democratic principles. If passed, Blanket Rezoning represents the most significant change to Calgary’s residential zoning and neighbourhood stability in more than 60 years. In March 2024, 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. For these reasons, we urge you to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,

Justin and Heather Sherman

Justin and Heather Sherman



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First name [required]	Jeff
Last name [required]	Rodych
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council - Rezoning for Houses
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)

Strongly opposed to the blanket rezoning to the city of Calgary in particular the community of lake Bonavista.



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First name [required] Michael

Last name [required] Carlile

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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So many of the lots that are being converted from one to two home lots, are each \$200,000 to \$500,000 more than the dwelling they replace. This makes them unaffordable to people this rezoning is targeting. Now we also have two houses being torn down and replaced by ten units. That goes from 6 bins (black, blue, green) to 30 bins for the same lot. 4 cars, 2 per household, to 20 cars. We do not live in New York and I don't want Calgary to look like New York. Our Planning Department is hellbent on making Calgary unrecognizable and unlivable.

This plan is meant to increase city revenue so the oversized bureaucracy can continue the out of control spending on pet projects and questionable city planning.