



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] Finnley

Last name [required] Dickson

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 Multiple housing types, decrease urban sprawl

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)

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First name [required] Kevin
Last name [required] Wesa

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My name is Kevin Wesa. My wife and I have lived in the community of Oakridge (ward 11) since 1997. We are both opposed to blanket rezoning. Blanket rezoning will change the nature of our communities. We bought our home based on the zoning bylaws in 1997. We do not believe that city council has moral authority to change to blanket rezoning without a plebesite.



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First name [required] Susanne

Last name [required] Maxwell

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)

Mayor and councillors please respect your city, listen to the homeowners, tax payers - the citizens. This rezoning proposal is designed to only support developers- not the homeowners. We can not believe you would go through this process without a plebiscite for Calgaryans to vote on such a massive change to their city. When did council ever start doing things this serious without input from voters?

I have talked to so many people who don't even know the details about what's happening in this proposal- so you aren't getting the full picture of them what calgarians want and expect from you.

This proposal is horrifying. I have talked to land development and realtors who say this will ruin our city. Do not go forward with this blanket rezoning, do something much more reasonable and get our VOTER



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First name [required] Jerry

Last name [required] Patterson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to blanket rezoning for a number of reasons. It will not solve the affordable housing crisis which appears to be the impetus. In fact, it could drive up the cost of housing as first time home buyers, for example, will now have to compete with developers who will be purchasing with an eye toward maximizing profit by cramming as many residential units on a single lot as they possibly can and will be prepared to pay for the lot accordingly. It tramples on the rights of communities to have any say in the type of neighbourhood in which they wish to live. It will negatively impact property values of homeowners who purchased homes in a good faith reliance upon City published planning documents. The City has no idea what the adverse impacts will be on the existing infrastructure in communities. We have already seen the disaster that is Marda Loop. Council should reflect the views of its constituents, and not pretend that they know what is best for all of us without having campaigned on this drastic change in policy. Thank you.





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First name [required] Kevin

Last name [required] Peters

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Upzoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Good day Mayor and City Council I am in opposition of the blanket rezoning.

I have lived in this wonderful city my entire life and grew up in a single detached home in a low density neighborhood. My family's first home was a condo. For the most part we enjoyed living in the condo setting. One of the big stresses of living in a condo is having to put up with other people's poor decisions regarding maintenance of the common area and condo units to name a few. The tip of the iceberg for us was an "Envelope Attic upgrade" that was supposed to make our condo more efficient but actually ended up damaging our attic and ceilings due to faulty workmanship. After spending several thousands of dollars in legal fees and countless hours fighting the Condo Board, we decided to stop the bleeding and move away from our stressful condo life. After working extremely hard for several years we finally had enough equity in our condo to look for a home. We had searched all over the city for several years for a suitable home and finally found our single detached home in a quiet low density neighborhood, one very similar to the one I grew up in.

What did we learn? We learned that you can complain all you want but ultimately the decision's have already been made by the people in power. This is a very similar scenario to what the City of Calgary is planning to do with the Blanket Upzoning proposal.

We chose the area we live in now for its:

NON densification

Quiet streets

Parking in front our our home

Large green front and back yards for our children to play

Large established trees for shade and for a children to play

Densification is not the answer to the housing issues we are facing today. Allowing Blanket Upzoning will not only destroy established neighborhoods but also the dreams of the people who reside there.

Thank you



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First name [required] Margaret

Last name [required] Fong

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)

Please include my comments in the public record. I am in OPPOSITION of the blanket city wide upzoning portion of the Calgary Housing plan. As a senior and someone that currently has owned their property for decades, I am shocked at the drastic and immediate change to the vision of the community of West Hillhurst, Ward 7. I understand that federal funds are attached to this change. However, I believe that my legal rights are being trampled on due to federal interference largely driven by Eastern Canada and international forces such as ICLEI. There is a restrictive covenant on my property that the city is not addressing. In my many years living in this inner city district, I have only seen mega mansions and very expensive infills, both attached and detached built in the neighbourhood. I see no reason based on my historical experience that an open door/city policy granted to developers would change this trajectory and facilitate affordable housing in the neighbourhood. Please reconsider blanket rezoning of the entire city as I feel the bribe from Trudeau will create more chaos/destructive forces than expected. There are other ways of creating affordable housing than doing what Trudeau wants.

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First name [required] Adrian

Last name [required] Jolley

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 Zoning

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

ATTACHMENT\_01\_FILENAME (hidden) Mr Adrian Jolley Blanket Rezoning.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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REF.: BLANKET REZONING WARD 1 AMMENDED

Dear Sir/Madam

Thank you for reading my short letter.

My name is Adrian Jolley and I am a home owner that is against blanket rezoning.

It is not fair that the people who bought their home based on the surrounding feel of the neighbourhood should suffer by this act.

In my opinion it is negligence of the governments for continuously increasing the amount of newcomers to Canada without considering the effect on Canadian citizens and Residents living in these communities.

It scares me that I feel now that our representatives in our council are becoming more and more disconnected from the people that they represent and simply follow commands passed down from much higher sources with conditions applied.

100m from our house over 200 town houses have been built on a small piece of grass land we used for walking our dog.

There is very little space between these complexes as it was a very small piece of land (see photo 1).

As a result of this the traffic has increased in this once quiet neighbourhood where our son used to play basketball in our driveway, the number of new people walking past our garden at the back of our house has become like a theme park.

These houses are three stories tall and overlook the residents gardens (see photo 2 & 3), which removes the privacy they once had.

The schools, dentist, doctors are already strained, even without increasing the population in the community.

Please freeze this aggressive blanket zoning and put more thought and compassion into this. If it was your house and you have been living there many years, tell me, "how would you feel".

Get connected with the people again, listen to their opinion and fight for the people.

Thank you for allowing me to present my letter.

Have a wonderful day.

Kind regards Adrian Jolley

*Adrian Jolley*



PHOTO 1

There is very little space between these complexes, in my opinion this is a huge fire risk.



PHOTO 2

The residents houses are now overlooked.

The residents loose their privacy.

The residents loose natural sunlight as they are now shadowed by these complexes.



PHOTO 3

The residents phycological devastation of having their dream home now becoming a nightmare home.





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First name [required] Ryan

Last name [required] Boag

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 Council Meeting on 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)

As a resident in an RC-2 community I'm opposed to the blanket re-zoning of the city as it does nothing to address affordability. It best serves the interests of the developers, many of which have donated to various council members. The re-zoning does not take into account that I have specifically purchased in a single-family community. The infrastructure, despite the city's claims, is not sufficient to support the 3x increase in density from peak levels. There was no discussion of this in the last election and then to reject a plebiscite is reckless on the part of this council, especially given the blatant conflict of interest between council and the developers. The potential loss of public green spaces and parks would also be detrimental to the city.



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First name [required] Lorraine

Last name [required] Smith

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 City Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We do not support the rezoning proposal



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First name [required]	Chris
Last name [required]	Davis
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	April 22nd Public Hearing on Blanket Up-Zoning (R-CG)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	2024 April 15 - Chris Davis submission re Blanket Up-Zoning.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

See attached presentation package

**Calgary Public Hearing**  
**Commencing April 22, 2024**  
**Land use Amendment Citywide**  
**(LOC2024-0017)**

**Presentation Materials –**  
**Chris Davis** BComm, LLB  
APRIL 15, 2024

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# SECTION 1 – A CASE FOR CHANGE

How did we get here?

## The City of Calgary Housing Strategy ('Home is Here')

The City of Calgary is implementing The City's Housing Strategy ('Home is Here'). It outlined 98 actions, including actions recommended by the now disbanded "Housing and Affordability Task Force" (HATF). The Housing Strategy was approved by Calgary City Council on September 16, 2023. The Housing Strategy "aspires to ensure Calgarians have an affordable place to call home".

The HATF had 3 recommendations, the first of which was to "make it easier to build housing across the City". As one of 10 action items, the HATF suggested (Items 1.d. and 1.f) that:

- d. Prepare the necessary bylaws to immediately:*
  - I. Make the base residential district Residential-Grade Oriented (R-CG) with guidance for single, semi-detached, row and townhouses into a single land use district.*
  - II. Enable secondary suites and backyard suites on one parcel of land.*
  
- f. Complete City-initiated land use redesignations by Q2 2024 to:*
  - I. Implement R-CG as the base residential district across Calgary.*
  - II. Implement Housing-Ground Oriented (H-GO) in residential areas within proximity to transit, main streets and other corridors*

These FOUR action items, following review by the City's Community Services Committee (June 6, 2023) and then by Council (September 16, 2023), found substance in the 'Home is Here' housing strategy, in particular in "Outcome 1" (of 5) action items (within Objective 1C – Amend and streamline planning policy and process to allow for diverse housing):

- 1.C.4. Prepare the necessary bylaws to immediately:*
  - i. Make the base residential district Rowhouse-Ground Oriented (R-CG) with guidance for single, semi-detached, row and townhouses into a single land use district. **HATF***
  - ii. Enable secondary suites and backyard suites on one parcel of land. **HATF***
  - iii. Eliminate parking requirements for backyard suites. **Council (New)***

*1.C.6. Complete City-initiated land use redesignations by Q2 2024 to R-CG as the base residential district across Calgary. **HATF***

*1.C.7. Implement over time, City-initiated land use redesignations for Housing-Ground Oriented (H-GO) in completed Local Area Plans where appropriate. **HATF***

## How does this make it easier to build housing across the City?

The theory is that by grouping all low-density housing built forms (by the elimination of 8 current low density land use districts and the consolidation of these districts into one R-CG / residential contextual grade oriented housing district, a land use efficiency will result. It will no longer be necessary to attend

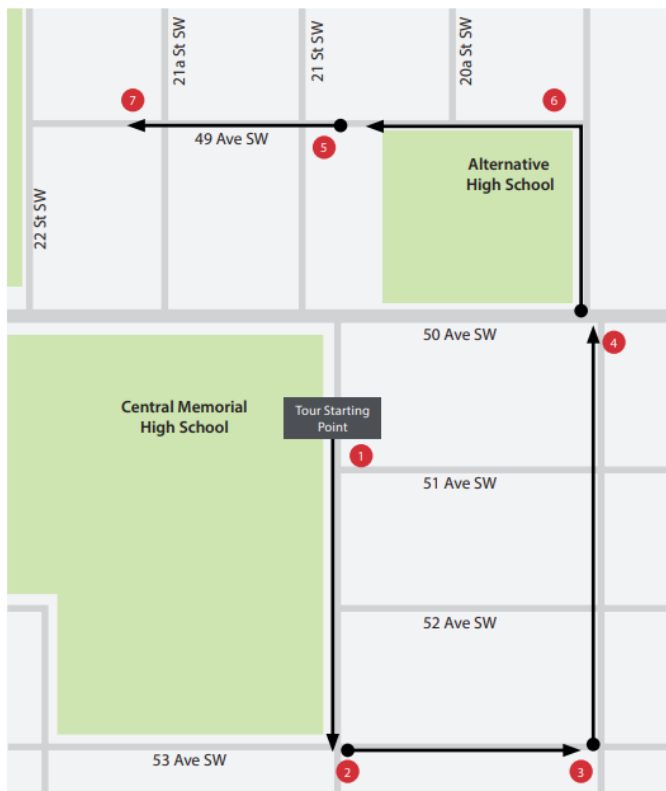
Calgary City Council for public hearings on land use amendment matters for each parcel that might require "up-zoning" (from the current use to the R-CG or R-CGex (same district with no secondary suites)). This is a 6 to 8 month application process that, in the main, sees Council approving the majority of these applications. The theory is that by removing the public hearing process, "rowhouse" and "townhouse" developments can more easily be built in every community.

## What is our North Glenmore Park experience?

The "rowhouse" version of the current R-CG housing (corner lot, 3 units or greater – typically 4 on a conventional 50x120 lot) was introduced in 2014 and our North Glenmore Park community began to see requests for this type of built form in around 2018. Our community has about 15 of these developments either completed or underway. Our community has recently been identified by the City as a prime example for "rowhousing" in one of the two self-guided walking tours for R-CG housing (\*note that none of the examples in our community have secondary suites).



## Altadore & North Glenmore Rezoning for Housing Self-Guided Walking Tour



With the approval of **Home is Here: The City of Calgary's Housing Strategy**, Council directed us to take actions to address the housing crisis. One of these actions is the proposed citywide rezoning to a base residential zone, the R-CG zone, to enable various housing types in our communities, including single detached, semi-detached, rowhouses, and townhouses.

This will help housing affordability by:

- increasing the supply of housing to meet demand
- allowing for greater housing variety and options to suit the needs of Calgarians
- reducing the costs and timelines for permit approvals



Scan here or visit [calgary.ca/rezoningforhousing](https://calgary.ca/rezoningforhousing) to learn more about the Rezoning for Housing project.

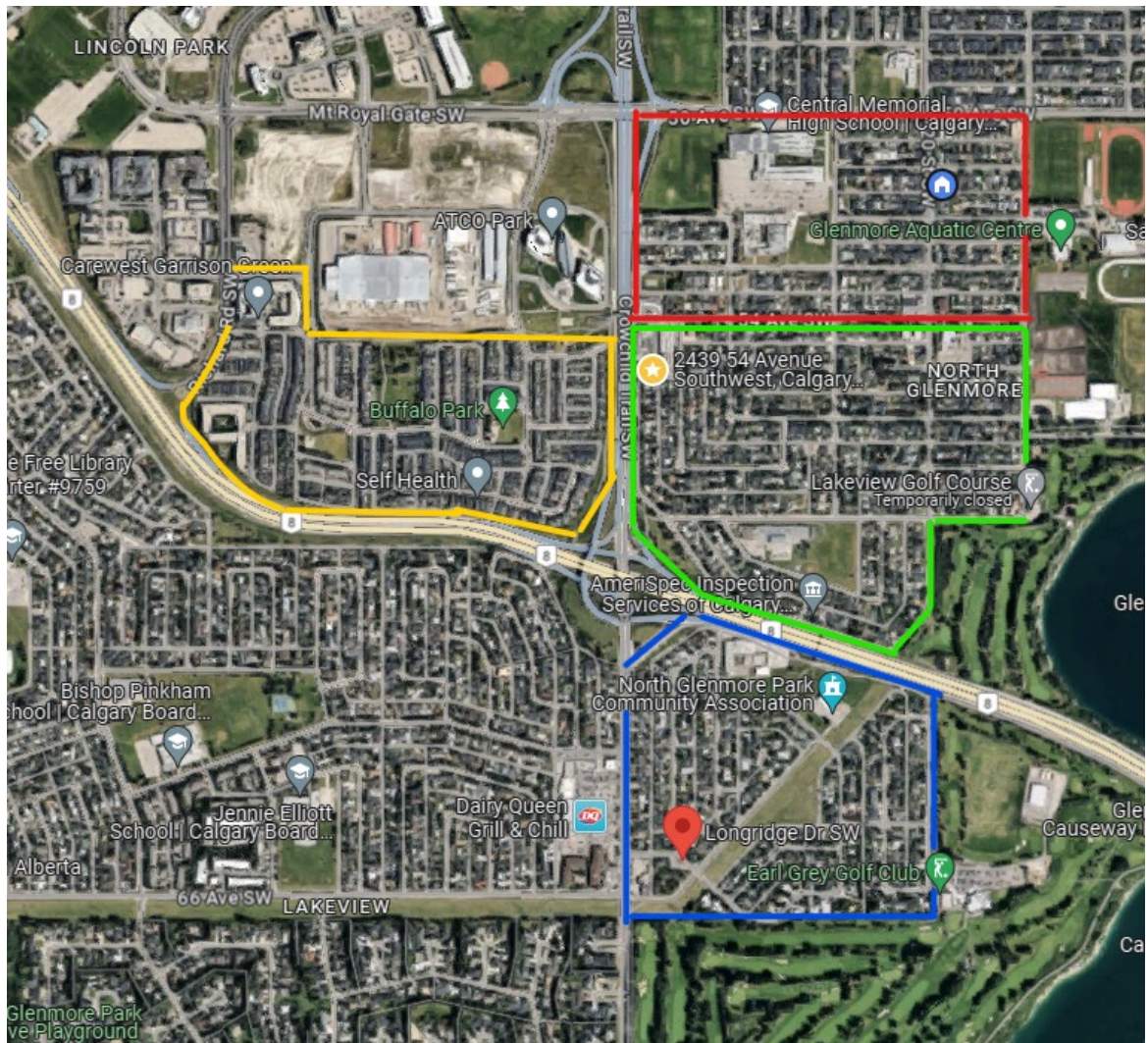
23-0033748 - CRV-27547

It's worth noting that our community's Planning and Redevelopment Committee (PARC) has published design suggestions, and they support "rowhouse" development along both

54<sup>th</sup> Avenue and 20<sup>th</sup> Street, north of 54<sup>th</sup> (along the #7 bus route). The PARC guidelines did not support the "rowhouse" design elsewhere, primarily due to parking restrictions (no parking zones adjacent to Central Memorial High along 21<sup>st</sup> Street and adjacent to the track and field facility on 19<sup>th</sup> Street).

The more recent variation of R-CG, the "townhouse" built form is only now finding its way into the community, with one 8 unit project (4 primary and 4 secondary units) at 2131 – 50<sup>th</sup> Avenue SW.

The North Glenmore Park community is unusual in that it is bisected by two freeways (Glenmore and Crowchild) and has four identifiable "sub-neighbourhoods".



BLUE - The community is known for its mid-century modern single detached homes near Earl Grey Golf Course (even the occasional Stampede Dream-home!), but this is only part of the story.



GREEN - North of Glenmore there is much of the same type of housing – the old "R-1", now called "R-C1" (the "C" is for contextual).





New single-detached infill

RED - But there is a third precinct north of 54<sup>th</sup> Avenue (where we have a new Timmy's on Crowchild Trail) and south of 50th, where you see a community almost evenly split between R-C1 singles and R-C2 semi's. And a dozen or more new "rowhouse" and "townhouse" developments.



7 unit "rowhouse" (no suites)



A range of single and semi-detached / of "old" and new



New single detached homes



A 2019 "rowhouse" project (no suites)

YELLOW – and the newest community area is "Garrison Green", our 15-year-old affiliate neighbour lying west of Crowchild Trail. The range of housing in this "master planned" community ranges from R-C1 to M-CG.

The case for housing variety in the 4 community "sub-neighbourhoods" is clearly stated, but it is our view that housing diversity need not mean everything-everywhere. Within a very walkable 15 minutes in North Glenmore Park, one can find the much desired "complete community" with pretty much every type of built form to accommodate residents from cradle to grave.

Blanket up-zoning, we submit, will do little to respond to housing choice in North Glenmore Park.

### **The contextual challenge faced by the "townhouse" built form**

The "townhouse" version of the current R-CG housing (mid-block, 3 units or greater – typically 4 on a conventional 50x120 lot, with 4 additional secondary suites / units for a TOTAL of 8 units) is much more challenging than corner parcel "rowhouses".

Not only is there the loss of off-site parking opportunity on the parcel flankage, but two adjacent properties are affected concurrently.

While characterized as "contextual", there are few elements in the existing R-CG rules for "townhouses" that could truly be seen as contextual.

This recent example of "townhouse" development on 50<sup>th</sup> Avenue in the community visually demonstrates how non-contextual this new built form is adjacent to existing "four-plex" type development.





# SECTION 2 – THE LEGAL FRAMEWORK

## What does City Council need to consider on April 22nd?

The planning purpose test from s. 617 of the *Municipal Gov't Act* to be applied by City Council on April 22<sup>nd</sup> when considering blanket up-zoning is whether such changes will "improve the quality of our physical environment in an orderly way, without infringing on existing property rights FOR ANY PUBLIC INTEREST except to the extent necessary for the overall greater public interest".

Given the potential for "material interference with ... the use, enjoyment or value of neighbouring parcels of land" whenever new development is introduced, should our City Council not proceed cautiously before agreeing to such sweeping change - where the evidence is slim or marginal that such change is in the "overall greater public interest"?

As former chief Justice of Alberta Catherine Fraser said in the "Love v Flagstaff County" decision in 2002 –

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

[27] Central to these values is **the need for certainty and predictability in planning law**. ... private ownership of land remains one of the fundamental elements of our Parliamentary democracy. Without certainty, the economical development of land would be an unachievable objective. Who would invest in land with no clear indication as to the use to which it could be put? Hence the importance of land use bylaws which **clearly define the specific uses for property and any limits on them**.

[28] **The need for predictability is equally imperative**. The public must have confidence that the rules governing land use will be applied fairly and equally. This is as important to the individual landowner as it is to the corporate developer. Without this, few would wish to invest capital in an asset the value of which might tomorrow prove relatively worthless. This is not in the community's collective interest. (emphasis added above)

## *Conclusion*

We leave Council with this question – if you were the owner of this new single detached (R-C1) home on the left would you have made the same investment had you known the rules were about to change (R-C1 to R-CG) shortly after completion of your home?

If approved, how will blanket up-zoning affect investment decisions going forward?

How will blanket up-zoning either achieve Council's stated objective of providing for a greater range of low-density housing forms than we currently already see in North Glenmore Park OR more our community more "lively" OR make our community "more affordable"?





City Council, when considering the blunt instrument of blanket up-zoning, please apply the balancing test in section 617 of the MGA and consider the "overall greater public interest".

And consider that the "overall greater public interest" can be, in part, determined by the need for "certainty and predictability" in planning matters, as articulated by the Court in "Love v Flagstaff".

Please Council, turn down the proposed requested amendments to Land Use Bylaw 1P2007 that are before you on April 22<sup>nd</sup> (or thereafter).

**I would be pleased to answer Council's questions and to respond to suggestions for how we can move forward on density matters and housing in a more collaborative manner.**

# APPENDIX 'A' - ONE PERSON'S RESPONSE

TO THE PUBLISHED (AND REVISED) CITY OF CALGARY UP-ZONING 'Q&A'





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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] Gerhard

Last name [required] Sieberg

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 24, 2024

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

[required] - max 75 characters Citywide 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 don't think the proposed re zoning is in anyone's best interest. I chose the R-C1 location for a better place to raise my family. I want greenery around me and my children. The re zoning will deplete our green canopy and that is in stark contrast to the reduction in CO2.



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First name [required] Jason

Last name [required] Tauber

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning stands a high probability of sudden and major impacts to communities and neighbourhoods with less consultation than is being conducted today (which already falls short of what many people would like to see done by housing developers). I am not opposed to denser development but it is not clear that this rezoning action will actually result in meaningful affordable housing where it is both needed and accepted. I expect Council to hold a more nuanced discussion on the rezoning opportunity rather than pushing through a binary go/no-go.



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First name [required] Tiffany

Last name [required] Burns

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council - AGENDA ITEMS not on City website

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

Dear City Council,

Do not vote to re-zone Wildwood. Do not vote for the blanket re-zoning of (almost) the entire city. It is a mistake.

Calgary is a city of many neighbourhoods, each with their own character. For some, it makes sense to re-zone.

However, some should be preserved as single family, keeping Calgary as a place with many options for future generations.

Wildwood is one of those neighbourhoods. Multi-plex housing will destroy the special character of this community, where neighbours are friendly but also extremely respectful of this peaceful, quiet and beautiful place.

The housing "crisis" will not be solved by rezoning Wildwood. It certainly will not create affordable housing. In this neighbourhood, infills will sell for a million dollars, and the only ones to benefit will be developers.

The large designation of Housing – Grade Oriented (H-GO), permitting 8-plexes, is guaranteed to destroy the safety of this very pedestrian-oriented neighbourhood.

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

The recent boom in popularity of the dog park by Sarcee Trail has already dramatically increased traffic in our neighbourhood. The light at 45th Street and Bow Trail gets backed up, both entering and exiting the neighbourhood. Often those drivers, in a rush to walk their dogs, speed through school zones. Some of them ignore pedestrians waiting to cross the street, or creep up on them in a harassing manner as they do cross.

Technically, our community cannot support going beyond single family zoning.

The infrastructure here is old. There are issues with the water lines. We have just two roads into the community. The back alleys are small and street parking is already limited.

Personally, we chose Wildwood specifically because it is zoned for single family. We have invested heavily in Wildwood, building our dream home here, while carefully ensuring that our home fits in as a good neighbour. It is single story, it does not destroy sight lines or create shadows on our neighbours' properties.

We are not alone in wanting to preserve this special community for generations to come. We have collected hundreds of signatures in a petition.

Please find it here:  
<https://www.change.org/p/stop-calgary-city-council-from-rezoning-wildwood>

Sincerely,  
Tiffany Burns



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First name [required] Laurie

Last name [required] Hawkins

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

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

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

REZONING. It seems my word program expired and cannot use it at such a critical time. I didn't know what else to do so I put together the info in an email and forwarded to my MLA Tanya Fir. I called and left a message stating my problem and if she could forward on on my behalf. I know the info had to be in by noon today, Apr 15/24. I just could not do an attachment to send to you. I would also like to be included in attending the council meeting Apr 22/24. I can be reached at (403) 479-0220 and/or [REDACTED]. Could someone please advise. I have put a lot of time into this issue. Thank you. - Laurie Hawkins



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First name [required] Jane

Last name [required] Skeans

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re-zoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live in Altadore. However I walk and run through the community of Elbow Park regularly and I enjoy the green spaces and single-lot homes. While I embrace the zoning in Altadore, and enjoy living here, it has posed challenges (congested schools comes to mind instantly). Mostly, I appreciate diversity between neighborhoods and I'm proud to live in a city with some of that diversity and interest. It makes my heart break to see beautiful, old historic neighborhoods lost. Can we not protect some of this in Calgary? Please.

As an aside, if someday I could afford to purchase a single-lot house in an R1 neighborhood that is centrally located, I would love the opportunity to live in a city where I could do that.

Please reconsider this plan.



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First name [required] Damon

Last name [required] Johnston

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose the Blanket Rezoning.

The impetus for new Housing crisis declared by Mayor Gondek and the Councillors in favor is politically motivated and rooted in their complicity with the Federal Government. The timeline of the declaration of the Housing Crisis coincided with the Fall sitting of the House of Commons and the polls for the Federal Government and Mayor Gondek were plummeting. The real crisis was the low polling numbers for both Mayor Gondek and the Federal government and the runaway immigration created by the Federal government. To deflect attention from their flawed immigration policy the Federal government coordinated with the Municipalities and cooked up a multibillion dollar plan to "save" Canada and their own party elimination. Moving forward with the Liberal multibillion housing emergency plan is a vote buying advertising campaign to hook our Municipal governments as a cover-up for the uncontrolled immigration policy.

Blanket Rezoning is a grossly uninformed move with real, wide reaching negative consequences for every Calgarian, irrespective of home ownership or socio economic status, identical to the impact of an unchecked immigration policy.

I am asking you represent your constituents and vote no for Blanket Rezoning in order to satisfy the Federal government conditional Housing Accelerator Fund application with undisclosed milestone requirements.

Thank you,



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First name [required] Elaine

Last name [required] Fisher

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 the rezoning of residential 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)

I am very much opposed to the rezoning idea, especially in the lower income neighbourhood's. Is the city planning to open up the more affluent neighbourhood's to the multiple rentals and multi family housing?

You should have separate submissions for each quadrant of the city. People buy house to get a little security and peace of mind and many times to try and get away from high rental neighbourhood's. To try and have a bit more stable environment, especially if they are raising children. When it comes to the children, is there going to be room for them in the already established schools, will they be building more schools?

Double the amount of people and you are going to have double the amount of problems. The NE is already overcrowded in all capacities

People moved into a quiet residential zone and the city will be removing that against their will. So many people will not be able to change their circumstances and will have to put up with the "will" of the city that goes against theirs once again



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First name [required] Evelyn

Last name [required] Ferguson

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 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 with all the community rezoning currently happening and specifically working my community of Glenbrook. While I'm in favour of the duplex zoning, I fear that allowing 4 and 8 complex units will forever alter our community in a negative way. From parking issues, increased traffic, taking down trees to accommodate these new builds and no further ability to add community green space and parks. I worry that we are crowding our inner city communities and lowering the value and quality of community for current owners. We currently have 3 lots near us that will potentially be used for more dense housing and I'm worried for what this will mean for my kids and our property value.





**87%**  
of low-density  
residential  
properties only  
allow single or  
semi-detached  
homes

In September 2023, Council approved **Home is Here: The City of Calgary's Housing Strategy 2024–2030**. One of the actions in the strategy is to remove barriers and enable a greater variety of homes in all communities.

### What is proposed?

If approved by Council, Rezoning for Housing means:

- Single-detached homes, semi-detached homes, suites and rowhouses could be built on any low-density residential property. Development permits and/or building permits would still be required as they are today.
- Development permits for rowhouses would include opportunities for community feedback on proposed designs.
- A secondary suite and a backyard suite could be built on the same property, with no parking requirements for backyard suites.



**To learn more and find out if your property is included:**

Go to [calgary.ca/rezoningforhousing](https://calgary.ca/rezoningforhousing) or call 403-268-5311



Single-detached



Semi-detached



Rowhouse



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

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First name [required] John

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 Public Hearing Meeting of Council (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)

My wife and I strongly oppose Blanket Rezoning in Calgary since it has the very real potential to affect in a significantly adverse manner the CHARACTER of existing Calgary family neighbourhoods that many people deliberately CHOSE to live in, based on existing applicable zoning.



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First name [required] Paolo

Last name [required] Di Cienzo

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)

A city-wide change to zoning to help the current housing shortage does nothing but foster opportunities for developers to profit from densifying lots with questionable quality builds, as we are seeing throughout the City. This blanket approach undermines property values and compromises established communities. Tax-payers have invested in their homes and properties, and those values should not suffer as a consequence of what appears to be a political agenda. The long-term effect on communities has not been considered, and is being sacrificed for the benefit of the current office's need to show progress on the housing issue. Please consider that properties within well-established communities of higher value will not be affordable for developers to purchase and densify unless units are sold for a premium. What demographic are you solving the housing crisis for? As a property owner who will be affected, I ask for a more diligent and considered approach to this issue.



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First name [required]	Kelsey
Last name [required]	Guilcher
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	Public Hearing Meeting of Council - Blanket Rezoning Opposition
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Council Letter.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Good day,

My Name is Kelsey Guilcher and I am writing this letter as an impacted land owner of Wildwood (Ward 6). In 2021, my husband and I moved to Wildwood, from Marda Loop since we were overwhelmed by the density in the area. When moving, Wildwood drew our attention due to its RC1 zoning, as well as the charm and sense of community the neighborhood holds. At that time, we had the option to move to a density that satisfied the needs of our family.

Being an expecting mother, my husband and I had bought in Wildwood in hopes to have quiet streets, mature trees, skyline, ease of parking with small children, and a well-planned community focused on single dwellings. With blanket re-zoning, there will no longer be communities within the municipality providing these options.

### Affordability

In a time when building costs are on the rise, knocking down existing homes to create new builds is not the answer for affordable housing. Not to mention, as a council who is particularly concerned about climate change, the increase of unnecessary goods such as concrete, which is one of the largest carbon emitters is reckless. The demand on supplies, in conjunction with the lack of skilled trade workers is going to further drive-up housing prices. Blanket rezoning does not solve affordability.

### Density

Regarding density, there appears to be little thought put into the different zone (hence the word blanket). The entire city is being painted to the same brush. The charm this city holds is there are communities and areas within communities that have options for families who want to live in different density levels. With the plan to paint the city with the same brush, people no longer have the choice on the density neighborhood they will live in. There should be a well thought out plan in place, to densify main thoroughfares, without destroying the integrity of the neighborhood entirely. This would leave single family dwellings in each neighborhood, yet densifying parts.

The city needs to be making data-based decisions. For example, if schools in certain neighborhoods are under capacity, and at risk of closing there could be an opportunity to densify. Meanwhile, there are many schools that are over capacity, and children need to bus to other communities. These should not be densified. This type of approach would meet the needs to what the city is looking to accomplish and would be a more reasonable approach to take to the communities impacted. With a data-based approach, people could be persuaded. This change is significant, and once construction begins irreversible. The city needs to put more thought than simply blanketing the entire city.

Parking is another part of this plan that is not well thought out. In an article posted by the Toronto Sun, the average vehicle per household is 1.5. With the cities parking regulation of 0.5 stalls per unit, the streets are going to be packed with vehicles. This is exactly why I bought in Wildwood, was to escape this lifestyle that exists in Marda Loop. With blanket re-zoning, citizens will have no control over what development goes next to them. Currently, there is a process in place to prevent unwanted densification in places it doesn't make sense. This will no longer exist. Densification will now become completely unpredictable.

## Consultation and Lack of Thought by Council

Throughout the process, the City's consultation process has been very confusing for citizens. Early in the process, there was a Wildwood community Local Area Plan (LAP) that was being pushed upon the community. Meanwhile, the city had other plans to blanket re-zone the entire city. This has created a significant amount of misconception on what the actual blanket re-zoning entails. The plan we thought we revised with the city, is no longer what is being implemented. This weak consultation shows a complete erosion of trust between the council and the people. This is exactly what needs to be avoided. A plebiscite needs to be re-visited.

## Closing

In closing, blanket re-zoning will take away the homeowner's rights and voices. Throughout the engagement process, the feedback from the sessions have been "what can I do to convince you", instead of the mindset for which you were elected "what can I take away to represent my ward". Yet at these sessions many people in the community appose this change. If this blanket re-zoning is passed, it is clear the council neglects to listen to the voices of the people to whom which they represent. As I mentioned previously, my husband and I needed to escape the high density of Marda Loop. For people like us, we had that option and decided to move to Wildwood. By blanket re-zoning, you are catering to the citizens who only want to live in high density neighborhoods. This is the minority. People no longer can choose a place to live based on what makes them happy. The city has made this choice for them. I urge you all to re-consider the plan proposed today. We can find ways to densify without destroying the integrity of our neighborhoods.

Density:

- Parking, Access, infrastructure, further burden on tax dollars.
- Areas can be re-developed (main arteries, close to train stations, this feedback as in the LAP, which is thrown out now)
- Permanent damage once construction begins.
- Greenfield
- Unpredictable density increases per neighborhood will lead to lagging service upgrades. If not lagging, inefficient use of city service upgrades (capital) to certain areas...

Blanket zoning is not a data based decision.

- No strategy
- NO thought on school capacity
- No thought on hospital
- No control over targeted densification to areas where are below capacity, just blanketing the entire city and will put unnecessary strain areas

Consultation Incredibly weak. Confused Calgarians with LAP vs Blanket rezoning

Councillor informed me we can share cars with neighbours (0.5cars per household)

- Where is the data showing the avg car per household
- The fact people don't do this now, proves they don't want to do this. We could share now if we felt that was a reasonable thing to do..... The city is pushing what we "want" on us

Erosion of trust from city

- Rezoning of parks to high density

Protection of trees in the area

Vehicle Assessment

Infrastructure Assessment

Tips

Submit online submission form

You can have slides

Establish goals

Concise – why appose

5 minute maximum time

Introduce name, speaking to bill number and what ward I am in



Call the idiots by councillor



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First name [required] Camila

Last name [required] Toth

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters City 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 live in Glamorgan where current city zoning is RC1. changing the zoning to increase density will significantly impact congestion where the current road and intersection infrastructure cannot sustain the increase. There is already significant limitations on parking and difficult to find parking in front of my house. i enjoy living in my area with a lot of mature trees and small bungalows and will be an eye sore to see big tall buildings. I reject the city's blanket rezoning and think this should be analyzed to only certain areas to retain the charm of these areas which is what people enjoy.



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First name [required] Autumn

Last name [required] Malsbury-Boag

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 public hearing 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)

my prior comment was cut off...

The city has continued to change this proposal throughout the process and people don't even know what this includes now. At no point were 12 units on one lot 4 "row-houses" with 4 suites AND 4 backyard suites a possibility until the hearing letter. It was not in the city documents, it was not at the city info sessions (I attended 2 and clarified with planners exactly what could be built and this was never on the table. Is that even legally acceptable for so much misinformation prior to a hearing?

Finally, I'm concerned about the conflict of interest with so many on the Development Committee having direct ties to the private development industry. You can clearly see large donations to brand new councillors that are now the ones strongly pushing for this rezoning. Walcott's campaign office was in RNDSQRS showroom! PBA Land owner and board director donations to councillors and mayors campaigns were noticeable and now they have the incentives for downtown tower redevelopment. There is a huge ethics issue! There are no solid examples where blanket rezoning has worked including the examples like Auckland the city is basing this on. New Zealand is abandoning this plan!

Many citizens and experts have great ideas on what can be done. I watched the hearings in the fall when I first became aware of this and was deeply concerned by how the Mayor and council members, Penner, Walcott, Carra in particular were treating anyone who was not in support of the rezoning plan. Affordable housing needs to be built where it makes to do so in new suburbs on lower cost land, on city owned vacant land (not parks and greenspaces). This will be cost efficient and can be planned for the appropriate infrastructure from the start, parking, connections to transit. Governments have neglected to build subsidized housing for decades! Private for profit developers cannot be expected to fix this government problem on expensive land in established neighborhoods.

Nobody wants to see people unhoused in our city and everyone agrees there is a crisis but blanket rezoning with no process to review and appeal will reduce not create more affordable housing and further inflate home prices. Only private developers will benefit from this at the expense of homeowners in existing neighborhoods and those needing affordable housing. This plan has many flaws that need to be reassessed. Take the time to do so and DO NOT vote in favour of blanket rezoning.

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First name [required]	Roy
Last name [required]	Beyer
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 21, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning Submission Roy Beyer.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

City Council  
City of Calgary  
800 Macleod Trail SE  
Calgary, Alberta  
T2P2M5

**Re: Opposition to Blanket Up-zoning**

Dear Mayor Gondek and City Councillors,

Please include my comments on the public record for the public hearing on April 22, 2024 on blanket rezoning.

My name is Roy Beyer. I am Alberta born and raised; my family having immigrated to Canada from Germany in the late 50's. As a young boy, growing up in a very tight, Germany community I marveled Canada was so welcoming to immigrants from Germany, for reasons I don't think I need to explain.

I very much love this Province and this Nation. I am a proud Calgarian, having lived in this City since 2007. I consider as the best place to live in Canada, not because of the weather, but for other more meaningful reasons, including that it is a place of natural beauty and of real opportunity.

I too am impacted by the affordable housing crisis having experienced a 25% increase in my rent, this past year.

There are many valid reasons Calgarians are opposed to the proposed Blanket Rezoning.

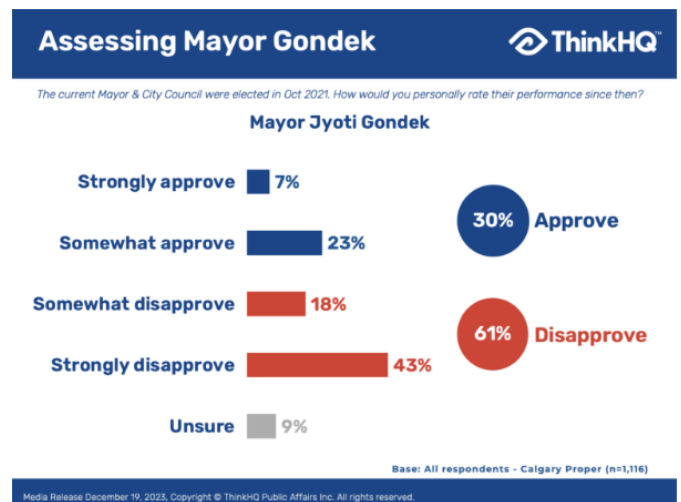
First, it is by far the most consequential and far-reaching decision undertaken by any Calgary Mayor/Council and this Mayor and Council is attempting to rush forward with this at a time when they do not have the confidence of the majority of Calgarians.

This is especially true of the mayor, as her approval rating is lowest of any mayor in the history of Calgary (*ThinkHQ Survey, Dec 2023*).

This is not meant to be person at all, just stating a fact.

It would make perfect sense to reflect on why support for the mayor and council has plummeted to this low level of public support and consider that the reasons may be valid on the part of voters.

Could it be they feel that they are not heard, or even worse, that the mayor and much of this Council are making decisions that reflect the values and priorities of other, of special interests and **not those of the people who live and work right here in the City of Calgary?**





## CONFLICTS OF INTEREST:

1. It is the view of many, certainly I believe Blanket Rezoning is being **imposed upon Calgarians by third-party special interests** including an entity called *Calgary's Future*.

Specifically, according to a CBC Report ([CBC News · Posted: Feb 14, 2024 5:00 AM MST](#)) *Calgary's Future*, having established Third Party Advertiser (TPA), and contributed about \$1.7 million towards electing Mayor Gondek and 8 of the 14 Council members at Calgary City Council.

This appears to be all within the rules permitted for Alberta Elections rules for TPAs, but the salient and relevant point is that **most of the \$1.7 million came from Public Sector Unions**. It may be legal for so much/ such a high percentage of total election funding to come from a special interest, but is it ethical? Does it put into question whose priorities are in fact being served over and above those of the citizens of Calgary?

Front and center as a stated priority of [Calgary's Future](#) is something called 'affordable housing' and their solution is what they call 'inclusive zoning', specially doing away with single detached zoning and neighborhoods. In other words, they are in support of Blanket Rezoning.

Given that public sector union bosses are behind this agenda, one has reason to question what the true agenda of *Calgary's Future* is? One might suspect it has something to do with expanding the already bloated bureaucracy of our city in the name of affordable housing.

The reality both in what the City has been saying as well in their promotion of Blanket Rezoning' as well as in what you read on *Calgary's Future* website, **there is no objective evidence provided as to how the stated goal of housing affordability can even be advanced by the Blanket Rezoning policy.**

One suspects the use of the phrase 'affordable housing is nothing but virtue signally, having nothing to do with affordable housing. In fact, the implications of Blanket Rezoning, by every objective consideration, is that it will exasperate the issue affordability.

2. The other glaring conflict of interest is the fact that Blanket Rezoning is being unconditionally forced upon the City of Calgary as a [condition of receiving funding from the federal government](#).

I am of course, referring to the letter from the Minister of Housing and Infrastructure to Major Gondek dated Sept 14, 2023. The letter is clear in that provides funding for affordable housing in Calgary **conditional specifically that the city proceeds with the Blanket Rezoning plans, regardless of what Calgarians think or believe.**

Besides the fact that the Federal Minister is acting on clear violation of Sec 92 that explicitly spells out that Municipalities fall within the EXCLUSIVE jurisdiction of the provinces.

The letter is also an affront, an insult to the citizens of Calgary.

- a) It does NOT involve or include any ALBERTA government official. Why not?
- b) It provides funding with condition that Council implement city wide / blanket rezoning regardless of what the people of Calgary want or prefer.**
- c) This goes so far as to blame the problem of unaffordable housing on those who oppose Blanket Rezoning. The insinuation is disgraceful.

Why is our Mayor and this Council allowing the federal intrusion on municipal jurisdiction? Why is 'funding for affordable housing' being held as ransom for giving up municipal autonomy or jurisdiction?

In fact, **how can any self-respecting Calgarian be agreeable to giving up our autonomy or jurisdiction, specifically the right of our own citizens to decide on the character and nature of our own city, in exchange for money from this Federal government?** Calgarians should not have to cave to such demands in exchange for receiving its fair share on federal infrastructure funding.

It should be noted that Calgary already had in place an excellent plan in the form of The Municipal Development Plan (MDP), adopted in 2009, establishing sound principles for the growth of our City until 2070.

Key principles include:

1. focusing future growth on nodes and corridors, activity centres and more recently, greater Downtown.
2. respecting the stability of established neighbourhoods.
3. focus more growth in established areas, achieving 33% of new growth by 2039 and 50% by 2070.

There is presently land zoned within the city of Calgary (greenfield) as well as in established areas established areas to accommodate 440,000 more units that follow MDP Plan principles. It looks to me that this city administration (this Mayor and Council) is purposeful in failing to allow enough already annexed, and zoned lands to be approved for development, thereby creating an artificial shortage, in turn contributing to the affordability housing crisis.

**The City has other options for addressing the affordable housing crisis, starting with sticking with and executing on the MDP plan adopted in 2009.**

There is much more than can be said as to why the Blanket Rezoning is a bad idea, or at the very least, that the matter and questions should be put to plebiscite thereby allowing people of Calgary to decide on a matter so consequential to all of us.

I urge you to vote against

blanket up-zoning at the public hearing scheduled for April 22, 2024.

Sincerely,

Roy Beyer

108 Point Drive Calgary



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First name [required] Nancy

Last name [required] Staples

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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 the rezoning position presented on April 22. I am opposed to this for multiple reasons:

- 1 I feel that the solution presented (blanket rezoning) does not address the issue identified (critical need for affordable housing).
- 2 I feel that council has not done it due diligence to ensure that all circumstances resulting in rezoning have been addressed.
- 3 I feel that the proposed rezoning is unfair in that home owners have chosen their properties with the understanding that the zone is the zone, and it can not be changed. If they chose R1, they get R1, if they chose RCG, they get RCG. If imposed, this choice is now retroactively being removed, and that is wrong.



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

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First name [required] Candice

Last name [required] Albo

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 No one in our community wants blanket rezoning. Woodlands Woodbine

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)

Address housing with development of new subdivisions which will be designed in advance for high density. Blanket rezoning should be illegal. The current established communities are already developed for the numbers who live there. Some are already over populated. If the city council and city planning thinks they can force Calgarians into this cover up for how they forced land developers to stop new suburban community development starting 8 years ago. They refused to approve applications and insisted Calgarians should all live in the downtown core. Please learn from your mistakes. We would not have a housing shortage if you had listened to the industry experts and allowed development back then. Developers were ready willing and able to participate in the the cost of infrastructure required for new subdivisions back then. Stop trying to steal mine !! Our existing communities are already over taxed. Where do you think extra health care, child care, shopping and parking will come from in an existing community ? Further density will create lower property values. Get out of my pocket !!! I dont wish to pay for councils past screw ups !!! We have a functioning ring road now where new development can branch from. Like most seniors in Calgary we have our property equity in our homes. You cant take that from us.



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First name [required] Grant
Last name [required] Fisher

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 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)

Doing what is being proposed for these older residential areas will NOT help any housing issue. What the problem is, is the outrageous cost of rent. It will NOT be just people putting in secondary suites. They are major apartment style housing complexes being built within already in my quadrant. The people that have enough money to develop these will be wanting to MAKE money, they will not have lower rental prices. A large influx of people will change the dynamics of a neighbourhood and will be forcing many people and seniors to have to put up with all the detractors ill will bring because they can't go else where.





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First name [required] William and Sharon

Last name [required] Wotherspoon

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning Proposal

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

ATTACHMENT\_01\_FILENAME (hidden) Blanket zoning.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please let me know if you got it for presentation. Thanks

## Blanket Upzoning

We are OPPOSED to Blanket Zoning as a solution for increased housing? We live in Varsity Village on a quiet little close of 14 homes. We have a mix of ages, occupations and backgrounds. Five are immigrants and there are 12 children school age and under on our close. Ours is a diverse, friendly and vibrant community which looks after each other and is perfect for us as retirees.

There are several valid reasons to oppose Blanket Upzoning.

- Varsity Village has no back alleys and sidewalks. Residence visit and children play on our road. Density would mean increased vehicles and threaten the safety of our children.
  - Varsity already is the most densely populated community in the city. It continues to add housing through the further development of University District and proposals for the University Research area. The various types of living accommodations have been thoughtfully preplanned and as a result they fit into our community.
  - Varsity Village is vibrant. The houses and yards are well maintained.
  - Our recreation facilities and schools are full and often have waiting lists.
- 
- Blanket Upzoning would be detrimental to the environment.
    - Having buildings with a larger footprint, which this zoning would permit, means that mature trees would be cut down and vegetation reduced. Then, the trees that remain will have had their roots disturbed and in a couple years they would eventually die. We have seen this happen several times.
    - Rather than rain being absorbed into the ground it will become run off .
    - The tearing down of existing homes means increased landfill disposal.
    - Any hazardous materials in the tear down such as lead and asbestos could contaminate the soil.
    - The new high density buildings will create privacy issues and with added height affect existing yards, and gardens.
    - Given that tree canopies will be cut down residents of new builds in all likely hood will have air conditioning units creating sound pollution and stress on the electrical system.
    - Density increases "heat island effect" leading to increased temperatures in a time of climate crisis.
    - Increased traffic and vehicles will cause congestion and pollution. It is naive to think there won't an increase in vehicles as our residents need to travel to various venues to meet their needs that are not within walking distance. The Brentwood C train station doesn't feel safe. We have seen persons urinating in it, needles on the ground and a person commit a violation in the nearby gas station only to escape to the c train station.

In conclusion Blanket Upzoning would alter the physical and social character of the thriving neighborhoods such as Varsity Village.

We live in an area with all types of housing and it works just fine as it is! The architectural character of the homes is homogeneous creating a sense of order. As well, the green spaces are calming and shared by all. We, the people who live here, need to be heard and to have our rights respected. We know our neighbourhood.

Fads and trends occur. Blanket Upzoning is the current one. It has now been around long enough for people to start to question the concept and to see its failures. It will not help the homeless or our indigenous people. Prices won't go down. Developers will troll neighbourhoods scooping up houses as they can afford to pay more than families.

We realize we need more housing but we don't need a Blanket Upzoning Plan. We need a Calgary Plan that reflects the character of our city and our specific needs especially those of the homeless. Unfortunately a Calgary Plan will not procure the millions of dollars the Federal Government is willing to give the city to implement their plan. Interestingly some cities will not buy into this Federal program so as to maintain the integrity of their city and the wishes of their citizens. We know of no citizens who support this divisive Blanket Upzoning Plan.



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First name [required] Ling

Last name [required] Xu

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 here.)

[required] - max 75 characters Objection to Citywide Land Use Re-zoning

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

ATTACHMENT\_01\_FILENAME (hidden) Objection to rezoning.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 14, 2024

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

Dear Sir/Madam,

**RE: Objection to Citywide Land Use Re-zoning**

We, the owners of 29 Douglasview Rise SE Calgary, want to express our strongest and most vehement objection to the city's proposal of citywide Land Use Designation amendment. The original land use designation was put in with detailed thoughts of building a community to suit different housing needs of different people. When we bought our land and built our house, there is an underlying agreement and approval of how the land use has been designed for our property and our community. This blanket rezoning destroys all the thoughts and planning not only for my property but also for my community.

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

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

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

Thank you.

Your Truly

Ling Xu

Fu Sheng Zhuang

29 Douglasview Rise SE Calgary AB T2Z 2P4



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First name [required] Mike

Last name [required] Klamer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in favour of densification of inner city neighborhoods as long as the infrastructure is in place, or will be put in place to adequately support it. Examples include: roads for access and egress can sufficiently handle the increased traffic and at least 1 designated parking spot per dwelling unit.

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First name [required] Sharon and Brent

Last name [required] Kolodychuk

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

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

ATTACHMENT\_01\_FILENAME (hidden) Office of the City Clerk.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

Re: Calgary Rezoning bylaws for Housing in Older Communities

Referring to the notice of public hearing on planning matters, I wish to voice my concerns for the community of Sundance. Changing the zoning bylaws for Sundance residents to allow for a variety of housing may reshape the community with a poor outcome of results. Sundance already has a wide variety of housing including co-operative housing, starter houses, duplex housing, and single-family housing.

People who purchased their properties will not want to see them negatively impacted, which the proposed rezoning will definitely do. The rezoning will result in the following:

- Higher density of population and more pressure on already very busy road infrastructure.
- Increase in parking problems that the city is already struggling to deal with in dense multi-dwelling communities.
- Potential lower properties values for single-family dwellings.
- Noise and disruption resulting from construction of homes that are rezoned and torn down.
- Influx of renters which comes with a variety of negative issues.

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

People in our neighborhood pride themselves on looking after their single-family dwellings and continue to reinvest in them as Sundance is an excellent community to live in. There is enough housing diversity already in our community.

Additionally, there is a trend of large corporations throughout North America buying up communities and changing the landscape of these communities, without regard to existing homeowners. They are strictly profit-motivated. The only way we can consider supporting changes to rezoning is if the homes are owned by individuals and this is their principal residence. That allows for some flexibility for say a Nanny or Mother-in-law suite and keeps out developers. We do not want rental properties in our neighborhood. Over the past 30 years, experience with rentals has been poor at best.

Please do not proceed with changing the rezoning as proposed in Sundance. The city already has enough problems with poor planning around re-development.

Sincerely,  
Brent and Sharon Kolodychuk

April 15, 2024

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

**Re: Calgary Rezoning bylaws for Housing in Older Communities**

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Please do not proceed with changing the rezoning as proposed in Sundance. The city already has enough problems with poor planning around re-development.

Sincerely,

*Brent and Sharon Kolodychuk*

30-year residents of the community of Lake Sundance

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First name [required] Ray

Last name [required] Hansen

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 Land Use Designation (zoning) amendment (Blanket Rezoning)

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

ATTACHMENT\_01\_FILENAME (hidden) Rezoning Submission.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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**SUBMISSION TO  
CALGARY CITY COUNCIL**

**RE: PROPOSED CITY-WIDE LAND USE  
DESIGNATION (“BLANKET REZONING”)**

**PREAMBLE**

**This submission (“Submission”) has been prepared by and is being submitted on behalf of:**

**Raymond Blain Hansen and Janice Elizabeth Hansen (“We”), joint tenant owners of 210 Aspen Meadows Court S.W., Calgary, Alberta, T3H 4T3 are making this Submission voluntarily and conscientiously.**

**Additional contact information:**

- Email – [REDACTED]
- Cell – (403) 700-9215

**Position taken: We are opposed to the propose Blanket Rezoning and it has no merit for several reasons, including those set out below.**

**REASONS:**

**1. Plebiscite**

The motion brought by some of the City Councillors calling for this matter to be decided by a plebiscite was correct and should not have been summarily dismissed by the Mayor and the other Councillors.

The proposed Blanket Rezoning will have extremely significant and material impacts lasting beyond a century (e.g. health and welfare of residents, municipal infrastructure and services, environmental, transportation, parking, and countless land use knock-on effects), many of which have not even been

identified or properly considered within the proposed bylaws and documents (“Proposal”).

When one considers the other matters that have been decided by plebiscite, including community water fluoridation, they pale in comparison to what’s being proposed here.

City Council and its Administration have been criticized by some members of the public for running the city like it is their fiefdom. With all due respect, the way they are presenting and handling this issue (i.e. as *au fait accompli*) adds credibility to that concern and criticism.

We submit that the City Council of Calgary made an unreasonable decision when it summarily dismissed the motion calling for a plebiscite, and the proposed Blanket Rezoning is a legislative overreach under the circumstances.

## **2. Easy Button**

All municipalities go through growth spurts and attendant strains. At times they can be extreme. However, that is why municipalities are required to have robust Land Use Plans and Bylaws and well-staffed development departments to manage those requirements and eventualities.

The proposed Blanket Rezoning has the look and feel of a knee-jerk reaction to a temporary problem (lasting 3 to 5 years) that has been hastily prepared using a disproportionately sized approach, which will have decades-long adverse impacts (as noted below), and that is being dressed-up and pitched as a solution. The Proposal presents more questions than answers, as evidenced by the City’s responses to its citizen’s input at the remarkably few information sessions run by a few councillors.

We submit that the proposed solution will create more issues, having far longer negative effects, than the problem it is trying to address. We further submit that the city has the tools and resources required to address this growth spurt without resorting to such extreme measures as a blanket



rezoning bylaw that will move key development decisions from city staff to private developers. If more resources are required, then staff-up and step-up. This should be handled through delegation and not abdication.

### **3. Dead-Zone Densification**

There are hundreds of studies and papers by professional planners and sociologists identifying and warning against the problems associated with urban densification. Those problems are not theoretical and are evident in countless major cities in the United States and Europe.

Densification leads to a variety of problems for residents beyond overcrowding in neighbourhoods. It creates traffic congestion, parking disparities, increased response times for essential services, increased cost of municipal services due to constrained infrastructure, lack of access to necessary social and essential services like healthcare and overall reduced quality of life.

These studies have also shown how densification measures that are intended to address housing affordability can and often do create the opposite problem of higher rent and property costs. In some areas it can create the problem of "ghettoization", where property and municipal tax values fall and the cost of municipal services increase, (i.e. police, fire and ambulance) creating net-negative effect for cities and their budgets.

Densification in densely built areas can also undermine the public health benefits of urban green spaces both through loss of land and the reduction in quality of remaining green spaces. This is a current problem for Calgary that has yet to be addressed. Administration has suggested such things as a bylaw compelling mandatory tree planting in some areas, but that is only a partial solution, and nothing has been done to fix the problem. The proposed Blanket Rezoning will only exacerbate it. Calgary is already distinguished as having the lowest green canopy per area among all major cities in North America.

Densification also puts strain on existing public green and open spaces such as parks, thereby having a further “knock-on” effect of increasing municipal costs.

We submit that the Proposal does not adequately identify the aforementioned problems and those covered by existing urbanization papers and studies. Furthermore, the Proposal fails to identify how the city plans to mitigate or eliminate them. Lastly, the city is already experiencing many of these problems. But It has not yet properly addressed or managed them. Instead, it wants to add to the existing pile by proposing this Blanket Rezoning bylaw.

#### **4. Crime**

There are also countless studies by criminologists, sociologists, and professional planners who link increased population density to the rise in crime rates in major cities. Calgary is experiencing that problem now and it's growing. Having the province and the city throwing money at a solution is not helping. It's systemic and the proposed Blanket Rezoning is going to add and entrench a further systemic element.

Our area has experienced a significant increase in property and violent crimes in the last two years associated with easier access via the CTrain and the material increase in multifamily residents in the southwest. At the same time, we have noted a significant reduction in police patrols in our neighbourhoods because CPS is attending to crimes in other areas of the city because they have experienced even more criminality in those neighbourhoods.

We submit that the Proposal fails to adequately identify increased crime rates as a systemic risk related to Blanket Rezoning and how the city plans to mitigate or eliminate that risk.

## **5. Parking**

We have already noted above the infrastructure issues associated with Blanket Rezoning intended to increase densification, but parking deserves special in the context of this city. Parking in Calgary has always been a problem, and an expensive one at that.

There are a few areas where City Council and its Administration has tried to address street parking in space constrained neighbourhoods. Instead of developing solutions it has kicked the can down the proverbial road. What does the city plan to do when there's a dramatic increase in other neighbourhoods that will be facing that problem if this Proposal comes to fruition?

We submit this Proposal fails to identify and mitigate that most obvious problem.

### **Summary**

This Council is pretending that Blanket Rezoning is not that big a deal. **It really is.** This Council and its Administration are suggesting that they have properly assessed all alternatives to Blanket Rezoning. **They have not.** This Council and its Administration apparently believes that they have tabled a well-conceived and properly vetted Blanket Rezoning bylaw. **With all due respect, it is not.** This Council is behaving like it is acting in the best interest of the residents. **With all due respect, it is not.**

This Council and its Administration should be more democratically minded in their approach here. They should begin by accepting that a Blanket Rezoning initiative across a massive municipal footprint will have numerous unintended consequences and a more measure, conventional and risk-sensitive approach is required.

Sincerely,

Ray Hansen, K.C.

April 15, 2024



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] Garnette

Last name [required] Sutherland

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live at 3520 Varal Rd NW.... and have submitted my comments/suggestion, but am sending again.

I, and so many others in our community are against the blanket rezoning. Calgary inner city density, and in particular around the University of Calgary - University district. There is virtually no green space, and rapid construction with no respect or thought for 'the land' is appalling.

What was once protected and respected by our first nations, followed by the early settlers in the city, is now rapidly ignored and destroyed by the new city plans.

Particularlry in this neighbourhood, the whole university district is built on green space/nature. While a vibrant university community is very much desired, overcrowding is something else and not desired by anyone.

As a university member, on one hand we are a big proponent of honouring the land and territories we are on and the several First Nations, almost every day, in our speeches, presentations and thoughts.

On the other hand, there is no action to honour those, i.e. we are destroying the native land.



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First name [required] Sukhminder

Last name [required] Wareh

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) Letter to City of Calgary\_Sukhminder Wareh.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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To City of Calgary Council:

My name is Sukhminder Wareh, resident of the community of Pineridge, and I am writing this letter to express my **opposition** to the proposed blanket Land Use Redesignation from the R-C1 District to the R-CG District. I have outlined my areas of concern below:

**Adherence to Higher Level Planning Documents:**

- Does this proposed land use redesignation conform or conflict with the Calgary Metropolitan Regional Board's Regional Growth Plan, mainly in respect to allowable density per acre? We believe further policy review and feedback needs to be conducted by the Planning Department.
- Does this proposed amendment conform or conflict with existing statutory planning documents such as Area Structure Plans and Area Redevelopment Plans? Similar to the above, we believe further policy review and analysis is needed prior to proceeding any further.

**Demographical Disadvantages:**

- Some areas of the City, mainly the Northeast, consist of demographics of people who are largely unfamiliar with Land Use Bylaw, planning procedures and regulations, and what Planning & Development even is from a basic standpoint. We believe this is an inherent barrier that creates a disadvantage for a significant portion of the City's population.
- Language and cultural barriers limit the amount of input and knowledge certain demographics of people can provide to the issue at hand.
- We believe that due to the above disadvantages, stakeholders such as real estate agents and developers will be able to proceed with developments in such areas of the City with little to no public feedback. This poses the risk of developments being approved and constructed without having the satisfaction of adjacent/surrounding landowners, who may be adversely impacted by such developments.

**Parking & Traffic:**

- Motor vehicle parking and congested traffic conditions are already a large concern in developed areas of the City, this proposed amendment will only further add to this problem.
- There are little no remedies to the above, as any subsequent warranted infrastructure upgrades cannot be implemented due these areas already being built out. Simply put, roads, intersections, and parking areas cannot be expanded to accommodate the existing traffic and parking demands.
- Secondary Suites have already contributed to parking issues in the City. Occupants have resorted to obstructing other residents' driveways by parking on the street, parking in "no-parking" areas, parking on lawns, and constructing unpermitted driveways. This creates a nuisance to adjacent residents, and creates a significant safety concern in respect to emergency vehicle access.
- Developers that are constructing in-fill developments are looking to maximize parcel coverage, which essentially eliminates off-street parking. Simply put, parcels that previously contained single dwelling dwellings with garages and driveways are being replaced with medium density residential units that solely rely on street parking.
- As it currently stands, the City's transit system does not allow for "transit-oriented development", as some developed areas are not within reasonable vicinity of train stations. The new green line has essentially not even begun *actual* construction, and is several years away from completion.

- Calgary's climate does not allow for a consistently feasible means of conveyance other than motor vehicles. We are not Vancouver or Los Angeles. Calgary typically has snow on the ground for 7 - 8 months of the year, therefore residents cannot be expected to use bicycles and walk in minus 30-degree weather with the ground covered in snow and ice on a consistent basis.

#### **Form & Massing:**

- When we moved into this community over 20 years ago, we bought into the idea of a peaceful, quiet, low density residential neighborhood. If we wanted to live next to medium to high density residential, we would've moved into downtown or a different residential neighborhood. This proposed amendment will compromise the use, enjoyment, and value of our existing low-density neighborhood.
- Our community was subdivided and built-out in the 1970's, and the vision of the developers at that time was for a low-density neighborhood. We understand that times have changed, however new development should be "contextual" as the district's name suggests, and should not have the capability to completely change the look and feel of a given community by allowing for medium density residential developments.
- This proposed amendment will essentially wipeout the suburbs in the medium to long term future. Eventually all single detached dwellings will be demolished and replaced with medium density residential. Is Council okay with changing the entire landscape of one of the largest cities in the Country?
- It is already evident in in-fill areas that new developments tower above existing homes. Existing dwellings now resemble garden sheds upon construction of new in-fill dwellings due to their sheer area and height.
- Development Permits for in-fill developments are being approved with enormous relaxations with no regard for adjacent dwellings. Although an appeal mechanism exists, is Council okay with essentially enabling thousands of more appeals to be needed to be filed in order to retain the form and massing of communities? This proposed amendment does not consider impacts to adjacent parcels.

#### **Potential for Increased Crime:**

- Statistics already show that sharply increasing density in a given area increases the potential for crime, as you are essentially squeezing more and more people in a small area that was not designed to accommodate such a population.
- The northeast quadrant already suffers from more crime than other areas of the city. This is due to a number of factors, mainly economic in nature. In our opinion, this amendment will cause more impact to the northeast more than other quadrants due to development and investment pressures in the area. Sharply increasing density in the quadrant will only contribute to the existing crime issues this area unfortunately faces.

#### **Schools & Other Facilities/Services:**

- Our schools are already significantly over capacity, with some students having to be bussed extremely long distances. The proposed amendment will only further contribute to the problem, as density will increase however the number of schools and teachers will remain the same.
- How does the City plan on accommodating the sharp increase in students, given that new schools cannot be constructed in developed communities?

- The City needs to ensure that newly built communities allocate adequate Municipal Reserve lands at time of subdivision to allow for additional schools to be constructed. This expectation cannot be placed on existing developed communities that were subdivided decades ago.
- Other facilities/amenities such as medical centres, recreation facilities, grocery stores, etc. are already well over capacity with immensely long wait times, particularly in the northeast. This amendment does not take into account that developed communities essentially have little to no room to expand, and therefore cannot accommodate the sharp increase in density.
- How will the City address the sharp increase in demand for services such as potable water, wastewater, stormwater drainage impacts, gas & electricity, and garbage collection that will arise due to the increases in density?

In conclusion, my family and I are of the opinion that the proposed land use bylaw amendment is not suitable for existing developed communities such as ours, and would be better suited for newly developing communities which can be designed accordingly for higher densities to address the growing housing crisis. Existing communities were not designed for medium density residential and due to physical limitations, cannot implement the necessary infrastructure upgrades for the increase in population. We bought into this community due to it being a peaceful low-density residential neighborhood, and this amendment will compromise not only our way of life but also other existing residents who share our viewpoint. Overall, we are of the opinion that the proposed amendment as a whole will unduly interfere with the amenities of the neighbourhood, and materially interfere with and affect the use, enjoyment and value of neighbouring parcels of land, and should therefore be moved for refusal as currently proposed.

Thank you for your time and consideration of our thoughts and opinions.

Sincerely,

Sukhminder Wareh & Family



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First name [required] Janice
Last name [required] Mackett

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] 0004-04-22

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

NO TO BLANKET REZONING!  
It doesn't respect the Infill Guidelines or the MDP  
It doesn't create a Livable City  
It is too significant a change in older neighbourhoods with bungalows  
It is not tailored to the individual community  
The grant from the Federal Government is not enough to cover the irreparable damage it will have to our communities  
It doesn't come with increased amenities  
It doesn't come with increased conditions  
It removes too much of the urban tree canopy  
The increased lot coverage will not result in on-site water retention  
It will not lead to affordable housing

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First name [required] **Berndette**

Last name [required] **Majdell**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) **Rezoning Support Letter \_HomeSpace Society.pdf**



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 11, 2024  
The City of Calgary  
800 Macleod Trail SE  
Calgary, Alberta

Attention: The City of Calgary – Members of Council

Dear Calgary City Council,

I am writing on behalf of HomeSpace Society, in support of Rezoning for Housing. As one of Calgary's leading affordable housing developers, we currently face 2 major challenges to increasing affordable housing stock. The first is sufficient funding, the second is the time and resources spent defending housing projects from bad-faith arguments against land use amendments that further marginalize low income Calgarians.

Calgary is facing a critical housing shortage and urgent action is needed to increase supply across the entire continuum. Currently, at least 1 in 5 Calgary households live in homes they can't afford. With the fastest growing rental prices in the country, staggeringly low vacancy rates, and a rapidly growing population, Calgarians are seeing attainable and affordable housing slip even further out of reach. We need to take every opportunity to increase housing stock and encourage density across our sprawling city.

The rezoning proposal is incredibly reasonable and moderate for a city of our size, allowing residents to add secondary suites and build modest multi-family housing at a human scale. The most vibrant cities encourage diverse housing options, and while affordable housing projects may still require occasional land use amendments – increasing diversity in housing will reduce pressures on low-income families and offer greater choice along the housing continuum. By implementing citywide rezoning, the City of Calgary can empower developers like HomeSpace to build affordable homes faster, while reducing red tape and administrative costs for the City.

Though rezoning is not a silver bullet to the housing crisis, it is a crucial part of the larger effort. There are significant funding opportunities that may depend on council relaxing land use to allow for density. A vote in favor of rezoning, in tandem with the City's Housing Strategy will help many Calgarians avoid homelessness. Addressing the housing crisis is complex, and some may fear change, but Calgarians need council to have political courage at this time. We encourage council to support this reasonable proposal to modestly increase density the blanket rezoning.

Thank you for your consideration, and please vote "Yes" to the zoning reforms this spring.

Sincerely,

A handwritten signature in blue ink that reads "B. Majdell".

Bernadette Majdell  
CEO HomeSpace Society





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First name [required] Peter
Last name [required] Loughran

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do like the idea of rezoning but must come with restrictions and planning so that newbuilds and back yard suites can be totally finished in a timely manner. I also believe that there should be parking for all upper and lower and back yards suites. Parking is something that can create a huge problem for neighbors who own their homes, some will not want developments like this beside them. I have seen other areas in the City where single family homes have been demolished and 2 infills have been built on the lots, This can really over crowd the parking situation and streets are so packed you only have a single lane down the middle to drive which is very undesirable. I would also like to stress that windows in Backyard suites be front and rear only so that neighbours still have privacy in their yards.. except maybe on corner lots where you would be facing a road or park or open area. Thank you.



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First name [required] Andrew

Last name [required] Kohsel

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 here.)

[required] - max 75 characters rezoning for housing

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

There are several reasons why Calgary is behind in building appropriate homes for several years. Now a major problem! I have lived in Calgary since 1965. As of 1886, I now live in Hawkwood, NW. First home in Marlborough park in 1972. My opinion is the push for more homes is for young adults, recent immigration, etc. looking for low cost housing. I mean that low cost should also include housing where low income families can rent and the amount of rent is determined by their level of income. There are many homes in Calgary that were built before 1985. The majority of those homes are not efficient in controlling heat loss. They also need upgrading or even replaced with double thickness walls (w/insulation) so electric heat becomes viable to use. Stucco exterior and special thermal windows. Using duplex, 4 plex and multi story buildings. To replace real estate in areas of Calgary is much cheaper than in Hawkwood, Edgemont, and similar newer communities in Calgary. Most of these areas don't have back alleys for services or garages. I live on a pie lot and very little street frontage for parking. If multi level structures are using in the NW communities, there needs to be underground parking available and the whole planning will be costing more to fit in so as to complement the rest of the communities. This will not be cheap and therefore not an option for low cost housing. In the NW, we already have multi level housing. Such as Rocky Ridge, Arbour Lake, Edgemont, Royal Oak, etc. To build more in a community that already has these would be costly and upsetting the considered cosmetic effect of the communities. In fact, it could even devalue some homes in those areas. Lastly, I personally feel that the reason Calgary is in this predicament is because: Federal government hasn't transferred development money as was promised in previous years, also I believe that city hall and Calgary Real Estate haven't wanted to build due to the responsibility of having to absorb an expanding city. Now we have a problem with high sales numbers which reflect on high cost of rent. Remember, our democracy allows controlling the supply to keep the prices up. if there were more homes being built, there would be more not having to be stressed having to pay high prices for home they can't afford and forced to live in costly rented facilities. Calgarians are in a difficult spot right now. This municipality is responsible to managing the growth of types of housing.



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First name [required] Ning

Last name [required] Shi

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 hearings on rezoning on April 22

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)

Extending the Calgary city limit to build new housing units in the newly develop communities, adding additional bus routes to & from those new areas would help instead of changing the face of the well established communities and creating parking chaos and more problems that our city will be facing if this rezoning takes place.



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First name [required] Hayavadana

Last name [required] Yaradhi

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)

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First name [required]	Ellen
Last name [required]	Stewart
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 <a href="#">here</a> .)	
[required] - max 75 characters	Re 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 live in Woodlands in a cul de sac and the idea of changing our zoning so that a 4 plex could be on our street is scary, as it is already very difficult to accomodate parking on this type of street. As well it would be such an eye sore. We bought where we did because we have an attractive neighborhood. Rezoning should be done on an individual basis. A blanket approach is against proper planning considerations.



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

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First name [required]	K>
Last name [required]	Danielson
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	Re-zoning blanket of Calgary 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)

This "lack of housing" issue has been a long time in the making by governments. As a woman born in Canada I STRONGLY OPPOSE this blanket re-zoning of Calgary housing. Who does it actually serve?



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First name [required] Scott

Last name [required] Sinclair

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 R-CG zoning to be discussed on April 22

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

ATTACHMENT\_01\_FILENAME (hidden) Letter To Council Opposing R-CG April 15 - updated.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Apologies - I attached the wrong letter in my previous submission. Please replace with this attached letter outlining my opposition to the R-CG rezoning proposal.

April 15, 2024

To: Sonya Sharp, Councillor Ward 1

Dear Sonya;

I am writing to express my concerns regarding the proposed blanket upzoning of our neighbourhood to R-CG. While I understand the need for urban development and growth, I believe that the current approach may not be sustainable and could have negative consequences for our community.

Firstly, I am concerned about the law of diminishing tax dollars and the impact of additional residents on public infrastructure. Rapid densification without proper planning will put a strain on our roads, sanitation, parks, schools, and hospitals. It is essential to consider the long-term impact on public infrastructure before proceeding with any blanket upzoning. Therefore, it is imperative for the City of Calgary to carefully consider the long-term impact on available public infrastructure before proceeding with any proposed upzoning or any planned developments that increase population density. Proper City of Calgary planning must include measures to ensure that infrastructure keeps pace with population growth, such as pre-investing in transportation systems, expanding school and healthcare facilities, and preserving or creating green spaces.

Secondly, for human populations, factors such as availability of resources (like variety in local amenities, grocery shops, clean accessible water, and affordable energy), waste absorption capacity (ability of the environment to absorb and process waste), and environmental harm (including pollution and habitat destruction) play crucial roles in determining the sustainable population level. Understanding and respecting this maximum sustainable population is important for ensuring that development and growth doesn't exceed the capacity of the environment to support life. In my opinion, the City of Calgary hasn't clearly demonstrated to me that blanket upzoning provides the City of Calgary sufficient time horizon for sustainable development or to effectively manage the strain on resources from the expected population growth. Overpopulation can lead to resource depletion, environmental degradation, and decreased quality of life for all residents. Sustainable development practices aim to balance human needs with the capacity of the environment to support those needs both now and in the future.

Thirdly, even if densification can be sensitively managed by the City of Calgary planning department, it may still cause environmental harm to the Elbow River water system resulting from increased runoff carrying pollutants, as well as potential sewage and waste disposal issues. This can have serious consequences for water quality and the health of aquatic ecosystems. Additionally, the impact on wildlife, including wolves, deer, rabbits, and waterfowl, in and around communities with eco-sensitive green spaces can be significant. As their habitats are disrupted or destroyed to make way for new development, these species may face challenges in finding food, shelter, and safe breeding grounds. Increased human activity and the presence of domestic pets associated with denser populations can also disrupt wildlife behaviour and lead to conflicts.

Lastly, I am concerned about the degradation to the vibrancy and livability of our community if proper planning isn't used and densification occurs solely as a result of the pricing system. It is crucial to prioritize affordability and sustainability to ensure that our community remains a vibrant and livable place for all residents. Blanket upzoning may not achieve the intended objectives of increasing affordable housing and improving housing access for all income levels. It may instead exacerbate income inequalities and create social and economic challenges if development isn't thoughtfully planned. So, while upzoning can be a valuable tool for addressing housing issues, the unique circumstances of each neighborhood should be considered and targeted application of upzoning may be a more sustainable approach to avoid unintended consequences. I believe it is essential for the City of Calgary planning department to hold public consultation sessions to discuss this issue further with residents, and explore potential solutions that prioritize both affordability and sustainability.

I look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Sinclair". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Scott Sinclair  
Resident, Varsity Acres  
Calgary, Alberta



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First name [required] Yiping

Last name [required] Chu

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] 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 Reject the 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)

Reject the rezoning



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First name [required] Ardella
Last name [required] Heidebrecht

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 of Silver Springs

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in extreme opposition to the rezoning of Silver Springs Community. This community is so wonderful, beautiful etc... Communities where I am seeing the redevelopment / rezoning are becoming over populated, trees are being destroyed, community environment destroyed. Building design is an eyesore, garbage bins galore flying around etc... I could go on and on.  
Please do not destroy this community!

I also don't think that this rezoning is a solution to the housing issue and other options need to be considered/reviewed.

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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]                      Robert

Last name [required]                      Andrews

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 rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)                      April 15 2024 Letter.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 15, 2024

Attention: Your Worship Gondek and Members of City of Calgary Council

**Re: Blanket Rezoning - Public Hearing April 22, 2024**

I am writing to express my objection to the blanket rezoning proposal before Council. I have lived in the Lakeview community for over 30 years. There were, and still are, some very important reasons as to why we chose this neighbourhood and a blanket rezoning as proposed by you and your council totally disregards the effort and expense, we and all our neighbours put into that decision and subsequent taxes we've been paying.

When we acquired our current property, zoned R-C1L, We made a specific effort to ensure that this was also the case for our immediate neighbours and the community at large. We believe the proposed blanket rezoning imposed on our property, on our neighbours and on the Lakeview community will significantly reduce the inherent value of our individual property, both in quantitative and qualitative terms.

Some of the immediate negative concerns that would result from the sudden injection of row housing next door include:

- Substantial increases on demands for infrastructure services including water, sewer and power distribution systems;
- Increased traffic and noise;
- Increased safety risk (mostly traffic related); and
- Street parking congestion; (people who buy a \$1.2mm+ infill will own a vehicle or two)

There is currently a process in place to deal with proposals to redevelop and/or rezone R-C1L properties. While it may not be perfect, the benefits of removing such a process through the proposed blanket rezoning do not outweigh the eventual costs and burdens to R-C1L property owners.

Try as I might, I fail to connect the dots on the argument put forth by the city to clearly understand how blanket rezoning addresses the housing affordability issue. I support the need for affordable housing but I am concerned that the mechanism you are proposing will be for the benefit of developers, to increase profit margins on the square footage of land owned and not for those who need the housing most.

This extremely substantive change being put forth by this city council should be abandoned. I do not recall seeing this huge issue as a platform item for any of the elected officials and should be put forth as such for the upcoming civic election. Or at a minimum should be a plebiscite issue for all Calgarians to weigh in on.

I am completely opposed to the proposed blanket rezoning across the City and urge you to abandon this effort which would undermine the property values of R-C1L City taxpayers.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert C. Andrews". The signature is fluid and cursive, with the first name being the most prominent.

Robert C. Andrews

6843 Livingstone Dr. SW, Calgary, Alberta T3E 6J4





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First name [required]

Lisa

Last name [required]

Archer

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Council members should vote no for blanket rezoning in Calgary. This is a huge change for our city and Calgarians should be allowed to directly vote for this change in a plebiscite. There is ample space to build in existing inner city neighborhoods without allowing blanket rezoning in all areas of Calgary.



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First name [required] Sean

Last name [required] van der Lee

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The blanket re-zoning proposal radically alters the nature of the property Calgarians have purchased and the City itself. The proponents of the plan seek to radically change Calgary to suit their own ideology, without considering what this will do to the City itself. This has become a pattern from City Hall over the years. Their goal evidently is to make Calgary a worse place to live for Calgarians, and they have been successful. I oppose this motion



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First name [required] Stuart

Last name [required] Craig

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) Blanket Rezoning - SSC (13-04-2023).docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached letter

April 13, 2024

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

**Attn:** 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

Mayor of Calgary, Members of Council:

I have participated in three panels and two so-called 'Engage' sessions over the past three years and, in each instance, I have come away feeling nothing but disappointment. This and previous council, and mayor, along with administration, have repeatedly demonstrated their dismissal of public sentiment in favour of what they believe is right. Where are the democratic principles in that? Please do not feign shock or offence at my statements or those of others that have dedicated their time and efforts to no avail. Tax paying Calgarians are sick and tired of your diminishment of the importance of 'public voice' – particularly the taxpayers who you expect to carry the burden. So, what is the purpose of letter and my statement?

Here we are today with yet another public hearing, this one concerning Blanket Rezoning – what you label as '**Rezoning for Housing**'. How many more hundreds of thousands of dollars, tens of thousands of hours, and dashed expectations are about to be wasted if, if along, it is the majority of council's intent to approve the 'Blanket Upzoning' policy?

Many will speak on technical perspectives, others on nebulous intentions and supposed moral responsibilities, but the elephant in the room which consistently remains overlooked is the importance of critical thinking. Let's define critical thinking: the analysis of available [facts](#), [evidence](#), [observations](#), and [arguments](#) in order to form a judgement by the application of [rational](#), [skeptical](#), and [unbiased](#) analyses and evaluation. I do not see any evidence of this in the instance of your housing plans and supporting policy. What happened to the concept of open debate in the shaping of this city's future – not just in the hands of council. Calgary was a city founded on collective pride in its achievements, its economic resilience, its spirit of entrepreneurship, its compassion, and its unique ethos and cohesion. Unfortunately, this landscape is changing for the worse and we are witnessing entry into a quagmire of unrest, dissatisfaction, loss of direction and polarization of opinions. Have you given any thought as to the root cause of this and to where it will lead? I will offer my insights for what they are worth.

My professional life has been dedicated to understanding organizational workings (the people, processes, cultures, challenges and their evolution) and delivering appropriate solutions. Looking at administration and much of council, what I see before me – in technicolour – is an alarming lack of harmony (and politicization) and dysfunctionality. Council has degraded into opposing camps, with ideologies taking precedent over constructive discussion and with near complete disregard for those to whom you are accountable – City of Calgary taxpayers.

Collaboration – touted as one of your four Cs – seems to have been paid little more than lip service through near meaningless Engagement sessions and Public Hearings. As a result, you have lost the ability to reach pragmatic and balanced solutions to immediate and longer-term needs. I am accusing mayor and much of council of having taken their eye off the ball and, as a consequence, losing public trust. Much worse, and far more dangerous, you have eroded respect for the office of mayor and council.

Bring some humility back into the making of your decisions! Demonstrate to your key stakeholders – the taxpayers – some more soundly based professional judgement, much more critical thinking and a quantum leap in due diligence before committing to programs and policies that you truly do not have a full grasp of. NASA has killed astronauts, airframe manufacturers has killed passengers and the Titanic lost souls out of arrogance by those who believed vehemently they knew what they were doing. Those parties were a lot more educated and experienced than most of you, so what makes you believe your decision-making capabilities are somehow superior to theirs? Never but never come with the excuse that you believed your decisions were taken for the betterment of society, or that it was a collective decision you were pressured into! I sincerely hope that the decisions you make over the coming days will weigh heavily upon you for the decades to come (positively or negatively for learning purposes). Mayor and council are in office to serve your taxpaying constituents and not the other way around, so learn to be more reflective!

Sincerely,

Stuart Craig





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First name [required] Brian

Last name [required] Collins

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Rezoning Plan

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)

1. Request further explanation on how the proposed rezoning plan will address potential issues due to increased densification of existing neighborhoods, such as:
  - Parking.
  - Access to public transportation.
  - Water, Sewer, Gas, Electric, Service Capacities.
  - Garbage collection.
  - Fire services.
  - Site/lot specific maximum height constraints, setbacks, easements and right-of-ways (As registered on Land Titles).
2. Proposed rezoning plan has the potential to significantly change the character of Calgary's communities. A number of our neighborhoods have been recognized for their planning approach, inclusivity, integration of amenities, etc. Would appreciate council explaining how the proposed rezoning will preserve the quality of our existing communities while addressing the TRUE 'root-causes' of the current housing challenges?



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First name [required] David
Last name [required] Oblinsky

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 I am in favor of blanket rezoning!

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm a young professional (engineer) in Calgary, well early 30s. Without blanket re-zoning I will have to leave this city and go elsewhere. I do not want to live in a place where I have to drive 45 minutes to get to work, 45 minutes to visit friends and be attached to my car in a land where inefficient sub-urban sprawl exists. Without blanket re-zoning that is the reality we will live in, and I'll just move to Edmonton. AKA a place where I can live in walkable, vibrant neighborhoods that have been redeveloped and are affordable for other millennials like myself and my partner.

I don't want to leave, but if I can't afford Calgary I will have to.



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First name [required] Jacob
Last name [required] Debolt
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 bought in the community of Sundance for the very reason that it's an established community with older established homes. I along with the vast majority of Calgarians do not want these changes. As we have recently seen, the citizens of Calgary have lost faith in council and our Mayor. (Seen evidentially in recent polls and by the poor welcoming of the Mayor at a recent flames game.) Please for once listen to what the citizens are asking for, and maybe the Mayors popularity will slowly bounce back from some of the lowest satisfaction rates we've ever seen.



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First name [required] Marnie

Last name [required] McMillan

How do you wish to attend?

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

Date of meeting [required] Apr 24, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not believe that blanket rezoning will be beneficial to our communities. Well thought out planning for the development of communities is needed instead of a blanket approach that will negatively affect the green spaces and community-feel of the neighbourhood.



April 14, 2024

Dear Mayor Gondek and City Councillors,

**Re: Opposition to Blanket Upzoning**

I need not go into the technical details of why your proposed upzoning is a bad idea for Calgarians on so many fronts. You will, no doubt, have heard from thousands of other citizens as to why the nuts and bolts of the new Upzoning Bylaw you propose are unacceptable. Rather, I would simply like to ask those of you inclined to allow this blanket upzoning bylaw to go through how, in all good conscience, you can live with that decision?

I know some of you won't have any trouble at all with making this terrible decision but by allowing this to proceed, you will have removed the last hope YOUR citizens, the ones who elected you to office and who pay your wages, have to object to developments in our neighbourhoods which will undoubtedly have a detrimental effect on our communities and our standards of living. Despite the public information you have disseminated to the contrary, you will be, by allowing this to proceed, giving a green light to developers to build whatever they wish wherever they wish. It is simply unbelievable that you seem to be just fine with relinquishing our rights as taxpaying citizens to have a voice in the development of our beautiful and beloved communities.

I am attaching a thoughtful and worthy report prepared by Shawcross and Stante which some of you will dismiss outright as your minds are clearly made up but you really need to consider alternative avenues to explore before you sell us all out to the developers. This is an example of one of those alternatives. I'm sure there are others. Why have you not explored them? Perhaps you need to form an **open and transparent committee** – not the usual “behind closed doors” discussions with City Admin and other “interested parties” - consisting of a wide range of Calgarians who can bring their expertise and intelligence to the table rather than being motivated by receiving federal money to attack a problem largely of the Federal government's creation, all the while damning your citizens to the hell that we face from unfettered development in our communities.

Having said all this, I am struggling to find a faint shred of hope left as I have ABSOLUTELY NO FAITH that the majority of you will do the right thing for your citizens which should be an everlasting point of shame for you. You will be abrogating your responsibilities as elected officials to represent your constituents objectively and with fairness. To those of you who think this bylaw will be the answer to the City's affordable housing problems all the while stomping on the basic human rights of the citizens you purport to represent, you could not be more wrong.

I have always felt a great pride in being able to pay my taxes as a contributing member of society. In case you are confused, that arrangement is intended to work both ways. Or at least it used to.

Council, this is your opportunity to do the right thing.

Sincerely,

Barbara Surplus

Ward 7 Resident, Crescent Heights

[surplusb@outlook.com](mailto:surplusb@outlook.com)



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First name [required] John

Last name [required] Maniawski

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2023

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) Submission for City of Calgary's Proposed Rezoning for Housing\_John Maniawski (April 15, 2024).pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## **Submission for City of Calgary's Proposed Rezoning for Housing**

Thank you for the opportunity to provide comments on the City of Calgary's proposed Rezoning for Housing. Calgarians recognize that alternative housing strategies are required to encourage increased supply of diverse housing, including affordable housing, and streamlined City approval processes, which will allow a growing population to enjoy and afford living in Calgary. **Home is Here: The City of Calgary's Housing Strategy 2024 – 2030** provides a good framework to advance these goals. The proposed approach for a "blanket" rezoning under the Rezoning for Housing will enable single-detached homes, semi-detached homes, suites and row houses to be built on an any low-density residential property in any community within Calgary. A secondary suite and a backyard suite could be built on the same property, with no parking requirements for backyard suites. Although these two proposals may deliver some benefits to address housing issues, further consideration should be given to other issues including the following:

### **1. Requirement for Increased Consultation**

The proposed changes will have significant, long-term impacts on many communities with diverse characteristics, homeowners and apartment dwellers. The City of Calgary has conducted reasonable consultation on the proposed changes in a short timeline. The proposals have created considerable dialogue amongst Calgarians and significant coverage in the media. Unfortunately, the debate has created division among many in our communities. Although diverse views on rezoning can create a balanced outcome, the current debate has identified key questions including the mandate of City Council, and need for increased housing vs. existing homeowner rights. I highly recommend that City Council extend the consultation with additional open houses across Calgary and the consultation period by one year.

### **2. Burden on Existing Infrastructure**

Increased densification will result in increased burden on existing infrastructure on water, sewer, garbage removal, electrical and roadways. Several communities have been designed to accommodate increased densification, while others may be negatively impacted by the resulting burden on infrastructure. I recommend that City Planning review or update its analyses on community infrastructure impacts, identify communities that can readily accommodate increased densification in the near term, and develop plans for staging rezoning across Calgary over the next 10 years.

### **3. Potential Misalignment among Developer, Planning and Community Long-Term Interests**

The proposed Rezoning for Housing has the potential for significant misalignment among developer, planning and community long-term interests. As profit driven companies, developers will advance business plans and construct housing that maximizes profits without necessarily balancing planning or community interests. Many developers will choose high density or row housing as a default in a zoning framework that does not consider proper balance of housing, green space, safety, community services, etc. within a community. Although extension of multifamily zoning, including row housing, is required to address Calgary's growing housing needs, the "blanket" rezoning proposal will create misalignment among developer, planning and community interests, and potentially compromise green space, safety and services in many communities.

#### **4. Loss of Property Owner Agency**

The proposed rezoning enables increased and diverse housing supply without meaningful consideration of choices of existing homeowners who have chosen to live in single family, low density or high density multi family communities. The choice of owning a specific type of home, or renting a specific type of apartment, in a specific neighborhood is a significant choice for most people. It involves many considerations including access to schools and services, density, greenspace, overall character of community, among others. Unfortunately, the proposed rezoning does not appear to have addressed property owner agency as a consideration in creating increased housing supply. This is a key factor that is being discussed among many Calgarians. I recommend that City Council extend consultation referenced earlier to discuss this and other key points more fully.

#### **5. Impacts on Housing Affordability**

The proposed rezoning will increase housing supply, diversity and potentially, affordability in certain communities. However, housing affordability is dependent on several factors including land costs, infrastructure requirements, and resulting impact on property taxes. For example, row housing costs may vary depending on construction quality, density and land costs in a specific community. Although rezoning will result in increased housing supply and reduced pricing in some communities, it will result in increased house pricing in other communities. A “blanket”, “one size fits all” rezoning across Calgary should be reconsidered.

#### **Conclusion**

The City of Calgary’s Housing Strategy 2024 – 2030 has proactive action plans to enable increased and more diverse housing supply, including affordable housing. However, I recommend the City of Calgary not proceed with the proposed Rezoning for Housing without increased consultation over the next year. I also recommend a more targeted and staged approach to rezoning over the next 10 years as an alternative to the proposed “blanket” rezoning.

John Maniawski

Homeowner, Ward 4



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Form fields: First name [required] Ian; Last name [required] Shaw; How do you wish to attend?; What meeting do you wish to comment on? [required] Council; Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am speaking as a homeowner in Calgary. I oppose blanket re zoning in Calgary. This government has NO MANDATE from citizens to re zone the entire city. As a homeowner i enjoy the peace and tranquility in our neighborhood; this peaceful iving would be destroyed with blanket re zoning. Furthermore, blanket re zoning will decimate property values by adding too much capacity to the market. It is completley irresponsible and inconsiderate to councils stakeholders, the residents of the City of Calgary! Has council forgotten who they work for? At the very least, hold a referendum to gauge support. But as it stands, blanket rezoning in Calgary must not move forward.



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First name [required] Neil
Last name [required] Grover
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 would like to voice my opposition for the blanket rezoning in Silver Springs. I have concerns regarding the lack of forethought as to how this will impact local infrastructure (roads, power, schools). Most importantly, having moved to this older neighbourhood with all its quirks and required renovation work simply because of the lower density (compared to newer cramped neighbourhoods like Tuscany, which is where I moved from), I feel like this will put my community at risk of losing what I find most appealing about it. Instead, I think new zoning should apply to new builds going forward.



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First name [required] Barbara

Last name [required] Augustin

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME (hidden) Paul and Barbara Augustin Submission for Public Hearing April 22,2024.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## To City Clerk

April 15, 2024

This is a submission for the Public Hearing on April 22, 2024 regarding Rezoning for Housing. Both of us will sign up for speaking. Barbara is uncomfortable with public speaking and she would like me to speak on her behalf. The speaking topics will be different.

Submitted by: Paul and Barbara Augustin

**City Council has a responsibility to be fair to all Calgarians** when deciding on Rezoning for Housing/blanket rezoning.

1. The **democratic process** needs to be demonstrated when decisions are made that have **enormous far reaching consequences** to the constituents such as Rezoning for Housing/blanket rezoning.
  - 1) The **current process is not appropriate** for City Council to make an informed decision on blanket rezoning.
    - Blanket rezoning is an unproven concept; there are no in-depth pilot projects, case studies, and city experience in implementing city wide blanket rezoning.
  - 2) **City Council need to demonstrate** they:
    - Are fully informed and understand all the issues.
    - Can prove to Calgarians, with detailed documentation, how blanket rezoning best addresses the issues and concerns raised by constituents in the short and long term.
    - Can prove how blanket rezoning is the best of all the alternatives.Given the magnitude of this issue, I don't believe City Council (or anyone) has the capacity to demonstrate the above requirements without an unbiased comprehensive study.
  - 3) I recommend City Council sanction an **unbiased comprehensive study** to determine the best strategy for housing affordability and housing choice.
    - The study would consider all issues and concerns that have been raised, other alternatives to blanket rezoning, and involve all stakeholders.
    - Calgarians are asking City Council to make a well thought-out decision that "gets it right" the first time.
    - Getting it wrong" means looking back in 10 years and seeing all the loss and harm caused to communities that could have been avoided.
    - It is easier for Calgarians to support higher density in their communities if it is well planned.
  - 4) **If City Council decides not to sanction** an unbiased comprehensive study, **then I support a plebiscite** to decide on blanket rezoning and related issues.
2. A **comprehensive study** would:
  - 1) Be unbiased and comprehensive and include relevant information, such as: planning, infrastructure, communities, city and government lands potentially available for development, capacity of city infrastructure, community make up, status of Local Area Plans in communities, government programs; and breakdown of needs and opportunities for housing affordability and housing choices.

- 2) **Address the concerns and issues** raised by constituents regarding Rezoning for Housing/blanket rezoning.
  - 3) **Consider the alternatives** to blanket rezoning and related issues, such as:
    - Modified Local Area Plans.
    - Concentrated areas of higher density housing that would optimize existing and new infrastructure and amenities. There would be existing areas of low density housing that is best suited to maintaining the amenities of a lower density area.
    - The transitioning of higher density areas to lower density areas similar to good planning methods for newer communities.
    - Streamlining of contextual requirements and maintaining the Subdivision Development Appeal Board and Public Hearing processes only as a last resort.
  - 4) Include for **multiple engagement** with the public, businesses and other government levels and consultants as required.
3. Our **personal concerns with the proposed Rezoning for Housing/blanket rezoning** are as follows:
- 1) The **higher density housing** is spread across existing communities and the development footprint increases from 45% to 60%. Locations of high density are **random** and dictated by buyer attractiveness to communities, lot availability and lot size, and the amount of developer profits. The lot coverage of 60% is too high in low density housing areas that currently range in lot coverage from 30% to 40%. The increased heights to 11m from 10m seems too high to maintain the contextual setting of low density housing areas.
  - 2) Other than City Planning providing discretionary contextual requirements, there is **no formal design and planning** for higher density housing to (i) optimize the uniqueness and character of the communities and to (ii) best capture the needs and preferences of those living or seeking to live in those communities.
  - 3) There will be low density homes **shadowed** between taller townhouses and rowhouses that will cover more of the adjacent lot areas.
    - The **attractiveness** of sunlight and open space of back yards will be **diminished** significantly especially with lot coverage of 60%.
  - 4) **Parking congestion** will worsen with the extremely low parking stall requirements for higher density housing.
  - 5) **Meaningful public participation will be removed** for low-density residential re-development with no recourse through the Subdivision Development Appeal Board or Public Hearing process.
  - 6) It becomes **very difficult** for (i) potential **home owners to make expensive investments**, to replace older houses with new single dwelling houses or for (ii) existing home owners to make **expensive renovations** to their homes, knowing their new house value could be **quickly diminished** by new adjacent surrounding townhouses, fourplexes and rowhouse complexes a few years later.
  - 7) The **dream of affording a detached home** for many will become even less likely if there is a significant drop in inventory of detached homes to accommodate higher density housing. With high demand and less supply, the price of detached homes will escalate.
  - 8) Attractive communities closer to the city center, such as West Hillhurst, University Heights or Lakeview for example, could **experience rapid change in the character of their communities** with a flood of developers quickly buying up homes and building expensive higher density housing.
  - 9) (i) The more communities are forced to change to accommodate housing affordability and housing choice and (ii) the more successful Calgary is suppressing housing prices

compared to other major cities, **the more people will want to come to Calgary. The problem seems to spiral.**

- It seems as low density areas in communities are targeted for more and more higher density, there will be **considerably less detached homes available.**
- 10) There will be many older homes replaced that are in good shape that would be wasteful and contributes to unnecessary climate change.
    - These houses could be renovated and secondary suites added.
    - To improve energy efficiency there could be incentives to upgrade, for example, windows, doors, furnaces, toilets and attic insulation.
  - 11) There are **no studies available to justify low parking requirements of 0.5 stalls/unit and 0.5 stalls/suite** minimum and **removing parking requirements for backyard suites.**
    - Parking requirements of 0.5 stalls/unit and 0.5 stalls/suite are too low for R-CG communities (and probably H-GO as well), especially where the communities are further away from downtown where residents have more need of vehicles for work and non-work activities.
    - There should be studies conducted in newer communities, such as Nolan Heights and Sage Hill with higher density, to assess the adequacy of current parking and the additional needs to accommodate proposed secondary suites.
    - A **well designed liveable community** away from retail and public facility areas should **accommodate a density of housing and parking** that should not need permit parking, time restricted parking or paid parking.
  - 12) There is **no information available** to consider how the **communities surrounding Calgary** are able to assist those currently living in Calgary with housing affordability and housing choice.
  - 13) There are **no studies available identifying the risks of blanket rezoning and identifying risk mitigation strategies.**
  - 14) The combination of allowing backyard suites and secondary suites motivates investors to cram as much housing on lots as possible.
    - There is little consideration for adjacent home owners. The allowing of secondary suites is already be a step towards higher density in communities.
    - Where there are houses that border along both sides of green space, a clutter of backyard suites would diminish the enjoyment of green spaces.
    - **Backyard suites and secondary suites should not be allowed except in** locations designated as higher density areas.
  - 15) For grants available to homeowners to develop secondary suites, is there any way of knowing if these **suites actually do get rented out** and for how long, to avoid homeowners developing basements for their own needs and conveniences?
  - 16) Will the **cost of new homes increase** with rezoning if limited construction resources now shift to capture larger profits in building higher density homes in established communities?
3. It would be helpful to review modelling with blanket rezoning for the city growing to 3 million people based on the accelerated growth rate we are seeing today.
    - 1) *Minister Boissonault recently commented he would like to see Calgary grow to 2.5-3 million and to have up to 70 million people in Canada in his lifetime.*  
*Reference: ['Carrot and stick': Feds tie housing funding to upzoning, development fee freeze](#) by Darren Krause, April 2, 2024*
  4. Some councillors are making Rezoning for Housing a **larger equality issue.**

- 1) This is about best strategies that consider the needs and preferences of all Calgarians.
- 2) This is not about the right to be able to live in any community or providing housing for anyone who wants to move to Calgary.
- 3) Fairness needs to be demonstrated to those needing housing affordability and housing choice. Fairness also needs to be demonstrated to those homeowners in low density communities. These are the people that:
  - Have worked hard to purchase their houses in communities that have unique character.
  - Many have higher incomes and pay disproportionately more taxes to fund government public services and programs including subsidized housing.
  - Many are community minded, want to see homes maintained well and care deeply about the attractiveness and character of their community.
  - Many recognize the need for higher density in their communities but want it done in a well-planned manner.
  - Many of these people are good neighbors; helping others, being charitable and giving to their communities in multiple ways.
5. **City Council needs to speak up on federal and provincial government issues of population growth and infrastructure** that created much of the affordable housing and housing choice problem in the first place.
  - 1) Canada has the **highest** increases in housing costs and also the **highest** population growth compared to other G7 countries. The other G7 countries have **significantly lower** increases in housing costs and **significantly lower** population growth. There is a correlation.
    - One of the quickest way to **bend the curve** on increasing housing costs is to lower the demand by lowering population growth.
  - 2) **Canada's poor economy is limited in providing high paying jobs** to help people afford the increased cost of housing. The poor economy in Canada is related to poor productivity. (Factors include: the population growth is too high based on Canada's absorptive capacity, the ready supply of low cost labor is suppressing investment in technology and equipment to improve productivity, there is very low investment growth in Canada which is an indicator of productivity, there is less emphasis on increasing the percentage of highly skilled newcomer workers to match available jobs).
  - 3) **Housing problems will persist** with bandage solutions unless we can together fully understand the issues and take the appropriate actions to solve the problems.
    - An **unbiased comprehensive study regarding population growth and infrastructure**, sanctioned by the federal government with all stakeholder involved, would be very helpful.
    - An example of an unbiased comprehensive study is the 2016 Australian report "[Migrant Intake into Australia](#)".
6. I believe all **Councillors should conduct face to face Town Halls** on Rezoning for Housing.
  - 1) The issues associated with blanket rezoning have enormous ramifications for Calgary.
  - 2) **Face to face Town Halls provide a** deeper level of communication engagement then reading summarized comments from the public.
    - How are the details of public comments summarized? Does the summary include the number of people that had the same comment, such as 1000 or 10?

- 3) Information Sessions, virtual Town Halls and public hearings do not provide the same opportunity for communities to come together face to face, to speak up, listen and learn from each other, and to share concerns and constructive ideas.
- 4) For many people, attending a **Town Hall in the evening is much more convenient** than taking the time in their day to prepare and go to a Public Hearing meeting.



## **Public Hearing Presentation**

### **1. Democratic process and the need for an unbiased comprehensive study**

- **Blanket rezoning an untested concept**
- **City Council need to demonstrate they:**
  - **Are fully informed and understand all the issues.**
  - **Can prove to Calgarians, with detailed documentation, how blanket rezoning best addresses the issues and concerns raised by constituents in the short and long term.**
  - **Can prove how blanket rezoning is the best of all the alternatives**

**Given the magnitude of this issue, I don't believe City Council (or anyone) has the capacity to demonstrate the above requirements without an unbiased comprehensive study.**

### **2. Highlight selected concerns:**

- **Planned higher density versus random higher density**
- **Risk studies and risk mitigation strategies**
- **Low parking requirements**
- **Rapid changes to attractive communities**
- **Challenges of building new detached homes and making expensive renovations**
- **Other**

### **3. The need for fairness for all Calgarians**

### **4. City Council needs to speak up on federal and provincial government issues of population growth and infrastructure**

### **5. The need for Councillors to conduct face to face Town Halls**

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First name [required] Nathaniel

Last name [required] Schmidt

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 Upzonign (RCG)

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

ATTACHMENT\_01\_FILENAME (hidden) RCG Submissions NSCHMIDT.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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City Clerk and Calgary City Council

Sent via email to: PublicSubmissions@Calgary.ca

## **Re: City-Wide Upzoning**

My name is Nathaniel Schmidt, and I am a homeowner in the community of Glendale in southwest Calgary.

I am writing **in strong support of citywide rezoning as part of the Housing Strategy**. This is a crucial first step to address the housing crisis on a municipal level and will result in a wide range of positive outcomes for our city.

My written submissions begin by responding to specific points prevalent with opponents to zoning reform generally and this to this policy specifically, as follows:

- Public engagement and bad faith;
- Neighbourhood character and preferences of long-time residents;
- Displacement and Gentrification;
- Infrastructure strain;
- Environmental impact; and
- Long-term sustainability.

This is followed by a discussion of positive outcomes that will result from city-wide upzoning, focusing on two areas of personal and professional experience: the environment and the criminal justice system.

The contrast between the strength of these arguments will show that the policy choice that benefits Calgarians is city-wide upzoning and the continued implementation of the Housing Strategy as passed by Council.

## **Opposing Arguments and Rebuttal**

### ***Public Engagement and Bad Faith***

Complaints about inadequate public engagement and bad faith conduct of councillors frequently surround public hearings on zoning and land use. Opponents argue for the extension of engagement periods and claim their individual voices were ignored because their preferred outcome was not followed by their councillor.

In reality, the city is meeting and exceeding the engagement criteria required under the *Municipal Government Act* (the “MGA”). The current vote on upzoning has technically gone through two separate engagement periods over a period of more than one year.

The first involved public engagement and a public hearing for the Housing Strategy where 580 people spoke directly to council. The upzoning vote now before Council has included multiple town halls, city information sessions, and online engagement.

Any complaints about this process being unfair or inadequate are unreasonable. Courts have recognized as much when considering legal arguments around engagement and the good faith of Councillors.

In [\*Howse v Calgary \(City\) 2022 ABQB 551\*](#) ("*Howse*"), Court of Queen's Bench (now King's Bench) Justice Labrenz was presented with arguments around the good faith of council and adequacy of engagement related to restrictive covenants, which touches on the same laws and procedures as the current vote.

Speaking to the good faith of Council in paragraph 55m Justice Labrenz made a finding that Council acted in good faith because changes to the restrictive covenants "...were intended to advance the City's long-term plans and goals for the Banff Trail area which, in my view, is a proper purpose as contemplated by the MGA." The same is true for this vote. City-wide upzoning aligns with the goals of the Municipal Development Plan and blended development between established and greenfield areas. Allegations of bad faith leading up to this vote are baseless given that all processes were followed for the purposes of a valid planning goal.

The same is true for adequate public engagement. Once again, *Howse* is helpful. In paragraph 59, Justice Labrenz states that residents opposed to changes to restrictive covenants argued that "...further measures should have been undertaken" in relation to public engagement. He dismissed these arguments outright concluding that "I see no reason to demand additional notice measures in the absence of a legislative requirement."

Undoubtedly, Council will hear arguments about taking this back to the drawing board to hear the concerns of certain residents. Again, this is a baseless argument that is no more than personal preference which does not affect the validity of city-wide upzoning.

In fact, opponents to this bylaw were responsible for disrupting and derailing public engagement sessions to the point where police and city security became a necessity to ensure the safety of administration, councillors, and other attendees. Entertaining this argument condones this type of behaviour.

Genuine concerns about the sufficiency of public engagement can be addressed through advocating for changes to city bylaws and policies that speak to the city's public engagement processes. Land use public hearings are not an appropriate or effective forum to debate this subject at length, especially where the City is already exceeding legislative requirements.

The benefit of further engagement must be balanced against its cost, both in funds and delays in policy implementation. Too much engagement risks becoming a circular process focused more on outcome rather than dialogue at the expense of badly needed policy changes.

### ***Neighbourhood Character and Preferences of Long-Time Residents***

Density opponents rely on a proposition that certain neighbourhoods have special characteristics, making them unsuitable for upzoning of any kind. The power to make this subjective determination is often asserted by long-term residents of these neighbourhoods, who claim they have unique insight that gives their individual preference increased weight.

Both arguments are irrelevant and have no definition or application in City bylaws or provincial legislation. Instead, they are rooted in the individual preferences of people who are largely homeowners and not subject to any of the direct effects of upzoning.

Neighbourhood character is a subjective concept that is impossible to define for the purposes of policy implementation because it means different things to different people. For example, I may believe that my neighbourhood has a character that calls for density but my neighbour may

disagree. Policy does not function by deciding between two subjective preferences from a limited sampling size, it must consider a multitude of factors that are capable of being defined and measured. Deciding policy based on neighbourhood character is fundamentally unfair and not a legitimate consideration for land use bylaws.

R-CG zoning already considers neighbourhood context in a way that can be defined and measured. This includes maximum building height based on location and existing parcels, landscaping, setbacks, and density limits.

Public input still has a place through the development permit process and certain higher-density uses like townhouses are discretionary and open to increased procedural requirements.

Furthermore, this land use change does not force anyone to do anything with their own property. They can maintain the character of their home within the boundaries of what they own and what bylaws and regulations allow. This is more than sufficient for individuals to maintain a voice in how their neighbourhood looks and evolves.

Similarly, length of time living in a neighbourhood does not give a person special insight or special rights in city-wide decisions about housing. Long-term residents are, by definition, already housed. Why would their needs take precedence over those who will directly benefit from upzoning?

It is unreasonable to assert that when you buy a home you also buy the privilege of having your neighbourhood frozen in time to remain how it was at the time of purchase. When we take a step back and consider how this works city-wide, it is absurd. And it is no less absurd when arguing against a gentle upzoning proposal.

There must be an expectation that the demands of citizens are realistic. Unrealistic demands like this cannot play a role in policy decisions and it is the responsibility of Counsel to recognize what is reasonable and in the best interests of all Calgarians.

### ***Displacement and Gentrification***

Arguments that city-wide, discretionary upzoning will lead to displacement of people from their own properties are not supported by basic facts.

This land use proposal does not compel existing homeowners to change anything about their property. It only applies once an owner decides they want to change the zoning and goes through the proper development permit process.

The only reason displacement would occur is if an owner sells a rental property (which would likely be an R-1 zoning) and the buyer decides to stop renting the property. This is no different than the existing system of ownership.

In fact, R-CG increases the households in a neighbourhood and over time decreases the amount of displacement because there are more homes in more places throughout the entire city. R-CG may displace an older household but this is replaced by multiple new homes. Over time, the policy creates more housing choice throughout all neighbourhoods in Calgary and decreases displacement overall.

Gentrification is a natural result of adding more supply and may have short-term negative effects for certain housing types in certain areas. But this is just one part of a comprehensive Housing Strategy that addresses affordability more directly and only becomes possible with incremental changes like city-wide upzoning. Replacing old R-1 with new R-1 builds may actually increase the rate of gentrification because the income differences between the owners of the old home and the new home are much larger than a change from R-1 to R-CG.

No one has suggested that city-wide upzoning is a silver bullet that will solve all of our housing needs. That is precisely why it is the first step in a comprehensive Housing Strategy with five outcomes that collectively address the root causes of the housing crisis. Approving this small, first step will begin the process of seeing fewer people in Calgary displaced from their homes.

### ***Environmental Impact***

Opponents to density also use environmental impact as a way to try and hold back densification. This is a particularly frustrating argument because of how much evidence it ignores about the real impacts of unchecked urban sprawl on climate change and biodiversity.

The International Union for the Conservation of Nature (IUCN) cites urbanization as [the third most frequently cited threat to species](#) on the IUCN Red List, which categorizes species at risk of extinction.

Urbanization can take many forms, including densification and outward growth. While both impact ecosystems, the negative effects of increasing our footprint outwards far outweighs those of well-managed densification.

Urban land expansion is a direct driver of [ecosystem destruction and species impairment](#) which is intensified by the fact that cities are being [increasingly recognized as biodiversity hotspots](#).

The Ricardo Ranch development in southeast Calgary is a practical example of this relationship. It is 35km from Calgary's downtown core and will replace semi-intact native grassland and encroach on one of the last remaining wetlands on the Bow River. This entire ecosystem will be hardscaped and subject to permanent human disturbance at levels exponentially more impactful than in its undeveloped state.

Administration and some councillors recognized this development was not ideal, but was one of the only tools we had to address housing stock and affordability. In other words, the ineffectiveness of our policies in allowing for blended development made it necessary to continue to eat

On top of the ecosystem destruction, housing people so far from our downtown core and beyond new transit projects like the Green Line requires people to commute by vehicle, increasing greenhouse gas emissions and requiring the construction of more road infrastructure. Even a practical assessment of these outcomes makes the negative environmental effects clear.

Ironically, developments like Ricardo Ranch already integrate upzoning to the level being proposed with this land use change. Yet, we do not hear protests about the effects this will have on the environment on that ecosystem and its surrounding community.

How is it possible that negative environmental effects only exist when it comes to densification?

How do you square opposition to upzoning based on the premise of environmental protection when the results of this policy decision result in much more serious consequences?

The truth is that this isn't about the environment at all. The environmental benefits of increasing density are discussed in more detail in subsequent sections below.

### ***Long-Term Sustainability***

Ensuring the long-term sustainability of our city and its infrastructure requires immediate actions to increase density and bring more people into established areas with services like transit, bike lanes, and amenities. If we continue sprawling, [not only will we face an insurmountable infrastructure deficit in the coming decades](#), but inner-city neighbourhoods will continue to die from a lack of sufficient population.

I will use my neighbourhood of Glendale as an example.

According to City of Calgary historical census data, Glendale's population was higher in the late 1960s than it is today and has not risen since it bottomed out in approximately 1985. In 2017 there were 2.56 people per unit whereas in 1968 there were 4.15. Nearby communities like Wildwood, Shaganappi and Rutland Park all show the same population trend, while others like Rosscarrock, Glenbrook and Glamorgan have more or less zero growth in this same timespan.

These communities and others like them are not sustainable into the future at their current growth rates and are not providing Calgarians with the necessary infrastructure that a city our size should have available so close to our downtown core.

Two outcomes show how continued policy failure will have lasting, negative effects on the city and our communities.

In November 2021, Glendale School (K-6) was included in the Calgary Board of Education's (CBE) System Student Accommodation Plan (SSAP). The SSAP is a tool used by the CBE to identify schools that have a utilization rate of less than 70% or greater than 95%. Glendale school was found to have a utilization rate of under 70% and was at risk of closing. It seems to have only been saved by a recent population spike resulting from the closure of the nearby Rosscarrock School, which happens to be another community with stagnant population growth. Schools under SSAPs like Glendale School are also forced to have larger catchment areas to attract enough students. This means many of their students cannot walk to school. This, along with school closure, is a continued risk in these areas and shows the effects to infrastructure when we don't provide sufficient housing choice throughout the city.

This continues beyond infrastructure to individual housing needs. Data from the 2021 city census shows that core housing need (defined as dwellings that are crowded, in poor repair, or unaffordable) is strongest in communities like mine that are close to the downtown core but suffering continuous population decreases.

When housing choice is limited by poor policy and small but vocal community resistance, we see the slow deterioration of areas that should be thriving. The city-wide upzoning will have a direct, positive effect in revitalizing communities like mine and bringing more Calgarians closer to our core and all the services it provides.



## Positive Outcomes and the Housing Strategy

### ***Climate Change, Biodiversity, and Human Health***

Urban land use is one of the most significant tools we have to address climate change and biodiversity collapse. In 2023, 82% of Canadians lived in urban centres so it should be no surprise that the way our cities are designed significantly affects our environment.

The Rocky Mountain Institute (“RMI”), an American think tank, recently released a [comprehensive study](#) on the relationship between urban land use and our environment. Its results overwhelmingly demonstrate that densification benefits our environment and, by extension, our own health.

The study focused on three fast-growing US metropolitan areas: Austin, Texas; Charlotte, North Carolina; and Denver, Colorado. Like Calgary, these cities have developed outwards resulting in more land being used to house people at low population densities. For example, Calgary’s population density is 1713/km<sup>2</sup> while Denver’s is 1805/km<sup>2</sup>.

The results of the study overwhelmingly show that densification improves environmental outcomes related to climate change and biodiversity:

- Vehicle miles traveled reduced by 13%;
- Building energy use reduced by 16%;
- Local greenhouse gas emissions reduced by 14%;
- Decreases in energy and water consumption;
- Savings on building materials and construction emissions in buildings themselves and associated infrastructure;
- Preserving valuable, intact land with functions like farming, forestry, wilderness conservation, and carbon sequestration; and
- Avoiding construction of housing in vulnerable areas like floodplains and wildfire zones.

This kind of transformative change was possible with modest reforms exactly like the proposed upzoning to R-CG. The study found that all that was needed for these results was:

- Removing restrictions on multifamily housing;
- Building more housing on underutilized land parcels; and
- Transit-oriented development.

Upzoning to R-CG in combination with Local Area Plans allows for each of these relatively gentle changes to the urban form that far outweigh any negative effects individuals may argue will result based on their personal preferences.

Calgary is already on the path towards achieving these outcomes and potentially more. Environmental groups around the world support policies exactly like this, including groups like Alberta Wilderness Association, of which I am board member. A vote for densification is a vote for our environment.

## ***Criminal Justice***

The connection between homelessness and criminalization is well-established, and the over-representation of people experiencing homelessness in our criminal justice system is a symbol of policy failures at all three levels of government. Implementing the Housing Strategy begins to address these failures at the municipal level, enabling more housing of all kinds to be built more easily and quickly.

The Calgary Homelessness Foundation recognizes [three types of homelessness](#):

1. Chronic homelessness - continuously homeless for at least one year and four episodes of homelessness in the past three years
2. Episodic homelessness - continuously homeless for less than one year and fewer than four episodes of homelessness in the past three years
3. Transitional homelessness - continuously homeless

Without a stable place to live, people become vulnerable to homelessness and their risk of criminalization increases exponentially.

A recent Canadian study from the University of British Columbia gave people experiencing homelessness a lump sum of \$7,500 to spend how they wished. The result was that individual participants in the study spent, on average, 99 fewer nights on the street. People want a place to live, and when given the means and the choice to do so, they will do what they need to find housing.

This reflects my own experiences working with vulnerable populations as a criminal defence lawyer. I assist large numbers of low-income individuals experiencing housing instability, which is often directly connected to the root causes of their legal issues. I often hear expressions of frustration, disappointment and despair when these individuals speak about their housing situation and the difficulties they face as a result.

My own experience has also shown me that criminalization is not reserved only for one type of homelessness. Some of these individuals are chronically homeless but many others are facing combinations of episodic and transitional homelessness. In many cases, they desperately want to be housed but cannot find the necessary resources. These are often people that were, at some point, economically stable with careers that are affected by personal circumstances or economic factors beyond their control.

The 2022 Calgary Homeless Foundation (CHF) Point-in-Time Report (2022 PiT) found that the most common reason identified for an individual's homelessness was insufficient income for housing (28%) while the second most common was landlord/tenant conflict (14%). Clearly access to housing is a big part of homelessness.

However, getting people off the street into a house is just the first step to long-term housing solutions. The Calgary Homeless Foundation uses a Housing First approach with their clients. They identify five key principles, one of which is "consumer choice and self-determination." This points to a need for a diversity of housing facilitated by city-wide upzoning so that people of all backgrounds and all capabilities can find a stable place to live.

Being truly tough on crime means addressing the root causes and increasingly the most significant of these is access to housing. City-wide upzoning has huge potential to provide

options for those suffering from transitional homelessness and lays the foundation for further policies that address homelessness in all its forms.

## Conclusion

Evidence overwhelmingly supports city-wide upzoning as a positive policy outcome for all Calgarians. Without incremental policy changes like this, any efforts to meaningfully address the housing, climate, and biodiversity crises will be severely delayed. We can't afford to wait any longer.

When I attended my Ward 6 open house on city-wide upzoning, I was surprised by the level of anger expressed by my neighbours over such a relatively small change with such quantifiably significant benefits to our city. Over and over, the focus was on how this would affect "my property" or "my neighbourhood."

These sentiments are somewhat understandable when the conversation is surrounded by so much information. As our leaders, you have a responsibility to listen to these concerns, but you also have a responsibility to recognize who they are coming from, why they may exist, and ultimately what is best for all Calgarians.

The loudest voices are not the majority and do not have all the answers. We must take a step back from the noise and assess city-wide upzoning the way any other policy is assessed: does it benefit our city?

Clearly, the answer is yes.

Sincerely,

Nathaniel Schmidt



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First name [required] Rodney

Last name [required] Banks

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)

As a resident of Acadia I am strongly opposed to the blanket rezoning to multi Community. I feel this will degrade land values, creates huge parking problems, and devalue communities zoned for single detached housing. There is no reason to overpopulate this type of communities with all the condo and row housing being built in and around Calgary proper.



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First name [required] Zsolt

Last name [required] Tovissi

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 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 concerned with the new initiatives/push for high density communities, especially in older, already developed, neighborhoods that were designed 30+ years ago. These neighborhoods were designed with a certain population density in mind and major alterations will negatively affect these communities for the following reasons.

1. Destroy the character and charm of the neighborhoods and negatively impact the residence.
2. Older communities have been developed with roads and infrastructure to manage a certain density. If we increase the influx of residents, this will put major stress on the traffic conditions in the area and will negatively impact the community. Especially with a major hospital across the road.
3. School, gas station, grocery stores, etc, etc are also designed for a certain density. These services would also be strained with increased density.

I would say that major increases should be limited to new and/or developing communities where infrastructure can be properly planned and sized for the number of residence. Thank you.



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First name [required] Andrea

Last name [required] Katz

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 here.)

[required] - max 75 characters Will crowded streets 4+ households is too many on average for a single lot

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)

Making 4 plus dwellings on the average lot will lead to overcrowding, no parking and overloading schools. Duplexes would be a better idea



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First name [required] piyush

Last name [required] patel

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 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 opposed to the council proposal of blanket zoning idea being bulldozed through.

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

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First name [required]	Emily
Last name [required]	Cambell
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 favour
ATTACHMENT_01_FILENAME (hidden)	Rezoning Support Letter _HomeSpace Society.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

Dear Calgary City Council,

I am writing on behalf of HomeSpace Society, in support of Rezoning for Housing. As one of Calgary's leading affordable housing developers, we currently face 2 major challenges to increasing affordable housing stock. The first is sufficient funding, the second is the time and resources spent defending housing projects from bad-faith arguments against land use amendments that further marginalize low income Calgarians.

Calgary is facing a critical housing shortage and urgent action is needed to increase supply across the entire continuum. Currently, at least 1 in 5 Calgary households live in homes they can't afford. With the fastest growing rental prices in the country, staggeringly low vacancy rates, and a rapidly growing population, Calgarians are seeing attainable and affordable housing slip even further out of reach. We need to take every opportunity to increase housing stock and encourage density across our sprawling city.

The rezoning proposal is incredibly reasonable and moderate for a city of our size, allowing residents to add secondary suites and build modest multi-family housing at a human scale. The most vibrant cities encourage diverse housing options, and while affordable housing projects may still require occasional land use amendments – increasing diversity in housing will reduce pressures on low-income families and offer greater choice along the housing continuum. By implementing citywide rezoning, the City of Calgary can empower developers like HomeSpace to build affordable homes faster, while reducing red tape and administrative costs for the City.

Though rezoning is not a silver bullet to the housing crisis, it is a crucial part of the larger effort. There are significant funding opportunities that may depend on council relaxing land use to allow for density. A vote in favor of rezoning, in tandem with the City's Housing Strategy will help many Calgarians avoid homelessness. Addressing the housing crisis is complex, and some may fear change, but Calgarians need council to have political courage at this time. We encourage council to support this reasonable proposal to modestly increase density the blanket rezoning.

Thank you for your consideration, and please vote "Yes" to the zoning reforms this spring.

Sincerely,

Bernadette Majdell  
CEO HomeSpace Society

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



April 11, 2024  
The City of Calgary  
800 Macleod Trail SE  
Calgary, Alberta

Attention: The City of Calgary – Members of Council

Dear Calgary City Council,

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Thank you for your consideration, and please vote "Yes" to the zoning reforms this spring.

Sincerely,

A handwritten signature in blue ink that reads "B. Majdell".

Bernadette Majdell  
CEO HomeSpace Society



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First name [required] Martha
Last name [required] Stach

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 here.)

[required] - max 75 characters I invested in our area.I'm against multi-unit development in our area

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

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Jack

Last name [required] Crawford

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 Zoning

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

ATTACHMENT\_01\_FILENAME (hidden) A Letter from the VRCA President and the Director of Planning - City Wide Re-Zoning V2.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not believe that the proposed rezoning to allow basically anything anywhere is appropriate. Many communities, including ours, Valley Ridge, have spent much time working on appropriate plans for their community. The attached letter from our community association describes our desires and I agree with the ideas presented therein.

## **A Letter from the VRCA President and the Director of Planning**

### **Citywide Residential Re-Zoning**

We have attended a number of meetings to try to understand the Citywide Residential Re-Zoning Strategy.

Currently, single-detached homes are designated R-C1. The City is proposing to change this Land Use Designation to Residential – Grade -Oriented Infill District, R-CG.

#### **What does that mean?**

This means that a single-detached home, semi-detached home, townhouses or row houses and two secondary suites can be built on this lot.

- R-CG allows for the lot coverage to increase from 45% to 60%.
- It reduces front setback.
- There is no requirement for side setback.
- R-CG allows for an increase in height from 10 m to 11 m, so the building can be 3 stories.
- Two buildings are allowed on one lot.
- The parking requirements are 0.5 stalls per unit.

In the current zoning process, if the owner of a property designated as a single-detached home wants to build a building other than a single-detached home, the zoning must be changed. A public hearing must be held and affected residents can voice their opinion. In the new process, no re-zoning is necessary and no public hearing is required. Hence, no public input.

#### **My House**

So, let's use my house as an example. My house is a single-detached home which is currently designed as R-C1. If this change is approved and I sold my house to a developer, then a row housing development could occur on my lot. There would be no public engagement. There could be 4 units and 4 secondary suites. My current house occupies 35% of the land. The row housing could occupy 60% of the land, almost doubling the size of the building. There would be no space left for trees. There would be parking for 2 cars. I currently have parking for 4 cars. My front setback is currently 5.5 m. My side setback is 2 m. The side setback would be reduced to 0 m. The new building would be 3 stories, not 2 stories.

## **Neighbourhoods**

Calgary is a city of neighborhoods, each with its own unique character. We are suggesting that Area plans, along with public engagement, be developed for all neighbourhoods in the City of Calgary. Density is appropriate near transportation hubs and closer to the City Core. But less appropriate in areas that lack the infrastructure to support dense populations.

## **The Valley Ridge Vision Statement**

Valley Ridge, surrounded by nature, provides vibrant and peaceful community living encouraging neighborly pride and caring for residents of all ages.

We believe this change would challenge our Valley Ridge Vision Statement.

## **RECOMMENDATIONS**

We are recommending that Area plans, with public engagement, be developed for all neighbourhoods in the City of Calgary. These 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.

## **Have Your Say**

City Council will be holding a Public Meeting on Monday April 22.

Have your say by submitting an email to the City Clerk, no later than **Monday April 15** at [Calgary.ca/PublicSubmissions](http://Calgary.ca/PublicSubmissions).

**Dave McCarrel, VRCA President**

**Merl Radke, VRCA Director of Planning**

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First name [required] Maria

Last name [required] Ellert

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We were lucky enough to buy our house in an established neighbourhood in Calgary over a decade ago. Under today's conditions, following many changes to homebuying rules, we would not be able to afford to buy now. We're a family with two children, living in a quiet cul-de-sac. If we had to rent today, our rent would be much more than our mortgage for a smaller home and yard. We absolutely, completely, support blanket rezoning so that our fellow citizens do not have to struggle so hard to have a place to live and a decent, dignified, lifestyle.



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First name [required] Serenity

Last name [required] Blumer

How do you wish to attend?

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

Date of meeting [required] Apr 24, 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 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)

Neighbourhood around 20th Avenue - 26 Avenue between 40th street and 48th street NW should not be rezoned from current zoning as this area was not originally designed to be a high traffic zone and owners have purposefully paid premium to be away from higher density along Bowness Road and 16th Ave in Montgomery to be away from hustle and bustle. Large mixed use buildings and/or higher density would increase traffic and pose danger to many young families with smaller children who has deliberately bought homes away from higher traffic zones. Parking is already a challenge as is and higher density would simply make it worse. Community at large does not desire to further increase density beyond what is already here. Thank you





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First name [required] Sandi

Last name [required] Fletcher

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)

Proposed Rezoning

I would like to state my opposition to the proposed rezoning for housing. The proposed residential rezoning will not provide a timely fix for the current housing crisis and will create significant pressure on already aging water and sewer infrastructure. Many communities are at capacity for water and sewer infrastructure and adding up to 12 times more households to a single family lot could prove to be catastrophic in some neighborhoods. Furthermore we are currently fighting climate change and with the rezoning plan, current housing would be removed to make room for higher density housing, which in turns leads to removal of trees. With removal of trees we will be creating hot zones which is working in the opposite direction that we should be fighting climate change. Other concerns in relation to the rezoning are parking concerns in neighborhoods. The lots do not provide enough space to provide for reasonable parking. Lastly, the rezoning could provide for very disjointed communities and a negative change to Calgary forever.

I would like to understand why the city has not taken more action to add further density in existing neighborhoods by adding multiresidential housing to locations close to LRT stations, such as Heritage station where there is land that could be used for multiresidential housing and provide housing for far more people. Higher density should be further planned for in new neighborhoods where infrastructure is being planned and can be constructed to accommodate for higher density.

I believe that this rezoning plan is short sighted and will not provide the solution to this complicated housing challenge that we are facing.



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First name [required] Tesla

Last name [required] Cummins

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 Housing strategy

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This will not benefit average house owners. It will have a negative impact by increasing population density, much of which will be rentals. This also opens up the possibility of more short term rentals which are a great way for criminals to have a safe place in an area before they leave. This will benefit wealthy people that can develop rental properties but harms the average owner that can't afford to live somewhere else. It will have a negative impact on property value; I would not want to buy a house in a neighbourhood with the proposed changes. Perhaps this can be done in new neighbourhoods but leave the existing ones as they are. Allow us to continue to live as we are in the area we've committed to.



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

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

[required] - max 75 characters I strongly oppose the new zoning proposal in Calgary.

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 strongly oppose the new zoning proposal in Calgary. It will lead to de-valuation of properties, high traffic, logistics issues. It is not what we agree when we purchased the house.



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First name [required] Paul

Last name [required] Johnson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 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)

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

I am completely opposed to the proposed blanket rezoning planned for Calgary by City Council. I feel that there has not been enough proper consideration or consultation and should the rezoning occur, would have a harmful effect on many of the communities involved. Why is the city not considering building on the many open and vacant areas within the city such as along MacLeod Trail and new areas available outside the city. We moved from Altadore because of the increased densification and feel it is very unfair that the housing issue is being considered with this blanket approach. I believe a pause is in order to re-evaluate the problem and then reapproach this after careful consideration and input from Calgary citizens. Thank you.





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First name [required] Douglas

Last name [required] Carlyle

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) 24-04-15 Ltr to City re ReZoning.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## DOUGLAS M. CARLYLE

#301, 1303 1 Street NE, Calgary, AB T2E 3B6 | 403.616.7529 |

15 April 2024

Mayor Gondek and City Councilors  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary, AB, T2P 2M5

**Dear Mayor Gondek and City Councilors:**

**RE: Proposed rezoning will support more housing options in all communities.  
Calgary's Housing Strategy 2024-2030 Land Use Amendment Citywide LOC2024-0017 and Land Use Bylaw Amendments**

I urge you to support this proposed rezoning for housing in the city. It is a good thing for our city. As a resident in the Crescent Heights community, I love having such great access to public transit and I am able to walk to almost everything I need in the in the community and downtown.

Montréal, Toronto, Vancouver and Edmonton no longer have exclusionary zoning. Calgary is late to the game relative to other cities in the country.

Our neighbourhoods will be more vibrant and safer with more housing choices added and supporting a diversity of families.

The proposed rezoning supports climate action by making better use of the city's existing infrastructure. Utility costs can be shared across more people, which will make the cost of living in city neighbourhoods accessible to more people.

The rezoning will help reduce our reliance on vehicles, reducing GHG emissions and the reliance and expense of private cars for households.

Increasing the density supports making the city more walkable because with a greater population downtown and in our communities, we can share more amenities including shops, pathways, transit and recreational facilities.

For people facing retirement and perhaps requiring some additional care, this zoning allows them to live in place, with access to neighbours, services, and continued involvement in their community. Why go live in an expensive care facility on a grassy slope in the suburbs and be lonely?

Your support is essential to move Calgary forward as progressive and inclusive city.

Thank you for your time and consideration!

Sincerely,

Doug Carlyle



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First name [required] Louis

Last name [required] Warners

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)

I hereby like to inform you of my displeasure of this item being expedited thru. Not enough time has been spend by city council to understand what the problems are they create. We spend money being in zone 1 housing and we are now forced to deal with a council that is motivated by federal funds. Not the best interest of the citizens. I have a problem with the parking that will be generated by doing this, and take the value of our houses down in the market. Find vacant land, and start building row housing, and don't change the makeup of the city at this point. I was born and raised in row housing, and have no problem with them, but you are changing the cities attraction. It will not be cheaper to change communities, but build from scratch on new land. you then can also have the proper infrastructure in place including parking. Hope you start listening to your citizens. Scrap this idea, and start a new plan hat will work.



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First name [required] Valerie

Last name [required] Pinnock

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 opposed to the planned rezoning for housing initiative. We live in a residential area with single family homes and we live here because we want to have fewer neighbors and enjoy the quiet neighborhood. We paid substantial money for our property and do not want our property devalued because one or more of our neighbors tore down their current home to build a multi family home on the same size lot. This would also create parking issues in our neighborhood. Please leave the multi family homes in areas where others are already located and do not allow someone to change the entire neighborhood with blanket approval.



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First name [required]	Paul
Last name [required]	Smith
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	Notice of Public Hearing on Planning Matters - Rezoning for Housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Opposition to blanket residential zoning plan.docx





ATTACHMENT\_02\_FILENAME  
(hidden)

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

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My wife and I live in a single-family home in the Varsity area, and we are opposed to the proposed blanket change to residential zoning in Calgary. While we are not opposed to densification in specific areas where it is appropriate due to size/age/condition of existing housing or due to surrounding land uses, the City's proposal is inappropriate and likely ineffective.

I say inappropriate as the proposed blanket rezoning represents an abdication of the responsibility of city planning to provide controls suited to a specific area in context of its surroundings, which the current proposal does not achieve. I say this based on my many years of experience as a city planner in both Winnipeg and Saskatoon, working both for a private land/housing company and for a city's planning department.

I also say that it is likely ineffective, as simply increasing the housing supply is no guarantee that house prices will become more affordable, as prices will at minimum reflect the price of existing housing in the neighbourhood, and may well be higher due to the construction of the new units. I say this based on many years of employment with several Schedule I banks as a large-scale real estate project construction lender, based in Calgary.

Also, the City's approach to this major change to the approach to planning and development has been sorely deficient in informing citizens how the new proposal will work.

For example, in the City's publication 'How to Respond to a Development Application', on page 5, it says that a variety of methods might be used to notify neighbouring residents of a proposed change in a site's use. If the City means to use a blanket residential zoning designation, there should be a very clear and specific method of advising neighbours, so that a proper response can be obtained from all who are concerned. No one should be wondering if they have missed a notification, or worse, finding that they have missed a notification.

Next, the method of evaluating the input from affected neighbouring residents is unclear. A 'File Manager' is referred to, but no explanation is given as to what City Department a File Manager is attached to, what process of evaluating residents' responses is used, or whether a File Manager even has the authority to reject a proposed new development given the City's stated objective of adding more housing in established areas.

And finally, on a City webpage, it states that if "...development proposals trigger unanticipated local capacity upgrades...the City of introducing a process to equitably share the cost through a levy-type mechanism". This implies that residents of a neighbourhood may end up paying a part of the cost of utility upgrades that benefit only the builder of the new units. This is entirely unacceptable.

In summary, the proposed new blanket zoning process has many evident deficiencies in its form, probably unlikely to achieve more affordable housing in Calgary. If that is the goal, the City should be aiding established and proven agencies such as Habitat for Humanity rather than making random changes in hopes of a positive outcome.



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First name [required] Bridget

Last name [required] Rouane

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to you today, in opposition to Blanket Rezoning!

I live in an area of Bowness where the move to increase the housing density to meet the needs of residents, has been hitting us hard and heavy. We are at this late date finding out more and more that our Community Association failed to engage with residents, and our Council Representative, Sonya Sharp. I became more and more involved in the processes joining the Community Association, joining the Planning and Development Committee in Bowness. We attended various meetings that Sonya hosted to inform her constituents. We Joined Acorn to help voice the needs of those struggling with housing in our city. We are NOT in favor of Blanket Rezoning! We were very sorry to hear that our Council Member was not Engaged despite our constant encouragement as Bowness Committee Members. We never felt heard. Profit over people? This is a blatant obstruction to democratic process.

Lack of specific goal in the type of housing has been a major concern in this whole processes. The big move seems to be just density. At all costs, to address "a Housing Crisis." Affordability is obviously not seen as a concern, nor is accessibility, environmental impact, or social aspects of living and quality of Life. Is there a specific % of housing being dedicated to Low to Moderate income, or to accessibility?

I live in an area where our condo, of 6 units, with 6 parking stalls was the high density in Bowness. I bought here because as a single mother who never married it was affordable and, it was also closer to work. I was an L.P.N. at 2 of the local nursing homes in the area. It was close to all the amenities, transit, shopping, laundry, convenient stores, secondhand stores, and other specialty stores, and churches. It requires more planning to live without the convenience of a vehicle, but, in the long run it saves money. I have never understood the need or desire for the higher density in our vast Alberta prairie. I get the need for more housing, but even with the prospect of greater density, (of 10 proposed sites, within a 3block radius,) these will decrease parking, increase costs of rentals, increase taxes (already making it unaffordable to long term and new residents) with no regard to environment and small town feel of Bowness.

The new builds are in no way aesthetically, contextually, or congruent to existing housing. And are creating shadowing concerns for existing residents and homeowners. Proposals are being made on



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First name [required] Muhammad

Last name [required] Khan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME (hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I need to know what options to be available for the basement entrance door, could be possible from all sides?  
Does this rezoning allow upper floor to be rented separately with separate entrance door?



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First name [required] Thilini

Last name [required] Ediriweera

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 don't like the overcrowding in our community. I need a peaceful environment to live. I like greenery and trees in the community and I don't like a townhouse or duplex as my neighbor.





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First name [required] Coady

Last name [required] Cormier

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 residential 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)

The whole of Calgary is about to undergo one of the most significant housing policy changes in its history: a build whatever, wherever bonanza. In a report submitted to city council, the Housing & Affordability Task Force, comprising mostly city employees, ex-city employees & developers, recommended blanket rezoning for any neighbourhood anywhere in the city. It is a data-starved report.

The report was compiled in isolation, with no public input.

There is no argument that the report is filled with many sensible recommendations, but blanket rezoning of the entire city is not one of them. It takes away citizens' democratic right to give input into the evolution of their community where they've invested — heavily. This means that, in single-family-home neighbourhoods throughout the city, a developer could snap up the property next door and build eight units on that 50- by 120-foot lot. And you don't get a say.

It is a radical/reckless/irresponsible policy that lacks supporting data or meaningful measurement of success, & has no proven track record for solving the housing issues cited. Plain and simple.

Rarely, if ever, is an existing single-family dwelling replaced by multiple dwelling units, which each cost less than what was removed. Developers do not construct affordable housing; they construct the amount and type of housing that will maximize their profit. There is no denying Calgary is currently in a housing crunch & is in dire need of significantly more affordable housing, particularly given that the federal government long ago shunned its responsibility to social housing.

But we are not in a land crisis. In fact, the City of Calgary, being the single largest landowner, has identified only two parcels for residential housing use out of the whopping 407 parcels of land it owns. Further, it is only logical to build higher density and affordable housing along transportation corridors, near LRT stations or on vacant, underutilized and yet well-placed commercial parcels of land that are typically less expensive. That is thoughtful planning.

Instead, the task force's very first recommendation is to give developers free rein to go into established R1 or R1/R2 neighbourhoods & build with no consideration of whether schools, public parks, roadways or utilities can accommodate the extra demand. The city may be trying to solve an internal red tape issue with this rash policy but, historically, the public has not caused the red tape. City processes are to blame.



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First name [required] Cassandra

Last name [required] Caiger

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 (RCG Public Hearing)

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please consider this my bid in favour of the proposed RCG rezoning. Might I add that, while in favour, I whole heartedly believe it will only be a success for Calgary if paired with substantial transit investment. The pace of transit development and revitalization has been far too slow. Transit is crucial to moving more people around the City more efficiently, especially where reduced parking requirements might truly limit automobile ownership for some. Infrastructure for active modes is another must, but transit above all in this winter city.

At a micro-level, I would suggest that waste management be a required design consideration at DP stage and followed up on as a post-building inspection item. In my local experience, 11 units were built on what was a single-detached corner lot. The 11 units share two large waste bins that are regularly overflowing (drawing wildlife to the laneway). These large bins also live on the grass/hang over the sidewalk as they don't fit in the laneway itself, as much as I'm pro-housing and RCG, it is both an eyesore and risk to the fauna.



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First name [required] Daniel

Last name [required] Hassett

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 would like to object to the proposed blanket rezoning of residential properties in Calgary. The proposal creates no provision for the amenities that will be required to support the planned densification and it is vital that council takes a step back and develops a plan that creates a city that works for its residents.

While density is often noted as a requirement for creating walkable cities, that walkability does not happen by accident. It requires careful planning, including allocation of land and funding. Past densification schemes in Calgary have seen developments in the Beltline and Eau Claire without adequate consideration of required amenities, forcing the city to shoe-horn them in after the fact at significant cost to the taxpayer and in often unsatisfactory ways. Examples include the lack of grocery stores in Eau Claire, the lack of green space available for people living in the Beltline and the closure of city-funded pools in both areas, which could have been avoided with better up-front planning to fund capital programs.

City Council is now planning to repeat these mistakes city wide. While claiming that newly densified communities will have more walkable schools, grocery stores, transit hubs and recreational facilities, there is no plan to provide those promised amenities. It is not good enough to say that schools are not municipal responsibility. Urban planning is your responsibility, which includes ensuring that developers aren't allowed to build houses without essential amenities.

I would urge you to pause to reconsider what land is required to support densification before passing blanket rezoning.

I would also urge you to look to developers to support paying for those amenities via levies on high value properties, whether they be estate homes in the far flung suburbs or luxury townhomes and condos in older communities.

Under present arrangements, developers are taking the profits and taxpayers are picking up the tab, essentially subsidizing luxury developments. If the city is serious about providing affordable housing, this is the policy that needs to change, freeing up funding to subsidize housing for those who need it, not people paying for high end properties.

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

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First name [required]

Gail

Last name [required]

Duggan

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)

Many different places have tried this blanket rezoning and regret the outcome. More crime due to people being packed into a small area, overcrowding is a major social problem. Seniors are unable to live in multi story dwellings, our home has been renovated for aging in place. Also where is all the water and electricity going to come from to support overcrowding in existing neighbourhoods. Schools too are already overcrowded, how will that be correct for the extra families rezoning will bring into an existing neighbourhood?





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First name [required] Lois

Last name [required] Cutts

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

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

ATTACHMENT\_01\_FILENAME (hidden) Submission to City Council - Rezoning - April 2024.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Subsequent to attending two information sessions, one of which turned into a “town hall” session, I am sending my concerns and comments regarding the new Rezoning Plan proposed for the City of Calgary.

In my opinion, this plan is singularly lazy and shows no planning at all. How can “one size fits all” work in any city? Your latest large postcard indicates that “Calgary needs more homes. Citywide rezoning will help increase supply”. Under this plan, that is not going to happen!

Developers will not build housing unless they can make a profit.

If they buy a piece of property that costs a million dollars, they are not going to turn it into affordable housing. They are going to maximize the allowable coverage of the site and sell the units of a duplex or fourplex for a million dollars each. While doing this, the character of the existing neighbourhood will be compromised forever.

I also do not trust that the city oversight for infill properties is adequate. I know of two disasters where the foundation of the new properties have adversely affected all the existing surrounding homes. It was obvious from the start but the city did not force the builders to fix it before proceeding to finish the build, leaving the neighbourhood to deal with the water problems forever!

Senior city employees and members of the City Council have admitted during interviews that it is likely that single family properties adjacent to these multiple housing developments will likely lose value. This is outrageous! I cannot believe that many people at city hall spent months developing a new strategy and all they could come up with is a plan that will negatively affect existing property values wherever it is applied. Voters are scared and angry that you are going to potentially destroy the character of their neighbourhoods and the value of their homes – and it seems you really don’t care.

Our homes, no matter whether that home costs \$200,000 or \$1,000,000 is going to be the largest investment we make in our lifetime. People are always concerned that this one major investment continues to appreciate – to at least keep up with inflation. How dare you be so blasé about the fact that your new zoning plan will very likely negatively impact those values.

I have been in the architectural and design industry for 50 years, and that includes time working in community planning. A successful plan creates areas for each type of development in an orderly manner that flows throughout the urban area. Higher density in downtown areas and closer to transit hubs spreading out into lower density as you get further from transit opportunities as an example.

I really have to question why you are doing this. The city has shut down parks for trailer homes – perhaps not the best housing, but it can be more affordable and a way to enter the housing market. How can you increase density while limiting vehicle parking and then at the same time not improve community transit? In our neighbourhood, there is a McDonalds. The manager is having great difficulty hiring staff for the evening shifts because it takes 2 to 3 hours for his staff to get home after working. When I attended one of your “rezoning information sessions”, I checked with google and it

would take me 20 minutes to walk to the location, 3 minutes to drive and 45 minutes by bus – after the bus arrived, which could take over an hour at that time of the day. Fix that problem!

This ill-conceived plan is not going to work. I am aware of an individual who recently renovated to put a secondary suite in his home. When he tried to rent it, he couldn't. The rent he had to charge in order to pay back the cost of renovation was higher than the market could pay, there wasn't a confirmed option for parking and no public transit within a reasonable distance.

It has taken me this long to send my concerns, mostly because I become so incensed as I list all things wrong about the current approach that I cannot proceed. It has been alluded to by people in the know that this plan is basically “cooked” and nothing that the voters of Calgary say is going to change that fact which just makes it worse. I suspect that this is just a rush job to try to get funding from the Federal Housing Accelerator Fund. Good idea to take appropriate action for the funding, but this plan is a disaster! Take another look and Fix It!

Respectfully submitted

Lois Cutts



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First name [required] Mary Anne

Last name [required] Katzenberg

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 to blanket rezoning.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the blanket rezoning proposal for the following reasons:

1. Loss of tree canopy which has multiple benefits including taking up air pollutants, attenuating run-off during heavy rains, providing shade and wind buffer, therefore lowering energy costs, and providing a pleasant environment for Calgarians.
2. Parking – on street parking is unsightly and dangerous, particularly for children.
3. Density – overwhelming systems such as water, sewer, and other utilities in neighborhoods designed for single-family homes.
4. Loss of privacy.
5. Loss of investment value in peoples' homes.
6. Overall - Loss of many of the things that make Calgary a desirable place to live.

There are other ways to increase density, as has already been done by allowing secondary suites and providing transit-oriented development.

How many of the units, for example, in University City, are air b and b units for short term rental with individuals owning multiple units. How many people own multiple homes/ condos, apartments and only occupy one at a time? There are better ways to provide additional and affordable housing without destroying well-established, desirable neighborhoods.



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First name [required] Jane

Last name [required] Nicholson

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 recall this issue being debated or even disclosed during the last civic election. Therefore – YOU DO NOT HAVE A MANDATE to enact a Blanket Rezoning bylaw. This change would have massive impacts on our beautiful neighbourhoods. Taxpaying citizens need more time to study & evaluate pros & cons. What about the idea of Comprehensive Neighbourhood Plans (Local Area Plans) - sounds much more taxpayer friendly & democratic.

This significant issue is up to taxpayers, not up to City Councillors & the Mayor. This issue should be voted on in a REFERENDUM at the next election.

I DO NOT CONSENT to the City ramming through a Blanket Rezoning initiative/bylaw. Please explain why the City never gives taxpayers/citizens enough time or detailed information on a timely basis to make informed comments & decisions?



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First name [required] Jacquie and Don

Last name [required] McKechnie

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) Letter City council Blanket rezoning.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Hello, Mr. Walcott, Mayor, and all Councilors,

I am opposed to the city proposal for blanket-up zoning.

I am in opposition to the proposed blanket up-zoning proposal for the following reasons:

1. Eliminates public involvement in the redevelopment process.

Increased densities in established communities can benefit the city and communities themselves, only if re-development occurs in a thoughtful, well-planned manner. However, the blanket up-zoning proposal instead, is a blunt instrument that eliminates public involvement and ignores community context. A Community redevelopment pLan was recently completed for our community and now, almost immediately, you want to dismiss all of that work, community feedback and careful planning, in favor of this poorly thought out rezoning.

2. Erosion of public accountability and transparency.

A Public Hearing is not “Red Tape,” a “community veto,” or a “hindrance to re-development.” It is an important component of local government. Elected officials, not bureaucrats, should be the decision-makers on matters such as community character and context. Blanket Rezoning was not part of the last election - where you all received a mandate. There is therefor no mandate for this action to be taken without consultation with the residents and home owners of this city.

3. Removal of certainty for residents City Administration has suggested the proposed amendment is required to provide developers with greater certainty.

How much more “certainty” developers require? Rather residents require certainty in their chosen communities. The Blanket rezoning proposal provides none. Certainty of one’s preferred living experience is a key determinant in the home buying process. Restrictive covenants provide this certainty and is a tool we are fortunate to have. We purchased our home three years ago and carefully chose this neighborhood for it’s beautiful parks, quiet nature, low traffic noise and predominance of single family and duplex homes. Our property value is based in part on these characteristics which you are so willing to erase from the neighborhoods of this city. Councilors have called residents ‘selfish’ for trying to have some say with regard to their communities and property values. This is outrageous and inappropriate and a clear indication that you are not at all interested in working with city residents and but are in the pockets of developers.

4. Negligible Affordability Improvements

The City Administration says blanket upzoning will “solve the Housing Crisis” since it will facilitate greater housing diversity, more supply and thereby greater affordability. Compared to other issues falling under the umbrella of a “Housing Crisis,” it is conspicuous in its lack of likely effectiveness.

Calgary does not have a “Housing Diversity Crisis” and suggesting it is a crisis requiring an extraordinary response is a distraction from more pressing housing issues.

Blanket up-zoning will have no appreciable impact on housing affordability nor will it add more housing.

This is confirmed in academic studies of cities previously using blanket up-zoning. Auckland, NZ. Recent and rigorous analysis (see Murray and Helm, “The Auckland Myth”) reveals that there was not an increase in new housing stock. Nor was there any impact on housing affordability.

A July 2021 report from the New York City Association for Neighborhood and Housing Development cautions that blanket re-zoning can have serious unintended consequences for less affluent and more vulnerable communities, suggesting it

can often “cause more harm than good.” In this, developers tend to purchase older, more affordable (and more often than not rental) properties, demolish them, and build new higher-density housing with higher prices/rents.

If the goal is to provide greater availability of low-cost housing, then the council should be looking at requiring developers to include low cost housing as part of any development plans similar to the requirements in Vancouver. Developers should be part of the solution rather than receiving blanket opportunity to build expensive housing by tearing down low cost housing and contributing to the very problem you say that you want a solution to.

#### 5. Strain on Existing Infrastructure and Services

The initiative assumes existing infrastructure can support increased density, but there will be impacts on sewer and water infrastructure, schools, parks, and emergency services. A recent study conducted by the Federation of Canadian Municipalities found that \$1M per 100m will be required for infrastructure upgrades if single detached dwellings are replaced by 4-6 plexes. This equates to 150K\$/per house replaced. This means replacing 10,000 homes, as contemplated in the Housing Strategy equates to a cost of \$1.5 Billion dollars at a minimum. This cost will fall on Calgary taxpayers and not on developers. Calgary is rezoning to 8-plexes. The costs will be higher.

#### 6. The greenest building is the one that already exists

We are taking down perfectly good houses built from real wood and putting them in the land fill. The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts.

7. This is the most significant change ever made to housing and planning in the city, one that could affect all single-family residential property owners. It is a change created in a void of taxpayer input.

Please vote NO on this issue. Continue to participate in the process of updating area redevelopment plans and then abide by the results of those. Try presenting a plan that is based on detailed research, thinking and planning and allow for our feedback with a plebiscite!

Sincerely

Jacquie and Don McKechnie  
3512 30 Ave. SW  
Killarney

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

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has extraordinary implications for all single-family residential property owners in Calgary. Given such a significant and broadly applied zoning change, it is only fair that residents have the opportunity to express their opinions through a vote, especially considering the contentious nature of this issue during its initial stages.

I am concerned about the degradation and livability of our community if proper planning isn't availed. This change has many potential detrimental impacts on our communities including increased traffic on roads, inadequate sanitation, loads on power grids, sewage and drainage systems, community wellness, asset wealth, and where we raise our families. As such, it is a decision that should and must involve the broader community.

I believe that this approach is necessary to ensure that voices of Calgarians are truly heard on this very important matter. I urge you to vote against the signing of the by-law for the blanket rezoning.

Thank you for your attention to this matter.

Sincerely,

<Your Name>



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First name [required] Michael grigg

Last name [required] Grigg

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 Other than developers and the city who will benefit from this proposal.

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)

Surely the tax payers of Calgary can have a vote on something so negative that will affect them. If there is no vote it feels as I'm living in a dictatorship society.



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First name [required] Joan

Last name [required] Meldrum

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 citywide rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Letter.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see my attached letter

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**Joan Meldrum**

**20 Edendale Cr NW**

**Calgary**

Calgary City Council

800 MacLeod Trail, SE, Calgary

To whom it may concern,

Re Citywide rezoning proposal

I am writing to express my very strong opposition to blanket rezoning in Calgary. I believe this change would have a huge impact on the community of Edgemont and many other communities in Calgary. This will place undue strain on the existing infrastructure and parking capabilities of the existing neighbourhood. Homeowners have purchased their homes with an expectation that the streets will not be overcrowded with vehicles from a possible four to eight unit structure built on their street. These types of structures would also mean existing mature trees will be cut down, affecting the entire area. Trees and bushes provide homes for wildlife, provide oxygen for the atmosphere and give enjoyment for everyone. Already areas such as Capitol Hill have noticed severe changes to their area with loss of sun in backyards beside a large structure and multiple recycling, garbage and compost containers lining the streets and alleys.

At least if the decision to allow blanket rezoning be put into place, at least require that signing be erected to announce the proposal so that the homeowners affected can appeal the proposed construction. I hope that council will reconsider this drastic change to our city which can't improve the overall beauty of this city.

Sincerely,

Dr Joan M Meldrum





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First name [required] Kevin

Last name [required] Baggott

How do you wish to attend?

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

Date of meeting [required] Feb 22, 2024

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

[required] - max 75 characters please see attached Letter of submission

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

ATTACHMENT\_01\_FILENAME (hidden) BLanket ReZoning feedback\_Apri2024.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

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TO: City of Calgary Council / Administration Committee on Rezoning

FROM: Kevin Baggott – 30+ Year Resident of North Glenmore Park

RE: **Concerns With Proposed Blanket Rezoning of Calgary to remove zoning requirements.**

I have lived in NGP / Lakeview area of Calgary for over 30 years. Our communities were planned for multi-zoned / multi-density when developed in the 1960's. Within 1 – 2 km of my house (6408 Lombardy Crescent, SW) are the following residential types;

- Modest (1,000 – 2,500 ft<sup>2</sup>) single family (R-1) homes (Lombardy Cres and adjacent streets, including Crowchild Trail. Some have suites and a couple (I have seen) have laneway / garage suites
- Larger / Luxury single family homes – East Grey golf course area and Lakeview Village
- Duplexes along 37<sup>th</sup> and in the north sector of NGP (R-2)
- Townhouses along 66<sup>th</sup> Ave, SW (M-1)
- Small apartment buildings – Lakeview Mews on Crowchild Trail and at 20<sup>th</sup> St and 54<sup>th</sup> Ave (M-2)

Our community was planned as multi-zoned density, each in a specific area where access to services and transportation appear to have been taken into account – higher density on more major roads, near bus access and services (e.g. Lakeview Mall). For over 60 years this has worked well for people to live in the density of their choice and affordability level. The only major “zoning” or housing type missing, appears to be perpetually affordable housing (likely not a thing back in the 1960's when NGP / Lakeview were planned).

To take this well planned model for older and new communities, and throw it all to the wind and let a free-for-all take place is hard to comprehend. I know that there are **needs to densify** and **add more affordable housing** in Calgary, but this needs to be done on a PLANNED basis. One that takes into account Communities, and Residents opinions and concerns. I know there will be NIMBY-ism but there will also be **solid well thought and reasonable ideas** that can lead this planning on a community basis.

The main beneficiaries of a Blanket Rezoning in Calgary will be developers. They have already had a severe impact on many communities by developing on an ad-hoc basis where the main driver is PROFIT. Putting in infill housing, street-to-alley tall infills, larger oversized (as compared to neighbours), have all had impacts on neighbours and communities. And have on a larger scale done little to address the housing crisis, or need to densify.

I ask strongly as a long-time citizen of Calgary, that City Council and Administration reconsider the Proposal to Blanket Rezone and work towards a more managed approach to development (new communities) and re-development (older communities). One that includes City Administration, Community, Citizens (individuals and community associations or committees), and developers. **A more nuanced and planned approach to zoning will make for a stronger, more balanced, and longer-term more liveable City.**

Regards

Kevin Baggott

6408 Lombardy Crescent, SW (since 1999)

Former NGP Community Association Board Member (2005 – 2012)

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

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First name [required]	Jarnail
Last name [required]	Dhillon
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	May 3, 2024

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

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

Rezoning is v v essential



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First name [required] Nolan

Last name [required] Rempel

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)

Council's failure to support a plebiscite regarding city wide rezoning, a proposal that impacts every citizen is amazing, manipulative and cowardly. You have taken away citizens' ability to express their opinion. A public hearing is a weak substitute especially when administration and council appear to have made up their minds in advance. Single family neighbourhoods have a legitimate place in the fabric of the city. Families that have purchased homes in these areas did so understanding that existing zoning was an explicit contract. Selective rezoning may be understandable along main roads or adjacent to commercial developments, but only when respecting the rights of current property owners.

Blanket rezoning is a lazy solution to the desire for more housing. If council members find addressing rezoning issues on single case by case situation too difficult, those members should resign their positions because researching, thinking and debating are part of the job.

Single family neighbourhoods, featuring open spaces, quiet streets and mature landscaping are appealing to developers only to make a fast buck, not because they have any "societal concerns". Those with insufficient resources to buy into a current R2 neighbourhood, should not be indulged at the expense of those who already live there.

A four unit row home with four back units that don't require parking spaces, with a total of 24 trash, compost and recycle bins in the middle of a single family home street, in most cases would be a disaster. Excavation for utilities produces roller coaster roads. The eight, twelve or more vehicles attributable to this example generates congestion, impacts safety with respect to neighbourhood children and reduces green spaces and trees.

Reverse your direction or stand up and face the results of a plebiscite on blanket rezoning, regardless of the cost.



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First name [required] Rita
Last name [required] Aggarwala

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to blanket re-zoning, as I believe thoughtful community planning is important and enhances our cities and communities. I currently live in Varsity. It is a very well-planned community. There is tons of high density housing, and it works because it is laid out in a way that makes sense. These structures are well-integrated with the single family home parts of the community (I live across the street from a multi-level condo building, but not directly beside a large building). As an example of poor planning, I recently drove past a house in Bowness that was dwarfed by two large multiple housing units on either side. I don't think this serves anyone's interests, except possibly those of developers. I understand the importance of increasing density, but not to the detriment of the community lay-out. I don't think we need to "sacrifice" people like those who live in the house in Bowness that I described for the "greater good." I think with good planning, we can have both. There are many new high density buildings going up in my community, even though it is a mature community - but they are not going up between single family homes, thereby rendering things like windows and solar panels useless, rather they are going up in open spaces that can absorb them.



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First name [required] Josef

Last name [required] Varga

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 Ctywide 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 just wonder how much money did you spend already in this campaign to try to persuade and push it on the citizens of Calgary on this absurd and stupid idea of rezoning. This idea is so bad that you were afraid to put it up for a plebiscite, because it had no chance to be accepted. Maybe you do not realize that a lot of decisions for purchasing a house are based on location, zoning and amenities and your rezoning idea will destroy the real values of Calgary homeowners. I almost think you are trying to implement some kind of socialist idea of equality, and forgetting we are still a democratic society with free choices. The whole idea was hastily put together without any regard for the consequences it would cause. I believe the city council will come up with the right decision and turn down this unrealistic proposal. Same as it was voted down by 99% at the meeting of the Lake Bonavista homeowners.



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First name [required]	Steve
Last name [required]	Hruska
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 rezoning- blanket rezoning is not needed- only certain 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)

This housing plan is merely to obtain the funds from the federal government and should not change the way housing is built across the entire city. If such a massive upheaval and shift in policy is happening, the input of the city population is needed and clearly the majority are opposed. Clearly this is another example of council not listening to the taxpayers! Why would you legalize four unit multiplexes city wide and end exclusionary zoning. The whole reason of zoning is to limit multifamily zoning in some areas and this is completely opposed to this. I keep wondering if council can make any more decisions that inflame Calgarians further, and council continues to show that it can. Council does not listen and seems to have their own agenda...so much for democracy!

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First name [required] Michele

Last name [required] Magee

How do you wish to attend?

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

Date of meeting [required] Apr 26, 2024

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

[required] - max 75 characters Blanket Re-zoning public hearing April 26/2024

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 the blanket rezoning application for Calgary R1 properties to R-CG. There are a multitude of issues with the blanket rezoning proposed by council:

- not solving AFFORDABLE housing crisis. Developers/foreign investors will swoop in as they have in Vancouver/Toronto. Rezoning will accomplish the opposite of the goal. The case study of New Zealand the City is touting as an example of a rezoning success has been debunked in the press. Other communities are warning against rezoning. Do your homework on these cases more thoroughly instead of rushing this rezoning proposal through. Do not destroy Calgary with a theory.

- traffic/parking congestion

- urban canopy loss- Totally against the climate agenda

- Privacy loss for existing homes

- direct sunlight loss to existing homes

- strain on existing city infrastructure, overcrowding of schools, parks, lakes playgrounds, other community amenities

- property value loss

I have attended a town hall held by Demong and the overwhelming majority (dare I say 99.9%) of attendees were against this rezoning proposal. Based on my research including social media, it is the overwhelming sentiment Calgarians do not want blanket rezoning.

I lived in high density communities for over 15 yrs. I moved to an R1 community for the lifestyle it offered vs. a high density community for raising my family. I worked hard and saved for many years to afford to be able to pay a premium for my R1 home and I have naively trusted my municipal government to honour that zoning.

My choice to live in a R1 community is at risk of being taken away to give other's choices to build monstrosities next to my home to sell at premium prices to line their pocket.... How is that fair?

Myself and fellow Calgarians have been betrayed by council for not allowing a plebiscite to be heard from Calgarians numbering in the hundreds of thousands to ensure council understands this is not what Calgarians desire.

Many council members have communicated the rezoning plans to their constituents, yet some are actually advocating for it and there is a difference between the two approaches. Those councillors advocating for the rezoning have made up their mind based on their own personal agenda and are ignoring the uprising of their constituents against the proposal. The little faith I have left in democracy is asking the council of 15 people to NOT destroy hundreds of thousands of Calgarian's neighbourhoods with this blanket rezoning proposal.



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First name [required] Colin

Last name [required] Magee

How do you wish to attend?

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

Date of meeting [required] Apr 26, 2024

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

[required] - max 75 characters blanket rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Many council members have communicated the rezoning plans to their constituents, yet some are actually advocating for it and there is a difference between the two approaches. Those councilors advocating for the rezoning have made up their mind based on their own personal agenda and are ignoring the uprising of their constituents against the proposal. Holding out for councilors to listen to citizens!!



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First name [required] Judy

Last name [required] Der

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 Why we object re-zoning

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

ATTACHMENT\_01\_FILENAME (hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

Dear Members of the City Council,

We, the undersigned residents of the Hamptons & Panorama in Calgary, AB, and are writing to express our strong opposition to the proposed rezoning from single-family to multi-family residences in our neighborhood. We believe that this change would have several negative impacts on our community.

1. Traffic Congestion: The construction of multi-family residences would lead to increased traffic congestion, making it more difficult and dangerous for pedestrians and cyclists to navigate our neighborhood.
2. Limited Parking: The rezoning would likely result in limited street parking availability, creating difficulties for residents and visitors.
3. Strain on Infrastructure: Rezoning could strain our existing infrastructure, including our water and sewage systems, leading to maintenance issues and increased costs for residents.
4. Property Values: We are concerned that the presence of multi-family residences could decrease property values in our neighborhood, which would be detrimental to our financial well-being.
5. Noise Pollution: The construction of multi-family residences would likely result in increased noise levels, disrupting the peace and quiet of our neighborhood.
6. Loss of Green Space: Rezoning could lead to the loss of green space in our community, which is important for our well-being and the environment.
7. Impact on Wildlife: The construction and development associated with multi-family residences could have a negative impact on local wildlife and their habitats.
8. Aesthetics: The introduction of multi-family residences could change the aesthetic appeal of our neighborhood, detracting from its charm and character.
9. Community Cohesion: Rezoning could lead to changes in the demographic makeup of our neighborhood, potentially affecting the sense of community and social cohesion we currently enjoy.

In conclusion, we respectfully request that you reject the proposed rezoning from single-family to multi-family residences in our community. We believe that this change would have too many negative impacts on our neighborhood and its residents, and we urge you to prioritize the well-being of your constituents when making your decision.

Thank you for your attention to this matter.

Sincerely,

Judy Der & Families

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



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Form fields: First name [required] Kelly; Last name [required] Zarnke; 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)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Thank you Council for considering all perspective: you folks have a difficult job trying to balance all views in this challenging and at times polarized world!

In brief, after see-sawing back and forth on this important rezoning topic, I have to weigh in favor of the rezoning for housing initiative. I think we have to do this for our future - perhaps a bit more specifically for the future of our next generations - our children and grandchildren.

My note may be redundant, as I've asked to speak but have not yet heard back.

It seems to me as a fortunate member of the Varisty community with our own single family house in an amazing Calgary neighbourhood close to our wonderful Bow River, that we really need to think of our future generations. In my case, my two daughters who I hope will be able to afford to live in Calgary, it seems to me that it has to be way more efficient from both construction and taxation perspective to increase the density of our city rather than be spread thin across our surrounding farm and grasslands. It seems to me that it's got to be more sustainable from both economic and environmental perspectives to have a denser urban milieu. No matter what options are chosen, including maintaining the status quo, there will be costs. Done right, I suspect densification is both economically more efficient and if planned well, can help the vibrancy of our city. Thank you!



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

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

First name [required] Susan

Last name [required] Renton

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 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)

Under some delusion of creating a more equal world, this council believes it is their right to change the zoning in areas of their choosing despite the fact that residents chose to live there because of existing zoning restrictions. What unmitigated arrogance and naivety. You are destroying our city, our culture and all because you think that you know how to make the world more fair. How did we end up with such ignorant, immature representatives? More housing is needed. Build it. Build transportation to support it. Leave the city's inner city, its history and beauty intact. Your idealism is naive and dangerous.