



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

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Elizabeth

Last name [required] Stelzer

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Calgary's Housing Strategy

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

In opposition

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

Hi, I agree with certain areas being rezoned for multi-family housing but I don't believe every single family residential lot should be included in this rezoning. This seems like it would have a very negative impact on a lot of residents.



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First name [required] Ken

Last name [required] Rodych

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)



[required] - max 75 characters

Rezoning

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

In opposition

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

I and my neighbours are STRONGLY OPPOSED to rezoning our neighbourhood.



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First name [required] Neil

Last name [required] Makaroff

How do you wish to attend?

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

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

Date of meeting [required] Apr 12, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

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

In opposition

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Zoning needs to be targeted, not blanket. Council must consider the unintended consequences of blanket, including traffic, infrastructure, crime, and property devaluation.



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First name [required]                      Jeff

Last name [required]                      Marshall

How do you wish to attend?

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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](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Re-zoning

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

In opposition

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

I vehemently OPPOSE rezoning. Reasons include:  
1. Our family specifically chose the neighborhood we are living in because it's zoned as R1 and this is the common opinion of the entire neighborhood (Varsity Estates).  
2. Rezoning does not fit the character of the neighborhood. R1 is what makes the neighborhood special.  
3. There is lack of infrastructure to accommodate the population growth.

We are Gondek supporters however we would NOT vote for her again if rezoning passes.





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First name [required]

Last name [required]

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

Date of meeting [required]

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

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

We adamantly oppose the proposed citywide rezoning. It is touted as a way to increase affordable housing, however, in reality, builders build mediocre quality row-houses and sell them for min. \$900,000. That is not affordable housing by any means. As well, because these townhomes can cover 60% of the property, there will be less trees and greenery on each of these lots. Please do not allow citywide rezoning!!



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First name [required] joanne

Last name [required] ohler

How do you wish to attend?

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

Date of meeting [required] Feb 13, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning

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

In opposition

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

I am submitting this form as I want to oppose this idea of rezoning. We live in the nw and have worked hard to purchase a home in a nice area with single family homes. I agree with the development that is taking place in capitol hill and banff trail. These are good areas to do this in as they are close to SAIT and U OF C. I drive and walk through these areas on a daily basis and I see that there is no parking available for those who live in these townhome type complexes. It appears as though street parking is an issue and there just isn't enough room. I also disagree with this making it a city with more affordable housing. Those units in capitol hill and banff trail seem to start at \$700,000 and go up from there. What type of income does a person need to purchase that expensive of a home. If Calgary is seeing an influx of immigrants, I am hard pressed to believe that these new Canadians have the resources to purchase a property of that price.



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I have read and understand the above statement.

First name [required]                      Bronwyn

Last name [required]                      Goodfellow

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

'Housing Strategy' - City's plan to rezone city wide!

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

In opposition

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

Blanket rezoning: a plan I DO NOT support, nor does anyone else that I have spoken with about it. I believe this council is overreaching on all levels and needs to start listening to what city residents are saying on this issue and others! Established communities (who will be most impacted by this plan, if allowed to go ahead) have a right to guide development in their own communities. The whole reason we bought our house in an established community was for the space, it was our choice. New communities are full of rowhouses, we chose not to live there! Increased density is already happening in established communities at a fast enough pace without this overreaching plan. Thank you.



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I have read and understand the above statement.

First name [required] Darryl

Last name [required] Shen

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Date of meeting [required] Apr 22, 2024

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**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

City-wide Rezoning

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

In favour

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

Do not back down and placate the NIMBYs. We need this in Calgary to make it a #StrongTown. This is the right thing to do. Move forward with city-wide rezoning and improve the density and mixed use developments.





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First name [required] Shadi

Last name [required] Merhej

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[required] - max 75 characters

Blanket Rezoning

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

In favour

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

Hello,

I'd like to provide some comments on this rezoning proposal from both the perspective of a) a first-time home buyer and b) an economist. The current housing market in Calgary is far worse than the statistics show. Right now, townhouses are being bought in frenzied bidding sprees (on one occasion a listed \$410k townhouse was sold for \$470k) - people looking to buy a home are clearly desperate for the middle ground between single-detach/semi-detach housing and condos. In many cases, townhouses which were purchased for <400K in 2019-2020 are currently selling for over \$500k. I can honestly say were it not for my job I would consider moving to Edmonton - the frenzy in this housing market (that is also being driven by FOMO-type marketing by Realtors) is running unabated. So from a personal benefits point of view, I support policies which look to boost "middle-ground" supply.

Now I hear from many that this rezoning will inevitably ruin their property value. In general, the value of a home is tied to the land it sits on. This is \*doubly\* true for older homes in the inner city, where the house itself has considerably depreciated. Without getting too into the weeds, in many cases, these homeowners would actually see their property values \*increase\* since the underlying economic potential of the land just went up. Conversely, boosting supply of a higher density type housing could negatively affect property values of pre-existing density, though I would at worst call this a balancing act. The general "way" that inner cities might develop is that as the land values increase in proportion to the distance to concentrations of labor, the units of housing per lot should increase to balance against the costs of the land. Neighborhoods like Inglewood, Sunnyside, Kensington, and Lower Mount Royal are clear contenders for increased density where the cost of land has become abundantly out of reach for any normal income. The fact that Inglewood even has a consideration for "limited neighborhoods" [redevelopment plan 2017] where low density can exist despite it being essentially downtown adjacent is frankly insane.

The current zoning has allowed the city to grow while preserving the neighborhoods at its core - it is now time to let the economics dictate where density is required.



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First name [required] Karen

Last name [required] Brackett

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning and City of Calgary Housing Strategy

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

In opposition

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

Having moved to Calgary 44 years ago the first thing that caught my eye and had a very positive influence on me was the planning and architectural controls for newly built communities in Calgary and the unbelievable pathways and green spaces available for public use.

When we built a home in Calgary in 1984, we were restricted from building a 2-story home on our lot due to the potential impact on the neighbours. This resulting in our building a 2-story split instead. This allowed for existing owners to continue the use and enjoyment of their properties whether it be for the views they had when they decided what lot to buy or whether it was for the morning, afternoon or evening sun that they chose their properties for. There may appear as very basic reasons but they are extremely important to those of us who chose particular lots for particular reason and paid more to secure those things that mattered to us with the lots and houses we purchased. With the possibility of duplexes or townhouses possibly built in our area it will these would be no consideration of the important points we based our decisions on so many years ago.

We chose to live where we live for a variety of reasons. By choosing blanket rezoning this shows total disrespect and consideration of all existing residents who helped to build this city and their communities. We are outraged to learn that Council, while considering the approval of a rezoning strategy is also planning removing of individual public hearings in front of Council. This is a drastic affront to homeowners across the board.

By approving rezoning in areas where parking issues may not be addressed can cause considerable issues (and fights) amongst residents.

We understand the federal dollars being put on the table for cities who approved across the board rezoning removing restrictions to try to address the housing crisis and affordability. Yes, we need the money but we should not sell out our soul for the money. Maybe consider building 1940 style "war time bungalows with finished attics" in newly approved communities? Smaller footprints, lest cost for heating and taxes, maybe that could help solve a huge crisis with building more affordable housing. This might also provide an option for seniors to move out of larger homes to smaller homes freeing up the larger homes for younger families. The ownership of a small home may be better than no housing or situations where with multi family housing monthly fees charged



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First name [required] Jochebed

Last name [required] Osirike

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

I do not agree with the proposed rezoning plan. This does not solve the problem of the housing shortage or rapid population growth from migration. Instead it further increases pressure on the currently available amenities which are still non-existent in some communities; while reducing the quality of life of the citizen. New communities should be opened instead targetted at higher population density and planned as such instead of a quick fix, a more thorough approach is critical.



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

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Rob

Last name [required] Butler

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide rezoning

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

In favour

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

I am in support of blanket rezoning. The current model of single family dwellings is not sustainable. In my neighbourhood there are dozens of homes that either sit empty part of the year because their owners are away at their summer homes and/or there are two people residing in 3,000 square foot houses on 50 x 100 foot lots. There is not enough real estate on the planet to continue this practice. We are going to pave all out farmland and the blight of urban sprawl is the alternative. People don't like change, but this is a reality. With careful thought and proper planning and Calgary will continue to be a city people will want to live in.





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I have read and understand the above statement.

First name [required] Brenda

Last name [required] Naylor

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council on Housing Strategy, Rezoning

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

In favour

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

I live in a community with considerable attached housing (duplexes and triplexes) approved in the late 70s to provide greater affordability.

I am wholly in favour of providing homeowners with further increasing housing options by development of suites or ADUs within the lot or above garages.

It seems many opposed to increased density are most concerned with the parking impacts of such increases in population. From my observations, the trend towards households owning multiple cars beyond their household head count is likely causing far greater impacts than additional residents would. (For example, in my condo complex, some residents have 3 or more cars for 1 or 2 person households; granted some have no car as well.)

In any case, I believe the need for housing should be more highly rated versus even founded concerns about transport related issues (and the resulting no doubt high volumes of complaints). Increased population should bring greater efficiency in infrastructure use, increased vibrancy, greater local business opportunities, homeowner financial flexibility and stability throughout the life cycle, and is expected to be an overall a net benefit to the community.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Helen

Last name [required]                      Bain

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 24, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I want council to start to listen to the voters as this idea is not what my neighbors and I want. This will cause long reaching parking problems.



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

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I have read and understand the above statement.

First name [required]                      Marshall

Last name [required]                      McCarthy

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing

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

In opposition

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

As the President of the Shawnessy Community Centre Association, I have had numerous comments from area residents who are opposed to the proposed blanket rezoning. This needs to be a more community focused strategy. The comments I have received indicate a belief that this will negatively impact single family properties in numerous ways, from values to overall landscape and will do nothing to address the housing "crisis".

Given that I have received no comments in support of this heavy handed approach, the Shawnessy Community Centre Association is opposed to this approach.



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Marshall

Last name [required]                      McCarthy

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing on Rezoning

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

In opposition

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

Vehemently opposed to this "shotgun" approach to try and solve a national problem created by the Federal Government. Blanket re-zoning goes against any principle of civic design and negatively impacts people who have worked their entire lives to be able to live in a "single family housing " community.





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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Lee

Last name [required]                      Curran

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 2, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing R-1 to R-G

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

In opposition

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

Firmly opposed to this rezoning initiative. Urban neighborhoods are all ready far too congested including traffic, lack of parking, lack of reliable city services. Crime rates will further suffer and an overall negative quality of life for those that actually pay property tax in this city. Mayor Gondek needs to get off her high horse and realize her only job is to run a city to the betterment of the city population. Stop wasting our money and our time with affairs that spread beyond our city lines. Do you job and stay in your lane.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Ed

Last name [required] BROOKS

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

RE: Rezoning for Housing

I live in Vista Heights NE. This community already has sufficient renter and low-cost housing.

1. Calgary Housing complex Ventura Terrace, 57 units
2. Calgary Housing complex Ventura Lane, 22 units
3. Calgary Housing complex Vista Grande, 41 units
4. Boardwalk complex Vista Gardens, 100 units

5. Per the 2021 Census of Canada Snapshot of Vista Heights:

a. Of the 790 private households, 50% are renter households (27% are in subsidized housing), the city of Calgary average is 31% renter status. Vista Heights has an overabundance of moveable tenants.

Vista Heights could be considered a prime location for housing developers, as the purchase cost of private homes would be on the lower end of the Calgary Housing price range. Thus, buying one or two adjacent properties, to put in a multifamily complex would assure the developer of a higher profit. A transient population will not better our community.

Vista Heights Community should be considered exempt from a blanket rezoning effort.

Ed Brooks

m) 403-462-8802

edbrooks22@gmail.com

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** Re: [External] Rezoning Considerations  
**Date:** Wednesday, February 14, 2024 2:46:25 PM

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Yes, I confirm. Glynn Wright.

On Wed, Feb 14, 2024 at 1:58 PM Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good afternoon Glynn,

I can confirm that we have received your submission for the Public Hearing of Council on April 22, 2024.

We do require you to confirm via email that you have read and agree with the FOIP statement below.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

\*Note: Personal information provided in submissions related 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 Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Once you have sent your confirmation, then we can add your submission to the corporate records.

Thanks again,

Kathleen

Council and Governance Services | City Clerk's Office  
E: [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca)

---

**From:** [REDACTED]  
**Sent:** Monday, February 12, 2024 5:35 PM  
**To:** Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
**Subject:** [External] Rezoning Considerations

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Please forward to the City Planning Department.

Thanks, Glynn Wright.

---

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## Calgary City Council

243 Scarboro Avenue SW, Calgary, T3C 2H4

February 12, 2024

### City of Calgary re-zoning comments

1) We need to focus on increasing the number of places for people to live. Quoting the City of Calgary *"Research shows that adding new homes improves housing affordability"*. With more places to live, the prices will drop, and increasing supply should be our focus, not simply density.

2) Community residents' compatibility: in the City's Rezoning for Housing townhall meetings, reference is made with the change to R-CG to *"proposed redevelopment [being] compatible with the existing community"*, and to *"contextual rules that take into account the existing styles of developments around the redevelopment site"* - a key thing for residents. Many residents and owners want to be assured that this will take place.

3) Loss in landscaped areas: a standard city lot could lose almost 30% of vegetation area with an increase from 45% lot building coverage to about 60% coverage. Research has shown that connected zones of naturalized cover are important for people's mental and physical health, water retention, pollution reduction, pollinators, etc.

4) We must balance housing needs with the preservation of our tree canopy. The City of Calgary has published the goal of increasing the canopy: quoting the City's Branching out 2024 program *"Calgary's tree canopy coverage is currently at 8.25%, ... The City is working to grow and expand our tree canopy coverage to 16%."* Unfortunately, replacing old trees with small saplings will reduce the carbon capture enormously.

5) Equal opportunity by having the same R-C1 throughout inner Calgary is simple and efficient for documentation, but that approach disregards the wishes of many residents who want a healthy sociable community. Calgarians want to see more residential units built with a long term and balanced approach that promotes community spirit, and be assured that the City Council keeps this in focus.

6) Can brownfield sites be used for new urban sites?

Sincerely, Glynn Wright.



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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.**

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Wayne

Last name [required] Gambell

How do you wish to attend?

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

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

Date of meeting [required] Feb 23, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rc-1 district's remain, no infrastructure to support density more to say

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

In opposition

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

rc-1 districts should remain as is. There is no infrastructure to include increased density. The many RC's on title forbid what the city is trying to accomplish and ignoring will end up in multiple legal battles this is wasteful not to mention mental shelf space/stress for existing residents. I live in an RC-1 residential area and you are changing the rules and not listening to the homeowners in those areas. Disappointing, you are elected officials and should hear your constituents concerns and act accordingly. Further, introducing density in RC-1 areas will not ease homelessness, the land prices and end product will only attract affluent buyers. City Councils vision on densifying in RC-1 areas lacks though understanding of the residents, communities and people that reside. I urge the city to reconsider blanket density.



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I have read and understand the above statement.

First name [required] Jane

Last name [required] Ross

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide rezoning

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

In opposition

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

I am writing to you as resident of Ward 1 (silver springs) who are deeply opposed to the proposed citywide rezoning to a base residential district (R-CG, R-G or H-GO). I believe that this rezoning initiative would have negative impacts on our community and our quality of life.

We moved to silver springs specifically because it was a neighborhood of predominantly single family homes with lots of green space and parks. We wanted to raise our children on a street with light traffic and lots of room to play. If we wanted to live in a denser neighborhood we would have stayed in Mt Pleasant where we were prior. We have now been in silver springs for 12 years and love the community. We also live next to a corner lot and having a 4-plex next door would have a negative impact on our lives due to increased traffic, noise and cars parked on the street.

Some of the reasons why we oppose the rezoning amendment are:

- It would undermine the existing character and identity of our neighbourhoods, which are predominantly composed of single-detached homes.
- It would increase the density and traffic in our streets, creating safety and congestion issues for pedestrians, cyclists, and drivers.
- It would reduce the availability and affordability of parking spaces for residents and visitors.
- It would decrease the property values and attractiveness of our area for potential buyers.
- It would disregard the input and preferences of the existing residents, who have invested time and money in maintaining and improving their properties and communities.

We urge you to listen to your constituents and vote against the rezoning amendment at the public hearing on April 22, 2024. We also request that you consult with us and other stakeholders before making any decisions that would affect our neighbourhoods and our future.

Not every community should be treated the same. We should have different options to choose the best situation for our unique situations. I want to live in a single family home neighborhood. I do not want to live in a dense neighborhood. This option should be available.



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

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Kimberly

Last name [required]                      Van Unen

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Citywide Rezoning

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

In opposition

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

We're opposed to citywide rezoning. We are a large city with ample space to build multi-family units without reconfiguring existing neighbourhoods. We all know this.



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I have read and understand the above statement.

First name [required] Arshdeep

Last name [required] Mahajan

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning Single Detached houses to have 2 legal secondary suites

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

In favour

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

My Single detached house is in Zoning R2. I got my basement legal secondary suite. Now I want to build a 3 car garage at back with a secondary suite on top for rental purpose, and I am not allowed. City agent advised me to remove legal status of my basement and then build a secondary suite over the garage, forcing me to rent my basement like thousands of illegal rented suites in calgary. I don't want to do it. I want to have a legal secondary suite in basement and a legal secondary suite on top of my garage at the back where I have ample space for a three car garage. I am ok to have an increased property assessment value and in turn paying more property tax to the city.



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I have read and understand the above statement.

First name [required]                      Gail  
Last name [required]                      Tomashewski

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 15, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

Rezoning in areas already crowded is unsustainable and incompetent on the part of council. I attended an information meeting where the pictures provided seem to be giving a false impression of what the plan will give. Creating ghetto communities by doubling and tripling 500 square foot housing units is irrefutable as being a disaster waiting to happen. One example is taking a street of 36 dwellings and creating a minimum of 72 dwellings without thought should speak for itself. No parking available area not conducive to bikes, Need anymore be said. City council has passed 11 new neighborhoods to be built. Use Sweden or Norway as examples to build them. At least 200 apartment blocks can be built with at least 50 suites per block with green space will accommodate all the "affordable" housing that the federal government is going to give multi millions to Calgary to supply them. Ghetto housing devalues property which in turn creates slums. Check Chicago for that reality and all that will be left will be no taxes will be able to be collected. I am truly appalled by the lack of foresight on the part of council and trust common sense will prevail.



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I have read and understand the above statement.

First name [required] Alita

Last name [required] Bellas

How do you wish to attend?

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

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

Date of meeting [required] Feb 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

69th Street SW WestSide LRT station installed W/Out Traffic Calming

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

In opposition

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

69st sw LRT installed without traffic calming infrastructure promised to the surrounding communities. Re-zoning in this area will bring even more high speed traffic into residential areas. Definitely against rezoning to high density housing in this area. We can't even get speed bumps adjacent to all cross walks on Simcoe & Sirocco...and people & pets have been injured. There is not enough trust left after the calming measures promised are still outstanding a full decade later.



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I have read and understand the above statement.

First name [required]                      Margaret

Last name [required]                      Livingston

How do you wish to attend?

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

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

Date of meeting [required]                      Feb 23, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Against Rezoning for Calgary. Next up taxing parking on the streets?

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

In opposition

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

Disappointed in the City creating 3 to 4 plexus on street corners & having up to 6 to 8 families on a street corner. Some families have five kids and parking on the street will be deplorable. Taxing the street parking next.



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I have read and understand the above statement.

First name [required] Myles

Last name [required] Dickinson

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Home is Here, The City of Calgary's Housing Strategy 2024 - 2030

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

Neither

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

I live at 2619 Glencastle St SW and in theory like the idea of zoning changes. But I have problems with it as well.

I do not see low cost housing being talked about at all, I see brand new \$800,000 dollar homes with suites. How is this addressing the housing issue for the homeless and young people.

I see a mix mash of buildings with no feel utterly destroying any feel the city has left. Look at Altadore or Killarney. Maxed out boxes! One house trying to emulate the Character House that was torn down along side another one that is trying to be capture the spirit of modern. Oh and then the two together to appease everyone, brilliant! These neighbourhoods are ugly and have no feel. Come on City of Calgary stand up to the developers and at least create feel like in the Curry Barracks but a mix mash of garbage. Shame on you!

The roads in these areas switching from R1 to R2 are atrocious. Every time a house goes down the roads get chewed up for new water and sewage but the pavement ends up being redone rather badly. Again Killarney and Altadore. You mention that taxes will help yet what have you done for these neighbourhoods with the extra taxes.

I drive on 37th St SW and Richmond Rd where the zoning has changed already and I see very little for business's that one can walk to. You also mention this in your propaganda.

What is the plan for transit in these neighbourhoods. Where is the plan for this?

In the last few years I see more homelessness but no more police. I have had people come in my backyard from the alley, now I need to lock it and can't access my home from the alley. I see more crime but no mention of more police. And there is a police station 10 minutes away via walking. Get them out of the cars on bikes in the neighbourhoods.

No mention of this being successful anywhere in the world. Please give us an example where this has worked. Educate us!

I didn't buy my home off of 26th Ave to have a 3 story rowhouse (H-GO) put up in my neighbours lot right beside me with the address on Glencastle St. I would have bought on 26th Ave if I wanted that. I have a beautiful garden that I grow food in and with that beside my house I imagine I will never see the light. If this is to happen, what an opportunity to build better more sustainable housing. Roof top gardens, Grey water, LEED v4 homes designs. etc.

I am not against the rezoning I see a lot of questions that should be answer before this is approved.



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I have read and understand the above statement.

First name [required] Holly

Last name [required] Kerr

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide rezoning.

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

In opposition

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

I am in favour of increasing affordable housing for people living in Calgary. However, some of the large multiplexes being built are stuffed in between smaller homes on streets where multiplex housing is inappropriate due to lack of parking and lack of appropriate infrastructure. Popping large multiplex housing anywhere that developers can make a buck is not the answer. The building of multiplex housing in some highly-taxed residential areas (like on Bow Cres. NW) is not going to help the housing crisis for lower income families or singles. It is apparent that this type of development is only to put \$ in the pockets of the developers. CAREFUL, THOUGHTFUL rezoning, ie. multiplex housing in APPROPRIATE LOCATIONS where such housing already exists and where it is affordable, and where there is appropriate parking and infrastructure makes good sense. Please DO NOT APPROVE a blanket "All housing types are approved in all zones" legislation.



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I have read and understand the above statement.

First name [required] Terry and Karen

Last name [required] Oviatt

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Rezoning for housing

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

In opposition

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

"This change will help increase the supply of housing to meet demand. Also, it reduces the costs and timelines for permit approvals. Finally, it allows for greater housing variety and options to suit your needs."

We are home owners in Westgate a Calgary Community which has seen many changes over the 50+ years we have resided here. In 1974 we invested in the purchase of our home in a residential community that provided a promising area to raise a family, increase our investment and remain during our retirement. Over the years we have seen a continual increase in community vitality as home owners change and new young families move to the community to raise their families. Residents improved their homes, some adding suites, above garage units and renovations to maintain the value in their investments. We have at times been faced with developers seeing financial opportunity to build in our community buildings that take away from our investments.

Most resident have welcomed having LRT in our community for what was to increase and enhance our transportation and reduce the need to travel by car into the downtown core. We have as residents realized the need for increased density surrounding the area in our community around the LRT and have worked with developers and City officials to create that diversity in housing. We have had a voice in that development and should continue to have a voice to protect our community and our investment in our homes. Making it easier for developers to bulldoze their way into established communities without input from the investors of those communities, meaning homeowners is not a measured and protective way to increase housing. Densification does not lead to affordable housing in most communities and taking away a process to ensure protection of citizens investments in their communities is an over reach by our City representatives.

Our Mayor and council continue to put developers and a flawed plan by our Federal Government ahead of their protection of the constituents and quality of our communities. We are extremely opposed to the Blanket Rezoning of Calgary Residential areas, the statement at the top is simply a bonus to developers and an easy out for counselors to not have to represent their constituents. Blanket rezoning and densification does not provide affordable housing as is evident in many areas such as Vancouver, Auckland, Los Angeles and other areas of the world. It doesn't protect the investment we care



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I have read and understand the above statement.

First name [required]                      Ingrid

Last name [required]                      Russ

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing on City Rezoning ptopisal

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

In opposition

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

I am OPPOSED to the citywide rezoning proposal.

Rezoning will actually decrease affordable housing in established neighborhoods, because developers will replace bungalows and smaller homes with more expensive infills and rowhouses. The loss of trees, landscaping, natural light, drainage, and urban wildlife is an irreversible catastrophe (what happened to the city's so-called "climate emergency"?). Privacy will disappear, and increased parking pressures, noise (e.g. air conditioners) and traffic will create conflict (as is already happening in neighborhoods like Capitol Hill).

Removing the opportunity for public input on permitted developments is blatantly disrespectful and ignores impacts on neighbouring properties and families. It's just another way that you're pandering to the whining of wealthy developers.

I and 276,000 other families in Calgary bought our homes specifically in an R-1/RC-1 neighbourhood expecting that it would remain as such. It's appalling that 4 or up to 8 units would be allowed to be built on the lot next door with zero regard for contextual sensitivity. That is a terrible way to treat a majority of your taxpayers.

The city already has plenty of areas around transit and commercial hubs where multi-unit residences make sense and work well, including many areas around me in established communities like Brentwood, Northland, Dalhousie, and University City. I urge Council to leave RC-1 districts as they are and throw away the rezoning proposal.



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I have read and understand the above statement.

First name [required] Dr. Thomas F.

Last name [required] Moslow

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide rezoning

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

In opposition

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

The city wide rezoning proposal is a terrible idea that will only destroy the wealth of home owners, increase the cost of rent and create a debacle for parking, public transportation, safety and city maintenance. I ask those council members in support of this draconian measure the following..."if this such a grand idea that will impact all Calgarians, why not hold a plebiscite on the issue?"



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

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Gabriella

Last name [required] Wong Ken

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide rezoning

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

In favour

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

I urge city council to approve and vote yes on citywide rezoning. As we all witnessed during the public hearings regarding the Home is Here: City of Calgary Housing Strategy, Calgarians overwhelmingly support the recommendations made in the strategy, including rezoning. We also heard countless stories of everyday people struggling to afford and find housing in a city that boasts livability and opportunity, especially for young people. If we truly want to address our housing deficit, we must act quickly to increase supply. Citywide rezoning will provide more diverse housing opportunities for folks and reduce costs and timelines to get these homes built. This change will also give everyone who owns property the ability to decide what they want to do with their property. The evidence and desire for this change is clear, please vote in favour of city-wide rezoning.



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I have read and understand the above statement.

First name [required] SUZANNE

Last name [required] MCNEILL

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

REZONING lowers property value, parking and traffic safety issues.

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

In opposition

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

Re-zoning: Increasing the density of our neighborhood creates 1. safety issues-- increased traffic so more accidents and remember there are children on these roads. 2.increased anxieties when areas become crowded and what used to be our quiet areas are now noisier and busier. 3. Property values decrease. I doubt you will put row housing in high end neighborhoods or on your own block if you already had none. 4. Schools will become more overcrowded when you start putting more people hence more children in a district. If you want higher density, start new communities like are already being built and have all the row housing and apartment blocks you want. You will not be disrupting people's lives who already have homes where there is not high density anxieties, safety issues, decrease in property One other issue of putting up a taller structure is it will block the sun from some people's yards. That is NOT OK!



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I have read and understand the above statement.

First name [required]                      Joyce

Last name [required]                      Cooper

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Rezoning in Charleswood

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

In opposition

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

Required: Charleswood community green space needs to be designated/zoned as PARK and therefore protected from housing development. .



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I have read and understand the above statement.

First name [required]                      Jeanne

Last name [required]                      Limacher

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Pubic Hearing: rezoning

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

Neither

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

I see the words inclusive speckled in the information page, but what does that really mean to able bodied citizens? What is the City's intent? Unless clear guidelines or policies are created, people living with disabilities will be forgotten/ an afterthought. What plans are in place for wheelchair accessible LIVING? Throughout the document there is never mention about people living with disabilities. New home examples provided are NOT wheelchair accessible! Small apartments are NOT wheelchair accessible. Having more pathways and improved sidewalks mean nothing if the snow is not cleared in the winter. It is imperative for policy makers to understand that living with a disability means your home is likely the gathering space for friends and family because it is designed to meet your needs!! We can't have family gatherings at my children's homes, siblings, or friends because they are not wheelchair accessible. The space itself is either too small or doesn't have the needed bathroom/doorway/ lack of stairs set up. To live means more than just surviving. To thrive requires connection with our support systems. Logically, it is impossible to make all homes accessible. However, planning should include appropriate accessible homes in every community. That would be inclusive. Remember, it isn't about providing a tiny space or long term care. Rather, it is about providing wheelchair accessible homes for people to thrive in. Furthermore, a great number of people living with a disability are also economically challenged. Affordability and WHEELCHAIR accessibility often go hand in hand. Plan without ableism (discrimination in favor of able-bodied people. "a person with a disability can struggle with ableism".



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I have read and understand the above statement.

First name [required]                      Emily  
Last name [required]                      Shepherd

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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





**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

rezoning for housing

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

In favour

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

I am in favour of almost any measures which will provide more and affordable housing, and certainly I am in favour of rezoning for such purposes.



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I have read and understand the above statement.

First name [required] Dave

Last name [required] Arthur

How do you wish to attend?

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

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

Date of meeting [required] Feb 19, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Zoning

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

In opposition

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

Rezoning in R1 communities will cause many many problems. Not just parking. Building a four-plex in an R1 neighbour is a foolush idea.street parking is a huge problem right now and forcing more street parking will make a bad situation much worse. Multi residential buildings will put a further strain on infrastructure, schools that are overcrowded now will only get worse. Leave the R1 zoning as it is.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Cory

Last name [required] Ulicny

How do you wish to attend?

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

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

Date of meeting [required] Feb 6, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide rezoning

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

In opposition

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

The proposal punishes ordinary citizens who work, pay taxes and have been able to purchase real estate in communities that we chose to be a part of. The rezoning destroys the communities as they were built and which we chose to live in.

Council needs to consider the value of the citizens who already exist in these communities and find other strategies to house the less fortunate or addicted populations. High density housing in existing communities is unfair and punitive to those of us who are productive members of society.

VOTE AGAINST THE PROPOSAL TO IMPLEMENT CITY WIDE ZONING AND REZONING.



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I have read and understand the above statement.

First name [required]                      Robert  
Last name [required]                      Engbloom

How do you wish to attend?

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What meeting do you wish to comment on? [required]                      Council  
Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Housing Strategy - Upzoning

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

In opposition

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

Our family lives in a single family home in Elbow Park. The proposal to re-zone our district from R-C1 to R-CG is totally unacceptable. This is a strong vibrant, dynamic, and diverse family focused neighbourhood that has been built on the foundation of R-C1 zoning. Our schools are full(a number of which are now subject to the CBE lottery system), services are strained, and traffic and parking are a problem The proposal would allow up to 8 units on a single 50 foot lot which would have a dramatic negative effect on our neighbourhood with limited increase in densification. This proposal is not good planning but an abdication of sound planning principles. Please respect the wishes of your citizens that live in this community and reject this proposal as it applies to our neighbourhood.



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I have read and understand the above statement.

First name [required] Eileen

Last name [required] Schnell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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





**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

rezoning for housing

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

In opposition

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

I am not in favor of multi- homes in all neighborhoods.



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I have read and understand the above statement.

First name [required] Nancy  
Last name [required] Engbloom

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What meeting do you wish to comment on? [required] Council  
Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

the proposal for city-wide rezoning to R-CG from R-C1

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

In opposition

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

I have been a homeowner in Elbow Park for 41 years, and we bought in this neighbourhood as we desired to live in a single home per lot community. I have seen what happens to other neighbourhoods where attached housing or condos is permitted, eg. Altadore, and I do not want the issues that community has for our neighbourhood. Allowing higher density would lead to more traffic, which is already an issue. It would lead to the necessity for our children to attend a school that is not in the neighbourhood. (Our schools are already part of the CBE lottery system, of which I am sure you are familiar). There would be less green space. One of the attractions to our neighbourhood is the number of trees and parks. We have a real community feel, where we know most of our neighbours and lots of others in the community - that would be lost with the rezoning proposed. Parking would become an issue. There are legal caveats and covenants registered at the Land Titles Office requiring that there is to be one home per lot on those homes that have the caveat or covenant. This is a legal agreement that Council must adhere to. Those who would benefit the most by this change of zoning would be developers. The value of our homes would decrease. Higher density in Elbow Park would not help those looking for low cost housing. The efforts of Council should be on helping those people who require lower cost homes find housing they can afford. We have a lot of immigrants and other new Calgarians in the city and council should focus on how to help them. I believe that Council should listen to the wishes of a community, and that a community has the right to decide if it wants higher density. Perhaps some communities in the city welcome higher density. There should not be this blanket proposal for the entire city. I trust that you will listen to those in our community and not continue with the rezoning. Thank you.



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I have read and understand the above statement.

First name [required] Michael

Last name [required] Nicholson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council

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

In opposition

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

The city wide rezoning proposal appears to be a careless and low resolution attempt at solving the housing problem. Further consideration and problem solving is required.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Lenora

Last name [required] Brown

How do you wish to attend?

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

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

Date of meeting [required] Feb 20, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning causes parking issues and creates conflicts among neighbors

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

In opposition

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

I live on a cul de sac with no sidewalk and limited parking. Numerous times our walkway to our front doors are blocked, which prevents us from accessing our front doors when there is snow. By allowing secondary suites only serves to increase parking issues and causes conflicts in neighbourhoods.



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I have read and understand the above statement.

First name [required]

Last name [required]

How do you wish to attend?

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

Date of meeting [required]

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket City-Wide Rezoning for Housing to R-CG

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

In opposition

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

I strenuously oppose this rezoning proposal. I do not believe it will address either the affordable housing or homeless concerns and will solely benefit property developers while sacrificing the character, livability and asset values of existing residential communities. While higher density and multi-family options are appropriate in some city areas, a blanket rezoning is not a good solution. Development proposals should be considered on a case-specific basis. I commend the city on the highly successful, area appropriate developments created in former retail locations, for example: University District, Stadium development and Northland development.



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I have read and understand the above statement.

First name [required]                      Nicole

Last name [required]                      Savard

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The Housing Strategy and proposal for Blanket Rezoning City Wide

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

In opposition

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

Greetings, I have serious concerns about a blanket rezoning in the City of Calgary. The most significant would be the issues of parking, traffic and school use. Currently, in areas designated as single family dwellings there is a process to develop of secondary suite that requires one off street parking spot for the second unit ususally accomodated by a 2 car driveway and or garage. If a single family lot is permitted to have more than one unit with a possible secondary the weight of extra parking will spill out into the streets. I am also concerned that areas designated as single family dwellings have roads and flow managed based on current traffic. Permitting multi unit development in single family areas will put stress on the traffic patterns. Currently, our single family area struggles to manage the heavy traffic at the local school during peak times. It is extreme already. Creating further density in single family zoned areas when there is already planning and existing higher density of townhouses and condos, will overwhelm already maxed community schools. I believe this proposal is a HUGE mistake. Please find some other way to address the housing issue. Thank you. Nicole



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I have read and understand the above statement.

First name [required]                      Stuart

Last name [required]                      Davie

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council - Proposed Blanket Re-Zoning

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

In opposition

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

Dear Mayor and Council Members,  
Thank you for the opportunity to provide comments on the City's blanket re-zoning proposal. My wife and I do not agree with the proposal, and firmly believe that any zoning changes to allow for higher density should be done only on a targeted basis, for communities where it makes sense (which appears to be the intent of the LAP process which is currently underway for our and neighbouring communities). It is very likely that blanket re-zoning will lead to increased traffic congestion and put an undue strain on City infrastructure, especially in older established neighbourhoods. The proposal will not necessarily add the amount of housing supply needed in price ranges that require increased supply. A mix of density is fine for new communities that are master-planned for such a mix, but not for older established neighbourhoods where pedestrian and cyclist safety will become an issue, as traffic and parking congestion increases. As well, if the City actually wants to have a diverse mix of communities, aren't older single detached family housing neighbourhoods a vibrant part of that mix, and should be included in the choices of where Calgarians can choose to live? The City is also very concerned about the environment, but plugging higher density into neighbourhoods that currently have generous tree canopies and green spaces could greatly reduce those features, with a negative environmental and quality of life impact. Also, putting high density into more affluent communities will not help with housing affordability, as developers would want to maximize their profits by building and selling more expensive properties, which there would be a market for. Thank you very much for considering these comments before the vote on April 22.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** RE: [External] Council Meeting - Public Hearing April 22, 2024  
**Date:** Tuesday, February 20, 2024 11:50:23 PM

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Yes, I have read and accept the statement.

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**From:** Public Submissions [mailto:PublicSubmissions@calgary.ca]  
**Sent:** Tuesday, February 20, 2024 3:23 PM  
**To:** Alma  
**Cc:** Public Submissions  
**Subject:** RE: [External] Council Meeting - Public Hearing April 22, 2024

Hi Alma,

Thank you for your email.

We can ensure your comments make it to the agenda so long as you read the highlighted FOIP statement below and respond to confirm that you have read and accept the statement.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

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Thank you,

Council and Governance Services | City Clerk's Office  
The City of Calgary

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[REDACTED]

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Re: City of Calgary Housing Strategy  
Public Hearing of Council on April 22, 2024

We're not sure why the City keeps asking Calgarians what we think since they pay zero attention to the responses. Is this just a useless formality? In the end, the mayor and her 7 or 8 cronies on council do whatever they feel like doing and totally ignore our comments, opinions and preferences. Is there any sane, rational, logical or even moral explanation for this?

For the record, we have already voiced our opinion many times regarding the proposed zoning changes – in short, DON'T. Everyone is satisfied with the zoning as it is (except, of course, the corrupt developers :) so please just leave well enough alone and stop trying to ruin our beautiful city – once the damage is done it will be next to impossible to reverse the sad wreckage.

We repeat, please STOP the zoning changes. We and everyone we know, all our neighbours and just about the entire city is OPPOSED to what you are advocating. It's time for the mayor and city councillors to wake up and remember who they are working for – the citizens of your city.

Thank you... electors of Calgary

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I have read and understand the above statement.

First name [required] Janet  
Last name [required] Gourlay-Vallance

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning of residential areas in established communities

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

Neither

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

I understand and agree with the need to increase density within our City, however am not convinced that blanket rezoning of all residential areas to one zone type is wise. If all R1 zoned areas were increased to R2 then density would double. Also, if the areas along feeder roads, where rejuvenation is needed, were increased to the blanket rezoning then quadrupling the density could happen in a more directed way rather than a 'free for all' as is presently presented.

I would expect the City to provide regulations to developers that all new development needs to be energy efficient construction with rough-ins for future solar panels, future heat pumps, and EV plugins. The City needs to regulate this as developers will not do it of their own accord and new building stock needs to be part of the transition to a more sustainable future.

Thank you.



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I have read and understand the above statement.

First name [required] Douglas

Last name [required] Schierman

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

R-CG ZONING

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

In opposition

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

PRIORITIES RE: R1 RE-ZONING

1. Shadowing-Increased building height results in shadowing of adjacent one storey bungalows. Resulting shading will reduce bungalow owners' ability to enjoy their own property & reduce direct sunlight necessary for solar panels, lawns, gardens, flowers.
2. Tree canopy-larger buildings covering 60% of the property will compromise mature tree canopies in inner city neighbourhoods, ie trees will be removed or root systems destroyed during building. As well, bigger buildings with more sidewalks, driveways, patios will create a pavement paradise, resulting in more run-off in heavy rains, leading to stressed storm sewers and flooding.
3. Waste management: 4 homes on one lot will require a total of 12 black/blue/green bins. Mathematically, there is insufficient space for bins/pick up requirements on a 50 foot lot. As well, sewage waste will be increased 4-fold-?infrastructure readiness?.
4. Parking: Most adults in our area own cars. 4-plexes might well result in at least 8 vehicles, impacting street parking, traffic flow in family neighbourhoods, emergency services access, owner/visitor/home repair parking.
5. Landscaping/snow removal: 4 live-in owners on one lot leads to questions about snow/lawn/litter management, which impacts neighbourhood characteristics.



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I have read and understand the above statement.

First name [required]                      Geri  
Last name [required]                      Ramsay

How do you wish to attend?

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

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

Date of meeting [required]                      Feb 21, 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 Proposal

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

Neither

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



GERI RAMSAY

---

February 20, 2024

Dear Councillor Wong,

I'm writing regarding my concerns around the Rezoning for Housing proposal. My understanding is this proposal would provide Calgary with blanket rezoning involving one of three zoning designations aimed at increasing housing stock and addressing current demand.

Before I share my thoughts and concerns, I would first like to thank you for your dedication and service to Calgary and your constituents. I imagine it to be a rather thankless task and a great challenge to balance diverse, divergent, and often disrespectful voices. I'm very appreciative of your representation and efforts.

I am one of your Ward 7 constituents and a homeowner in the Briar Hill neighbourhood. My property holds a Canadian Wildlife Federation Wildlife Friendly Habitat designation and beautiful mature gardens that nourish many and protect the home from extreme temperatures. I love my neighbourhood with its wonderful green spaces and tree lined streets. You can likely guess where I'm going here....

While I empathize with Calgarians caught in this challenging housing crunch and wish those dealing with financial worries ease and resolution, I have considerable concerns about this citywide proposal.

These concerns are multi-faceted. I'm concerned that a drive to densification during a trend towards drought and increasing grid demands without apparent sustainable solutions is short sighted and coming from 'behind the wave'. I'm concerned that Calgary is already experiencing a population trap where services and infrastructure cannot keep up. I'm concerned that the zoning allowances will result in significant reduction in trees, canopy cover and green space. And finally, I'm concerned that here in Briar Hill, the R-CG designation will harm our character, charm and desirability.

With a wish to keep an open mind, I attended the Rezoning for Housing Development Industry Webinar on Mon., Feb. 12, 2024 and have read all available material. My research also took me to the WHO and Deloitte reports on Urban Futures and the critical importance of focusing planning on decarbonization with emphasis on increasing green space and canopy. (<https://www2.deloitte.com/uk/en/insights/industry/public-sector/future-of-cities.html>) Unfortunately, I was not able to receive satisfactory answers to my concerns during the webinar.

In summary, given the trend towards decreasing water levels and increasing demands on the power grid and the documented importance of increased green space to population health, it feels critical to take a lighter and more considered approach to densification.



GERI RAMSAY

---

I respectfully request that the citywide rezoning proposal be quashed. While I'm sure an incredible amount of planning and consideration has gone into this proposal, for this constituent it lands as a knee jerk reaction and blunt instrument that ultimately could do more harm than good.

Thank you for your time and consideration..

With appreciation

Geri Ramsay

A handwritten signature in black ink, written in a cursive style. The name 'Geri Ramsay' is clearly legible, with the first letters of each word being capitalized and larger than the rest of the letters.



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I have read and understand the above statement.

First name [required] Julie  
Last name [required] McFadyen

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The blanket application rezoning proposal affecting all neighbourhoods

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

In opposition

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

The blanket application for rezoning of all neighbourhoods in Calgary doesn't take into account a thoughtful plan for development. The appeal process is also being removed for neighbouring property owners to have any input or say in what is being built. This disregards traffic impacts, parking challenges, neighbourhood safety, school capacity, which is already negatively impacted by the density that already exists, the sustainability of offering public education in walkable neighbourhoods and the impact on student and family lives and connections within their community and the support for families to help and support one another, the opportunity to students to form lifelong relationships within their community and between their families as lotteries are invoked to address overcrowding in schools in their own neighborhood. Densification where it makes sense with well thought out consideration and planning would address this issue in a more effective way in that it would cause less disruption of neighborhood character and access to schools proximity to where families have chosen to live. Please consider the long lasting ramifications and implications of applying a blanket zoning change of this magnitude where developers and builders are the ones who win, and the citizens are of Calgary are cast asunder.



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I have read and understand the above statement.

First name [required] Rhonda

Last name [required] Fulton

How do you wish to attend?

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

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

Date of meeting [required] Feb 21, 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 bylaw

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

In opposition

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

Planners are being too aggressive with ideals that are not translating to reality. Housing is only one part of the equation and like it or not, we are a winter city! Proper infrastructure, schools, hospitals, seasons and quality of life must be considered. The current crazy planning frenzy is ill thought, overplanned, over dictated and disrespectful to the citizens who live here permanently and have contributed and committed to Calgary culture history and vibrancy. Overbuilding and hoping for services to follow is just stupid and wrong. Ignoring winter. -Also wrong. Ignoring community associations wrong. Elected officials and administrators are not smarter than masses of citizens who embrace this city. 15 min cries are stupid because they are inefficient shallow and boring and impractical for families. I would discuss so many of these issues with my councillor but he's very unreachable. A lifetime of being involved with my community, my city and now it's 1-800 call someone who cares. As a Calgarian I know from experience that we build. Others come for a while, take and then leave. Each time it's just more expensive for less. Housing does not a community make.

WINTER, Schools, hospitals, accessibility, parks and affordable cultural experiences and general maintenance of these are not being considered in blanket the current McCity planning.

PS. I have attended council many times over the years. I will not be wasting my time under the current administration as I feel my time is more valuable volunteering for any non government organization. I feel it will at least add real value to the place I call Home.



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

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Murray

Last name [required] Hillsden

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing on Rezoning for Housing

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

In opposition

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

I am opposed to the "blanket rezoning for housing" proposal. I have lived in a R1 zoned community for the past 36 years. This was the style of living our family preferred when we decided to buy and as a result we have stayed in this same community as our family grew. We have already seen changes in the community with the proliferation of basement suites in many residents. This has resulted in a noticeable increase in traffic and parking issues. If this rezoning proposal is approved we could see six families housed on what is currently a single sized residential lot. Research tells me that only 1% of households have no cars and the average is 1.5 - 2 cars / household. If I understand the recommendations of the Housing and Affordability Task Force (HATF), they are recommending (1.C.5.i) to remove minimum parking requirements in all residential areas as per this zoning proposal. This is a ridiculous paradox.

When this council was elected, one of the first things they did was to declare a Climate Emergency. One of the obvious solutions to climate change is to increase the use of electric vehicles. As we see the uptake in EV in Calgary (I assume the uptake in EV's is looked on as favourable to council) and unless the city is planning to install chargers along residential streets, there should be a minimum of 1 onsite parking stall / household to accommodate the charging of EVs. I cannot comprehend a site being developed that may have 6 households and no allowance for onsite parking / EV charging. Do we have a climate emergency or do we not? Currently, almost every lot in my community has at least 1 onsite parking spot. I cannot understand a proposal that would allow potential for 6 households to be developed and expect the possibility of 9 - 12 vehicles to be parked on the street.

I therefore see this kind of development completely incompatible with my community.

Thank you for consideration of this submission.  
M. Hillsden



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

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I have read and understand the above statement.

First name [required] Tanya

Last name [required] Wagner

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning in Calgary

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

In opposition

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

I believe that blanket rezoning is not the right solution for Calgary. I am very concerned about the increased level of congestion in communities, and significant risk of taking away from the "small town" feel of living in many of Calgary's mature communities. I am living in the same community that I grew up in (Silver Springs) for this very reason, over 50 years we have been able to keep this small town feeling and I would be heart broken to see this change. There is a reason we choose to live in Calgary's "suburbs", if we wanted congestion, we would look to live elsewhere (current housing prices not withstanding...).



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

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I have read and understand the above statement.

First name [required]                      David  
Last name [required]                      Hedmann

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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





**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing on zoning changes

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

In favour

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

I support the proposed zoning changes which will increase the supply of housing and increase access to housing across the city. The changes will also make owning a home more affordable.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      jesse

Last name [required]                      shouldice

How do you wish to attend?

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

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

Date of meeting [required]                      Feb 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning and Overcapacity at Schools

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

In opposition

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

With the blanket rezoning, how will the already overcapacity of our inner city schools be addressed? My 2 sons are already being put into lotteries for their designated public schools. Allowing blanket rezoning and development in traditionally R-1 neighborhoods will only make this problem worse. We paid a significant premium (and enhanced property taxes as a result) to be inner city and now our children are being threatened with being bussed 30minutes to a different quadrant when they can walk to their designated schools? Adding more homes and families will turn classroom sizes of 30 into 45.... Further with all the unused biking lanes in this city the traffic congestion is only going to get worse. Please address the needs of existing families and children when doing a blanket rezoning. Thank you.



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Glenn  
Last name [required] Cunningham

How do you wish to attend?

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

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

Date of meeting [required] Mar 21, 2024

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



[required] - max 75 characters

Community development

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

In opposition

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

I object to the complete dictatorial re-zoning procedure that is going on in this city. Mass Immigration is the sole reason for this issue. 50 years of mass Immigration has done nothing to improve the lives of "Canadians". In fact our standard of living has been spiralling downwards for those 50 years. Canadian worker productivity has also been steadily declining as 70-80% of immigrants are poor, unskilled useless individuals. Immigration is responsible for most of the increases in crime, gangs in every city, guns, money laundering, cartels, organized crime terrorists...Mass Immigration has overwhelmed our housing and rent affordability, destroyed our healthcare system, the cause of annual municipal, provincial and Federal deficits and the reason for the huge debts that have been accumulated. The mass Importation of minimum wage earning foreigners has resulted in the continual increase in taxes to "Canadians" and the erosion and decline of the social fabric. It is necessary to have a pause, a complete stop for say 5 years or until the social services, national infrastructure and tax base of this country catches up.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** Re: [External] City of Calgary Rezoning  
**Date:** Wednesday, February 21, 2024 4:45:53 PM

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Thanks Kathleen, I can confirm I've read and agree with the FOIP statement below.

Thanks,  
Karlen

Sent from my iPhone

On Feb 21, 2024, at 4:32 PM, Public Submissions  
<[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good afternoon Karlen,

I can confirm that we have received your below submission for the Public Hearing of Council on April 22, 2024.

We do require you to confirm via email that you have read and agree with the FOIP statement below.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

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Once you have sent your confirmation, then we can add your submission to the corporate records.

Thanks,

Kathleen

Council and Governance Services | City Clerk's Office  
E: [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca)

---

**From:** Karlen Denman [REDACTED] >  
**Sent:** Wednesday, February 21, 2024 4:23 PM  
**To:** Public Submissions <PublicSubmissions@calgary.ca>  
**Subject:** [External] City of Calgary Rezoning

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Good Afternoon,

I'm writing to confirm I am not in favor of the blanket rezoning for Calgary.

As a home owner in Scenic Acres, I chose to purchase a home there because it's a quiet neighborhood with single detached homes and I do not support the proposal to re-designate the zoning for single detached homes into row houses and town houses. The appeal of Scenic Acres is that it does not have row houses or townhouses and homes have not been crammed into lots that were meant for a single home.

Scenic Acres is a quiet community and allowing blanket rezoning of the community would increase the population, traffic (vehicle, biking, etc.) and parking that the community is not built to support or sustain. Creating over populated communities that lack the resources and facilities to support increased populations is not a solution.

Every community and every community resident should have the opportunity to object rezoning requests through an individual hearing in front of council. Simply applying a blanket rezoning to every community in the city is not realistic and like most things a one size fits all approach does not work.

Calgarians pay very high taxes which continue to increase and we should have a say in the decisions made within our communities. I do not support the blanket rezoning which will reduce my home value and overpopulate the community.

Regards,  
Karlen Denman

Sent from my iPhone

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NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.





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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Frank  
Last name [required]                      Hagedorn

How do you wish to attend?

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

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

Date of meeting [required]                      Feb 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoing

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

In opposition

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

The proposed rezoning to allow 8 units on a 50 foot lots will destroy existing heritage neighborhoods. Each of these units will have 8 and probably more. Without the requirement for onsite parking, the streets will become overcrowded. The increase in population will overload already crowded schools, some of which are already on a lottery system. An appropriate system would allow for a maximum of two units per lot



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I have read and understand the above statement.

First name [required] Michael

Last name [required] Roloff

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

REZONING- TO ANY DENSITY RESIDENCES.

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

In favour

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

REZONING-JUST DO NOT ALLOW HEAVY INDUSTRIAL NEXT TO ANY DENSITY RESIDENCES. NEIGHBOR HOODS OF MULIT-DENSITY HOUSING IS GOOD.



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Samantha

Last name [required]                      Marcil

How do you wish to attend?

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

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

Date of meeting [required]                      Feb 8, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

Dear Council,  
I am OPPOSED to citywide rezoning. Council is pushing this through in the name of "affordable housing" without listening to Calgarians. By allowing a building free for all, council is single handedly, swiftly ruining Calgary. Home owners purchase based largely on location - including what can and cannot be built around them. This impacts, among other things, congestion, aesthetics and safety. Council has already "relaxed" housing by laws to the point where they mean nothing anymore. This leads me to believe you will continue to change the rules as you see fit. You claimed in the rezoning session that green spaces would be left alone - I do NOT believe you. Council is condescendingly telling people who have concerns to write in. I know many people who have emailed council with their concerns and they received NO reply. Council is running this city like a dictatorship and it must stop now.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** Re: [External] Blanket submissions  
**Date:** Thursday, February 22, 2024 8:35:56 AM

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Yes, I confirm.

Mike Majcher

On Thu, Feb 22, 2024 at 8:34 AM Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good morning Mike,

I can confirm that we have received your below submission for the Public Hearing of Council on April 22, 2024.

We do require you to confirm via email that you have read and agree with the FOIP statement below.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

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Once you have sent your confirmation, then we can add your submission to the corporate records.

Thanks,

Kathleen

Council and Governance Services | City Clerk's Office

E: [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca)

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**From:** M Majcher [REDACTED]  
**Sent:** Wednesday, February 21, 2024 5:19 PM  
**To:** Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>; Sharp, Sonya <[Sonya.Sharp@calgary.ca](mailto:Sonya.Sharp@calgary.ca)>  
**Subject:** [External] Blanket submissions

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Good Afternoon,

I'm writing to confirm I am not in favor of the blanket rezoning for Calgary.

As a home owner in Scenic Acres, I chose to purchase a home there because it's a quiet neighborhood with single detached homes and I do not support the proposal to re-designate the zoning for single detached homes into row houses and town houses. The appeal of Scenic Acres is that it does not have row houses or townhouses and homes have not been crammed into lots that were meant for a single home.



Scenic Acres is a quiet community and allowing blanket rezoning of the community would increase the population, traffic (vehicle, biking, etc.) and parking that the community is not built to support or sustain. Creating over populated communities that lack the resources and facilities to support increased populations is not a solution.

Every community and every community resident should have the opportunity to object rezoning requests through an individual hearing in front of council. Simply applying a blanket rezoning to every community in the city is not realistic and like most things a one size fits all approach does not work.

Calgarians pay very high taxes which continue to increase and we should have a say in the decisions made within our communities. I do not support the blanket rezoning which will reduce my home value and overpopulate the community.

Regards,

Mike Majcher

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NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.



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

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Shasta

Last name [required] Webb

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Rezoning

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

In favour

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

I am homeowner in Inglewood. I strongly support citywide rezoning of residential property. This will directly help to alleviate the housing crisis in Calgary, which many of my friends and loved ones are affected by.



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I have read and understand the above statement.

First name [required] Jo-Anne

Last name [required] Parks

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

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

In opposition

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

Subject: Blanket Rezoning Bylaw Proposal

Comments: Subject: Blanket Rezoning Bylaw Proposal Comments: February 10, 2024  
Re: Blanket Rezoning Bylaw Proposal Good morning; We have grave concerns and disapproval of the blanket rezoning bylaw from RC-1 to RC-G that the City Council and Administration is promoting. We are being sold this proposal supposing the resulting greater supply of housing units will enhance housing affordability, when in reality the opposite is true. Recent history has shown that is not the case as multi unit infills are not more affordable, in most cases being more expensive than the housing unit they replaced. It creates a whole new suite of problems without addressing the original intent of affordability. New communities are designed with distinct sections of multi-family, higher density as well as single family homes. Trying to combine high density beside single family in established neighbourhoods, destroys the character that was the attraction for the residents in the area in the first place. It creates problems with: shadowing & privacy, lack of landscape & open space, parking, esthetic issues, ie. a dozen garbage, recycling & green boxes, overwhelmed infrastructure & utilities in older neighbourhoods & architectural density in locations that were not designed for it. Multi-family developments such as transit oriented development or appropriate mall redevelopments provide all the advantages of density including affordability whereas a blanket change from RC-1 to RC-G does not. Communications from the city to date have been one sided and have not taken into consideration the concerns of the communities that stand to be most affected. Sweeping changes that impact the daily life of this magnitude should be determined by a plebiscite not merely by Council influenced by Administration & developers.



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I have read and understand the above statement.

First name [required]                      Mary Lou

Last name [required]                      McCormick

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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

**Public Submission**

CC 968 (R2023-10)



[required] - max 75 characters

Proposed City Wide Re-Zoning to basic residential district or zone

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

In opposition

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

This will destroy the look of a great many neighbor hoods and the very fibre of what makes Calgary attractive as a city to move to.



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I have read and understand the above statement.

First name [required] Karolyn

Last name [required] Chitwood

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)



[required] - max 75 characters

Public Hearing Meeting of Council

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

In opposition

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

Please see attached letter.

**Subject: Urgent Concern Regarding Proposed Rezoning in Brentwood / Charleswood Community**

February 22, 2024

To the City of Calgary,

I am writing to express an urgent concern regarding the proposed blanket rezoning across the city, particularly in the Brentwood / Charleswood community. This aggressive change from existing R-C1 zoning to R-CG zoning fundamentally impacts residents' physical and mental health, as well as significant disruptions to day-to-day activities, such as overcrowding and parking challenges.

As residents who consciously chose to invest in our homes within the Brentwood / Charleswood community, we did so with the understanding that the existing R-C1 zoning would remain unchanged, as it has been for many years. This proposed rezoning threatens to upend this stability and drastically alter the character of our neighborhood.

The critical concern lies in the fundamental differences between R-C1 and R-CG zoning. The proposed change would allow multiple dwellings to be built on the same lot, resulting in up to 60% more development potential and 25% more lot coverage than previously allowed. This could lead to the construction of up to four rowhouses / townhouses on properties that previously accommodated single residential dwellings, potentially resulting in up to 20 bedrooms where previously there were only three. This abrupt change disregards the input that residents, including those in Brentwood / Charleswood, have provided on proposed developments, but it also strips away our rights to have a say in matters that significantly impact our way of life.

Furthermore, the aggressive development strategy could lead to numerous additional negative impacts on current residents. These include increased traffic congestion, the strain on local infrastructure and services, decreased green space and community amenities, and a loss of neighborhood character and cohesion. I urge the City of Calgary to reconsider this proposed rezoning and engage in meaningful dialogue with residents to find solutions that preserve our communities' quality of life and well-being.

Sincerely,

Karolyn & Murray Chitwood  
374 Capri Crescent NW, Calgary, Alberta, T2L 1B2  
Cell: 587-899-7969 (Karolyn)  
Cell: 587-434-3228 (Murray)  
Canace12@gmail.com

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Cc:** [Public Submissions](#)  
**Subject:** Re: [External] Blanket rezoning  
**Date:** Thursday, February 22, 2024 1:00:51 PM

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I confirm i have rad and agree.  
Natalie Majcher

[Sent from Yahoo Mail for iPad](#)

On Thursday, February 22, 2024, 8:33 AM, Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good morning Natalie,

I can confirm that we have received your below submission for the Public Hearing of Council on April 22, 2024.

We do require you to confirm via email that you have read and agree with the FOIP statement below.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, **your name, contact information, and comments will be made publicly available** as part of the Agenda/Minutes and published at <http://www.calgary.ca/ph>.

**\*Note: Personal information provided in submissions related 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 Act of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.**

Once you have sent your confirmation, then we can add your submission to the corporate records.

Thanks,

Kathleen

Council and Governance Services | City Clerk's Office  
E: [PublicSubmissions@Calgary.ca](mailto:PublicSubmissions@Calgary.ca)

**From:** Natalie Majcher [REDACTED] >  
**Sent:** Wednesday, February 21, 2024 5:17 PM  
**To:** Public Submissions <PublicSubmissions@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>  
**Subject:** [External] Blanket rezoning

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Good Afternoon,

I'm writing to confirm I am not in favor of the blanket rezoning for Calgary.

As a home owner in Scenic Acres, I chose to purchase a home there because it's a quiet neighborhood with single detached homes and I do not support the proposal to re-designate the zoning for single detached homes into row houses and town houses. The appeal of Scenic Acres is that it does not have row houses or townhouses and homes have not been crammed into lots that where meant for a single home.

Scenic Acres is a quiet community and allowing blanket rezoning of the community would increase the population, traffic (vehicle, biking, etc.) and parking that the community is not built to support or sustain. Creating over populated communities that lack the resources and facilities to support increased populations is not a solution.

Every community and every community resident should have the opportunity to object rezoning requests through an individual hearing in front of council. Simply applying a blanket rezoning to every community in the city is not realistic and like most things a one size fits all approach does not work.

Calgarians pay very high taxes which continue to increase and we should have a say in the decisions made within our communities. I do not support the blanket rezoning which will reduce my home value and overpopulate the community.

Regards,  
N. Majcher

[Sent from Yahoo Mail for iPad](#)

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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Trevor

Last name [required] Befus

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

Myself and community members do not support this blanket change. This impacts only older larger lot communities, it will NOT impact affordability, only benefits developers. Town and Row housing, 5 suites etc... is to much density, reduce the number of units to 2 or 3 only. People bought these homes in older communities for a reason, not to be impacted by density, no plan for infrastructure, utilities or parking. I do not support '15-minute' cities, and this plan is the easy way out for the City council. I am opposed to this proposal, as is my family and community. Again, another poorly planned by-law and poorly executed information sessions by individuals that will not be directly impacted by this proposed change.



## Rezoning for Housing: Engagement Form

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 district, or zone.** This change will help increase the supply of housing to meet demand. This will also significantly reduce the costs and timelines for permit approvals, and allow for greater housing variety and options to suit your needs.

To learn more about what this means to you, and to use our interactive address map, visit [calgary.ca/rezoningforhousing](http://calgary.ca/rezoningforhousing).

No zoning will change without Council approval. A public hearing date has been set for April 22, 2024, when Administration will present a recommended approach to citywide rezoning to Council. The public may attend the public hearing in person or submit written input. Learn more about participating in public hearings at [calgary.ca/publichearing](http://calgary.ca/publichearing).

## PROVIDE YOUR INPUT

Do you have issues, concerns or positive feedback you would like to share? Provide your feedback below! Submissions will be reviewed by the project team, and submitted to Council for their consideration at the Public Hearing of Council on April 22, 2024.

Do you have additional feedback you would like to provide on the proposed rezoning?

Thank you for this opportunity,  
 I Do NOT support this "BLANKET" zoning aspect

1. Will not address AFFORDABILITY
2. Town houses (row housing) & 45+ sites is too much density.
3. No plan to address short term rental issues
4. Density & parking issues have not been addressed
5. ONLY IMPACTS OLDER communities
6. I Do NOT support "15-minute" cities
7. only benefits developers, Does NOT ADDRESS AFFORDABILITY !!

Note: Come up with a better plan, not just a crazy bylaw change - PS How can a LAP take 3-5 yrs & a Bylaw change is 1 yr??





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I have read and understand the above statement.

First name [required] Walsh

Last name [required] Mannas

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Zoning changes from R-C1R-CG residential designation

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

In opposition

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

I believe there is a more prudent way to add units throughout Calgary than blanket rezoning. A focus on community thoroughfares and commercial thoroughfares is more prudent in my mind and would protect the unique nature of Calgary's mature communities, something that I feel is paramount to the very nature of Alberta living. We already have ample density along Macleod Trail that is not being used, almost anywhere, which I feel the City could re-focus developers on. Roadways like Elbow Drive, 14th Street, and Heritage Drive, to name a few in SW Calgary, could benefit from the type of development we currently see along 33rd Avenue and 37th Street. These are high traffic roads that are not desirable (to me) to live along in single storey homes which would be perfect for increased density. Let's preserve the feel of our mature neighbourhoods while unlocking the density along their thoroughfares. Let's also plan for how we will accommodate the increased number of students in the surrounding schools and the increased input on our infrastructure, from sewers to parking.



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First name [required] Michel

Last name [required] Selim

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Citywide rezonning

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

In favour

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

I am in favor of citywide rezoning to accommodate higher density, and parkingless development. The city of the future is not car based, rather public transit , car sharing, and self driven cars.

Among many benefits for higher density:

- 1- Provide supportive environments for aging populations. According to the United Nations, the number of people aged 65 or over is projected to reach 2.1 billion by 2050. The secret is providing supportive environments for aging populations. Social participation is a critical component of inclusive design to help elderly to age in place, rather than far away housing or assisted living facilities that adds to the elderly isolation and impact their mental health.
- 2- High-density development brings residents of all ages together, and saves cities infrastructure and maintenance costs along the way. "If you have six houses on a one-kilometer stretch of road, covering all the long-run supply and maintenance costs will be a lot higher per house than if you have 60 houses on that stretch of road"
- 3- Higher density allows for healthy interaction between all generations. It allows the elderly to contribute by looking after the children while the young parents go to work. It also allows for passing along of life experiences through mentoring

# How cities worldwide are planning for an aging population

Boosting density and social cohesion will draw residents together and save cities money, experts say

IVY LERNER-FRANK

In 1997, Paul McGarry wrote his first action plan to improve the lives of older people. The award-winning head of the Greater Manchester (Britain) Ageing Hub crafted a vision for urban planning that accounts for all ages, bringing together stakeholders from civil society, government, social work and more.

He'd go on to help Greater Manchester — where, in 2015, approximately 33 per cent of the population was over 50 — become an age-friendly region, the first in Britain to join a global network of them.

Mr. McGarry was in his 30s when he wrote his first age-friendly city design plan. He's almost 60 now, and he's still talking about the same issues: social isolation, transport and housing, issues that are gaining prominence in his field as the global elderly population grows.

"Aging isn't going anywhere," he says, noting that investing in age-friendly urban design can reduce the need for high-cost health and care services later on. "We need leadership, including older people's leadership, to connect the quality of life and the health care-social services savings agenda."

Today, Mr. McGarry is one of a growing number of urban planners grappling with the question of how to serve a population that's aging worldwide. According to the United Nations, the number of people aged 65 or over is projected to reach 2.1 billion by 2050, more than double today's numbers. What's more, the population of older people living in cities increased by 68 per cent between 2000 and 2015,



According to the United Nations, the number of people aged 65 or over is projected to reach 2.1 billion by 2050, more than double today's numbers. ISTOCK

That trend shows no signs of abating — and has the potential to transform the way our cities operate and how people live, travel and socialize.

This presents policy questions for municipalities, which must figure out how much to invest in planning while providing for and averting unnecessary costs from health care, emergency-room visits, social services for the elderly, and the like.

The trick, Mr. McGarry says, is providing supportive environments for aging populations "without pathologizing them."

Manchester deemed its aging population "valuable, not vulnerable" in a recent campaign celebrating the contribution of older adults in the coronavirus pandemic response. In the wake of COVID-19, elderly residents took paid front-line roles, provided support to family and neighbours and offered community engagement in a time of crisis.

But this doesn't mean the municipality ignores the reality of health-related issues for its aging population.

"We've got compelling international evidence and guidance on the devastating effects of falls,

for example, but the uptake [on implementation] is patchy," Mr. McGarry says. "The challenges are in what we do right now, and connecting those actions to medium- and long-term changes."

Making a city age-friendly involves more than implementing a falls-prevention program — though Manchester has one, along with programs for creating age-friendly homes, creative care kits for isolated citizens, and *Talking About My Generation*, a radio news program run by older volunteers. Systematically improving intersections by adding longer crossing times, sloped crossing distances and sheltered entrances for street access are important, but not everything. High-quality housing, social networks that improve health and well-being, and a vibrant cultural life are also key components of an age-friendly city.

University of Toronto Scarborough human geography professor Andre Sorensen researches urbanization and development issues in Canada and Japan, including the importance of active transportation such as walking and cycling. Cities shouldn't be automobile-dependent, he says, and need a mix of housing types

so residents can downsize easily in their own neighbourhoods, keeping their routines, networks of friends and destinations.

High-density development brings residents of all ages together, Prof. Sorensen says — and saves cities infrastructure and maintenance costs along the way. "If you have six houses on a one-kilometre stretch of road, covering all the long-run supply and maintenance costs will be a lot higher per house than if you have 60 houses on that stretch of road," he says.

The city of Toyama, Japan, is one example of a city that has taken a high-density planning approach, bringing older residents together in Residential Encouragement Zones (REZs), where public facilities, frequent and accessible transport, inter-generational activities and housing design meet their needs. Toyama's Compact City Strategy was developed in 2002, subsidizing those who moved into and built REZs, which had the effect of creating revived neighbourhoods with sparkling cultural centres.

Moving citizens into Toyama-style zones is a classic strategy, Prof. Sorensen says. "Property taxes in low-density areas don't raise enough money to supply and maintain local infrastructure like water systems, public transportation, or ambulance and fire services," he indicates. "Toyama recognized the high cost of low-density development and made an economic analysis and policy in response."

"Planning for an aging society is not just where people live," says assistant professor Jordana Maisel, director of research at the Center for Inclusive Design and Environmental Access (IDEA) at the University at Buffalo. Rather, planners thinking about accessibility should consider all elements of a city that residents interact with — shops, community hubs and the like.

"There's a trend to build age-friendly housing or assisted living facilities in the middle of no-

where, disconnected from social supports and activities," Dr. Maisel says. "Social participation is a critical component of our interpretation of inclusive design."

Founded in the mid-1980s, Dr. Maisel's IDEA Center is focused on inclusive, evidence-based, built environment design. Among the centre's projects is a new certification and resource program called isUD: Innovative Solutions for Universal Design, for buildings that go above and beyond minimal code compliance for accessibility. Similar to the Leadership in Energy and Environmental Design (LEED) certification doled out for green buildings in the U.S., isUD awards museums, stores and offices based on their adherence to eight principles, such as wellness, comprehensibility and cultural appropriateness.

Making a space accessible involves more than just mobility impairments, such as focusing on wheelchair users, Dr. Maisel says. "Inclusive and universal design thinks of a broader population, including individuals with vision and hearing impairments, as well as the more frail."

Wider hallways and doorways to accommodate modern wheelchairs — which have changed considerably in the half-century since the original accessibility standards research was done — are only part of inclusive design, Dr. Maisel says. Wayfinding, acoustics, lighting and limited steps are also considerations. To be truly inclusive, consultations with end-users are an essential element of the design process, whether referring to buildings or programming.

"We're not just thinking about addressing issues for an aging population," Dr. Maisel says. "We're focused on good design. If you think about the most vulnerable, it's those with disabilities and older adults. By addressing the needs of those populations, you provide a better solution for all."

Special to The Globe and Mail



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First name [required] Farzana

Last name [required] Umar

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Allow the residents to develop ezoning will also reduce the costs and timel

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

In favour

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

I am owner of the house wants to get approval to build a secondary suit to help the housing crisis to go better so my appeal is to give permits approval without cost and quicker.



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First name [required]                      Krista

Last name [required]                      Edmunds

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

Date of meeting [required]                      Apr 22, 2024

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





[required] - max 75 characters

City-wise rezoning proposals

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

In opposition

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

To whom it may concern,

We recently moved to Calgary after two decades living in large cities, choosing our neighbourhood as our permanent home due to its zoning for single-family homes, green spaces and low traffic. We consider Calgary to be one of the best cities in the world and having committed substantial time and resources in order to settle here, we sincerely hope it remains so.

We were therefore disappointed to learn about the City Council's plans for a citywide rezoning to allow multi-family units in single-family zoned areas. This news is upsetting to ourselves and many in our community. The proposed changes would materially alter our neighbourhood's character and quality of life and do not align with residents' wishes.

The vocal opposition to these plans and the recent recall petition of Mayor Jyoti Gondek, are evidence that these proposals are not in line with the wishes of Calgarians more broadly either. I am aware that Mayor Gondek has received significant funding from commercial developers in the past, suggesting a conflict of interest between the desires of the citizens she is sworn to serve, and the interests of those funding her campaigns.

In addition to the impact this rezoning would have on many established neighbourhoods in Calgary, the rationale for implementing the changes simply does not align with much of the data around housing availability and affordability.

Calgary's housing shortage has been impacted by the rise in short-term rentals, as indicated by the data below showing a significant increase in Airbnb and VRBO listings over recent years. According to AirDNA data, Calgary currently has 5202 active listings at an occupancy rate of 60% (see below screen shot).

The proliferation of these short-term rentals reduces long-term rental stock and increases housing costs as well as creating "ghost" neighbourhoods, full of vacant properties, that lack social cohesion and impact the commercial viability of local businesses such as restaurants and shops.

While the city saw 45,250 new arrivals between July 2021 and 2022, "The municipal government, in turn, issued 14,000 new home permits last year, the highest figure since 2014. It also approved eight new communities, adding approximately 12,500 additional new homes, says City of Calgary spokesperson Sherri Zickefoose."

Given these points, I urge you to oppose the rezoning amendment and seek alternatives to address housing affordability and availability without compromising our

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Given these points, I urge you to oppose the rezoning amendment and seek alternatives to address housing affordability and availability without compromising our community's quality of life. A more inclusive dialogue and re-evaluation of the impact of short-term rentals could offer solutions that respect Calgary residents' needs and wishes.

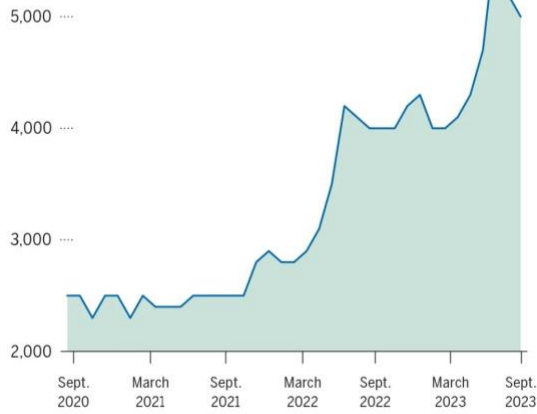
Thank you for considering our concerns and representing us at City Council. We eagerly await your stance on this matter.

Sincerely,

**Source:** <https://calgaryherald.com/news/local-news/calgary-short-term-rentals-airbnb-study#:~:text=Number%20of%20Airbnb%2C%20Vrbo%20rentals,short%2Dterm%20rental%20analytics%20website>.

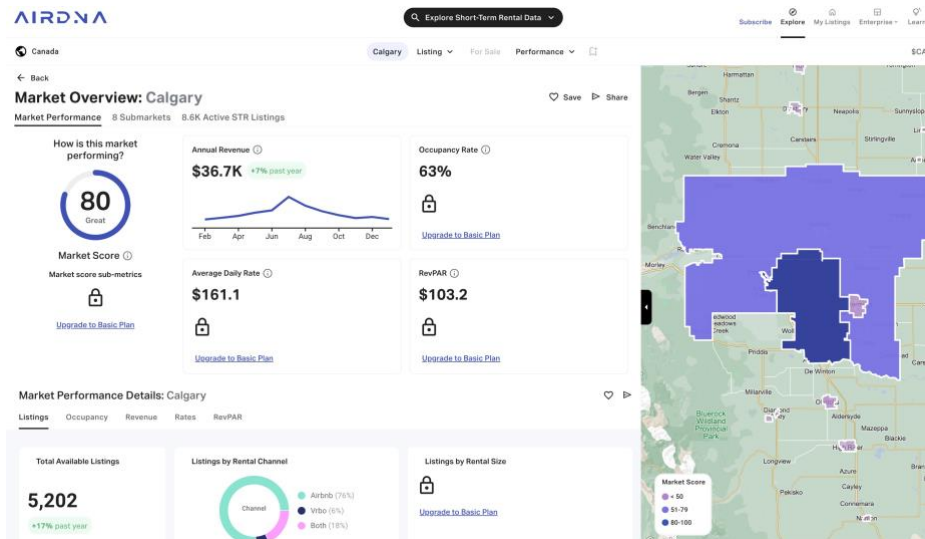
### SHORT-TERM RENTAL BOOM

Postings for accommodation on Airbnb and VRBO have soared in Calgary over the past three years, according to data tracked by AirDNA.com. About 83% of the listings are Airbnb.



SOURCE: AIRDNA

DARREN FRANCEY / POSTMEDIA





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First name [required]                      Gordon

Last name [required]                      Boersma

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

My spouse and I have invested in a single family community for many reasons. To do a blanket zoning change is essentially confiscating this from us. Also, parking would quickly become impossible in many suburban communities.

Why doesn't the city focus on new housing and speeding up the development process, and easing the cost and timelines for development approvals and permits. Rezoning fixes none of this.

All you are going to do is create conflict. There is already a process for rezoning in single family communities. If people wanted density in these communities they would apply through that process. The people don't want this.



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I have read and understand the above statement.

First name [required]                      irvin  
Last name [required]                      paulson

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed Rezoning for housing

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

Neither

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

This rezoning may provide additional housing but will do nothing to make it "affordable". It will put byers in a bidding war with developers who will remove the old house and replace with multi unit. They will sell each new unit for the price they paid for the original. Great for developers. Not very helpful for young byers trying to get their first home. Better for government to build modest homes and sell to qualified buyers at cost with conditions. (i.e. can't flip). Also provide land and encourage/enable building co-op housing.



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I have read and understand the above statement.

First name [required]                      Melissa

Last name [required]                      Showers

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 14, 2024

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





[required] - max 75 characters

Proposed land use change

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

In opposition

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

We disagree with the land change proposal, leave these beautiful neighborhoods alone.



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First name [required] Hal  
Last name [required] Hammerlindl

How do you wish to attend?

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

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

Date of meeting [required] Feb 24, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

City eliminates affordable e.g., Midpark  
City is dillusional about centralizing population in downtown i.e., didn't covid proof that people do not need to work in the core! Packing people in smaller areas causes CRIME....as seen in Sunnyside and Belt line.  
City is sick and tired of City Hall wasting \$.....as clearly indicated by 50000 signatures to dump Gondek  
WAKE UP and let Developers running the city.



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First name [required] Ken

Last name [required] Gray

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

The rezoning plan will ruin the character of Calgary's neighborhoods. There are other, better ways to address the housing shortage.



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Last name [required]                      Manzoori

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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](#).)



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

I agree to rezoning of canyon meadows area to C2 or CG .I strongly agree.

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

In favour

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

I agree to rezoning of canyon meadows area to C2 or CG .I strongly agree.



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First name [required]                      Phyllis

Last name [required]                      Jenden

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

I am concerned about blanket rezoning of all R1 zones to RCG. I understand the need for additional housing in Calgary. Our adult children recently purchased their first home in Calgary and it was a struggle to find anything affordable. I agree that zoning could be modified to go from R1 to R2. However, the introduction of RCG allowable bldg in all neighborhoods will destroy their character. I propose that the rezoning be done on a neighborhood specific basis which takes into consideration traffic, congestion, schools and infrastructure. It seems reasonable to allow fourplexes on corners, but not in the middle of a street.

I recently attended an information meeting hosted by Terry Wong. One of the city planners there said that the new "suburban" developments of Calgary pay are tax neutral. I feel that is because they are planned communities, rather than haphazard neighborhoods without a cohesive structure.

The city should look like a beautifully designed patchwork quilt, with coordinated colors and patterns of small pieces that contribute to well organized blocks. Instead, the haphazard redevelop that will arise from the blanket rezoning will make the city look like a rag quilt made up of left over bits and pieces.

City reps repeatedly stated that despite rezoning, homeowners won't be forced to tear down their current home and rebuild a different style unit. I have no concern over homeowners. It is the redevelopers who come and tear down older homes and put up huge replacements. Areas like West Hillhurst and Parkdale have slowly been redeveloped and look quite good. Single family homes are being replaced by duplexes which fit into the character of the neighborhood. Row houses and appearing on corners and roads with high traffic.

Council should spend some time with a real estate agent to see what the cost of these row houses actually are to homeowners. They appear to be cheaper (sticker price) but then homeowners are charge exorbitant monthly fees for management and contingency plans. At least with duplexes, individuals are responsible for their own space and costs are significantly less. Our children wanted a row house or condo because they weren't keen on yard work. However, due to all the additional fees, it was actually cheaper for them to purchase a SFH and buy a lawnmower!

Against blanket rezoning. In favor of rezoning based on community specific plans.



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Adam

Last name [required] Sullo

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Council Meeting - Rezoning for Housing

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

In opposition

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

I do not support a blanket rezoning across the entire City of Calgary. This will not solve the housing crisis but likely cause it to get worse with other consequences as well.

With respect to infrastructure, our stormwater network within the inner city communities does not meet today's standards and to upgrade this to today's standards, without even the consideration of climate change, is a cost that the City cannot afford to fund. The City cannot even support discharge at the City set unit area release rate of 50 L/s/ha. The several hundred million dollars that the City has been spending in Sunnyside should be an example of the risks we face in the inner City. These infrastructure problems are dealt with less expensively in greenfield developments which is what our focus should be on the expansion of housing. In addition, inner City schools, like the ones my children attend, are at full capacity and are exploring the installation of portables. This province struggles to keep up with schools in new communities. In addition, much of the inner City, including in the North Hill is devoid of public spaces, which would be needed to justify this intensification as everyone loses the ability to have an outdoor space bigger than a balcony or a place to sit.

When it comes to affordability. The existing single family bungalows within the inner city represent some of the least expensive rental units we have that allow for a family to live. While I understand that the intentions are good, the townhouses that are put up today are sold, and rent, for even higher than the liveable bungalows that they have replaced. I would much rather see a plan put in place to encourage inner city bungalow owners to build garages with suites, even consider looking at providing loans to do so, to intensify our inner City communities. A blanket rezoning is not good for the public, it's good for the developers to extract more capital from purchased properties and is not always in the best interest of the community.

Finally, I am very proud to live in the City of Calgary where we have community associations that are heavily engaged in the planning processes of the City. This does not happen in every City and I think it's something very important to our continued success as a City. Please do not take away the ability for our community associations to have input on the zoning process as they make valuable contributions to each decision made.



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I have read and understand the above statement.

First name [required] Patrick

Last name [required] Coulas

How do you wish to attend?

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

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

Date of meeting [required] Feb 28, 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

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

I support the City's proposed rezoning plan as a step towards increasing housing supply. However, I believe it is unlikely to significantly reduce housing prices. While allowing for more diverse housing options like row houses is positive, the current cost of new developments and the loss of established inner city communities significantly outweighs the benefits.

Instead of a blanket rezoning approach, I urge the City to consider:

Rent control measures: This could provide immediate relief to renters facing drastic rent increases.

Regulations on short-term rentals: Limiting the number of properties individuals can own for platforms like Airbnb and VRBO could free up housing options for long-term residents.

Taxes on non-resident property ownership: This could discourage individuals from owning multiple properties solely for investment purposes, potentially increasing available housing.

Mandatory property management licenses for multi-property owners: This could ensure responsible management and potentially stabilize rental prices.

Furthermore, I am concerned about the potential negative impacts of the rezoning plan on inner-city communities. Increased parking needs may not be adequately met by the plan, further straining existing infrastructure. This, coupled with reduced parking availability, will negatively impact the walkability of Calgary.

Calgary also lacks a robust public transit system capable of supporting a city this size. Safety concerns and limitations of the existing transit infrastructure force many residents to continue relying on personal vehicles.

I urge the City and other levels of government to prioritize policies that address the immediate needs of renters, ensure long-term housing affordability for all Calgarians, and develop solutions for the challenges posed by the rezoning plan in inner-city neighborhoods.



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I have read and understand the above statement.

First name [required] Brenda

Last name [required] Ringdahl

How do you wish to attend?

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

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

Date of meeting [required] Feb 27, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

infrastructure and planning

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

In opposition

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

I am completely opposed to this proposal for rezoning for housing in established neighbourhoods. This will harm communities in numerous ways, causing increased traffic, profit taking by developers and builders, overcrowding of schools and medical facilities, declining green spaces (ie Glenmore Landing project in . Neighbourhoods were built on solid philosophies that have endured for many decades. Our own ward 11 Councillor, Kourtney Penner is supporting this initiative, without endorsement from her constituents. Stop bringing immigrants and refugees to Calgary is the first step. How about protecting the way of life that we have all worked very hard to achieve, paying taxes to three levels of government for five decades. How about asking the folks who made this city what it is?



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I have read and understand the above statement.

First name [required] Donna

Last name [required] Quinlan

How do you wish to attend?

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

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

Date of meeting [required] Feb 28, 2024

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





[required] - max 75 characters

Re zoning

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

In opposition

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

, my husband and I are in our sixties we bought her forever home a bungalow on a quiet street facing a park we've been here for 10 years now they're doing some rezoning and redeveloping the houses beside us that are going up our towering our home which means they can see into our backyards invading our privacy our safety I don't feel comfortable with the amount of new housing and the multifamily buildings being allowed in older neighborhoods to me the house has to fit the neighborhood you don't put somebody who's been in their home and their quality of life should be the best it should be until they die in their home you don't put up a 8 million dollar house multifamily house beside that that doesn't make sense that's ignorant and inconsiderate and not compassionate in any way I agree that there needs to be those houses in certain areas there's no reason that it should be beside what I just described it's unfortunate that the city becomes greedy the builders become greedy and it's all about the almighty dollar we want to live in our home stay out of nursing homes until we pass Why is the rezoning being allowed there's lots of property a multi building beside elderly Bungalows ever that's just rude.



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I have read and understand the above statement.

First name [required]                      Shannon

Last name [required]                      Kiiskinen

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed rezoning changes.

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

In opposition

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

I do not agree with the rezoning plan for the City of Calgary. This will not improve the homeless issue or provide affordable housing, but could instill anger with residents if there property value goes down due to a row house type build next to their home. There must be another way to figure out how to resolve this and not fall into the trap of this is what everyone else is doing. Remove barriers like paying higher taxes and use-less fees, such as the carbon tax to assist people with being able to afford housing. I also do not agree with selling park land like what is happening at Glenmore Landing. Trying to convince people the developer and the city will build affordable housing at that location is unrealistic and not practical. The area is surrounded by higher end houses and with the view over the reservoir and the mountains, whatever is to be built will be expensive.



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I have read and understand the above statement.

First name [required] Jack

Last name [required] Meyer

How do you wish to attend?

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

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

Date of meeting [required] Feb 20, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

lane

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

In favour

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

Lane way homes on Bungalow properties are they going to be normalised with or without property owner permission, and if allowed who has to apply for the permits?



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I have read and understand the above statement.

First name [required]                      Dean

Last name [required]                      Gottselig

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 11, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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

Blanket rezoning does not address neighbourhood specific infrastructure concerns. In the Signal hill/Westhills area, there are several streets with one entry/exit point and limited on street parking. Any densification above single family dwellings will significantly increase the risk to all street residents should an emergency occur and the limited access point is closed off. As well utility infrastructure in many current R1 areas were not designed for any significant increase in utilization. This is a poorly thought out plan that should not be implemented.



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I have read and understand the above statement.

First name [required] Katherine

Last name [required] Parsons

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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





**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In favour

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

I support city wide rezoning and I like that it's consistent across Calgary and that no areas will be solely single family. I think that the scale proposed would be appropriate for all neighborhoods. (I think it's appropriate to allow row houses, duplexes and single family homes everywhere). It seems like an easy way to increase density while minimizing disruptions to existing residents.



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I have read and understand the above statement.

First name [required]                      Nancy

Last name [required]                      Boa

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Public Hearing Rezoning for Housing

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

In favour

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

City of Calgary Public Hearing April 22, 2024  
Rezoning for Housing

To Her Worship Gondek and all Councillors,

I fully support the proposed changes to the rezoning for housing proposals. I am a resident of Briar Hill/Hounsfield Heights (BH/HH) and have lived in this community for 34 years.

I walk through my community every day and I rarely meet other people. Our community feels hollowed as many residents have aged. I would love to live in a fuller, more vibrant and varied community.

Our community has an excellent location in Calgary with immediate access to public services including public transit, a library, an elementary school and a junior high/high school within walking distance. I fully support increasing the density in my neighbourhood to help ensure that all these existing public services are fully utilized.

We are in close proximity to downtown with an easy commute on public transit or by bicycle. In addition, we are in close proximity to several large employment centres – Foothills Medical Center, SAIT, Alberta University of the Arts and University of Calgary. Living in BB/HH provides easy access to all these major employment hubs.

HH/BH is also gifted with several outdoor green spaces for a wide range of activities for children and adults and pet owners. I love my neighbourhood and would love to open it up to a wide range of housing options so more people could enjoy all the benefits that my family has enjoyed for over three decades.

Please support the rezoning for housing proposals.



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I have read and understand the above statement.

First name [required]                      Andrea

Last name [required]                      Westgate

How do you wish to attend?

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

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

Date of meeting [required]                      Feb 17, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing strategy

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

In opposition

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

This strategy requires much more thought. You have not considered the implications to wildlife, to mature trees. The look and feel of communities where mature trees are currently in abundance will be DESTROYED. Developers will squeeze as much as they can onto a property to make profit. YOU KNOW THIS! They do not care about our climate strategy, they do not care about wildlife. In a society, where mental health is more important than ever, we need green therapy. The housing crisis is a way BIGGER issue...we need to work with our provincial and federal government, not just build more houses throughout Calgary and definitely not just anywhere in Calgary. Identify communities where their will be minimal impacts to our planet to rezone. STOP NOW. And rethink this strategy. There are way too many risks and it is NOT aligned with the climate action plan.



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Shona  
Last name [required]                      GOURLAY

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



## Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

"home is here"

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

In opposition

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

Received the rezoning info card in mail. Last year I did contact the City re: large apt building being built on 37th St. SW (Killarney/Glenbrook area) that is replacing 7 bungalows. I expressed concerns re parking, electric and sewage capacity - none of these were addressed by the person who responded to my e-mail. Instead, I was told "change is inevitable"!!!!??. This card appears to be similar situation, since the verso of the card already answered the question posed (ie rezoning is a done deal), but I am writing anyway. I am not in real estate or a developer (although I did attempt to wade through the Westbrook Communities Local Area Planning Project document online - NOT very readable/user friendly!), so I am confused why just building more houses/ apts. equates with 'affordable' housing - which I think should be the goal. People who can afford \$1 million+ homes don't really need assistance in finding places to live. It is the bottom end of the economic spectrum that needs help. In my area, many bungalows are being torn down and replaced with 2 infills, which usually sell for \$900,000+ each. Sure there are now 2 homes where there was 1, but the prices are still high. (The card states "rezoning supports more housing choices and improves affordability"). Frankly, I can't visualize a scenario where a developer building the infills prices them at, say, \$200 - \$300,000 (which is still out of reach for many people) out of the goodness of his/her heart. As far as I know, developers are in this as a business/to make a profit. Handing out bushels of development permits does not really, in my mind, address affordability. City needs to step up with rent controls, more subsidized housing, perhaps even something like ATCO's Veterans Village. Rezoning the city seems to be a 'quick and dirty' response to the issue. An entire team of 'urban planners', and this is the best solution they could come up with?! I personally do not think that relying on developers, even with (forced) rezoning changes, will fix the problem. Also, I don't know if the City has examined the sociological impact of large increases in density on a population/neighborhoods. (ie people backing onto new 37 St SW apt building now have 8 floors of people looking down on them! Sunlight gone, privacy gone, property values probably down!). I doubt whether this email will have an(y) impact, but I am sending it anyway.





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I have read and understand the above statement.

First name [required]                      Leanne

Last name [required]                      ELLIS

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 7, 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 to R-CG

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

In opposition

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

We are opposed to the proposal for blanket rezoning to R-CG as the base land use. Please see our letter attached. Thank-you.



Your Community, Your Association, Your Voice

February 28, 2024

Re: Opposition to R-CG Blanket Rezoning

Dear Mayor Gondek and City Councillors:

We appreciate the time and effort that has gone into creating The City of Calgary's Housing Strategy. We also believe that access to affordable housing is critical to current and future residents of our city. **We do, however, have concerns with blanket rezoning to R-CG as the base land use.**

City wide land use redesignation to R-CG as the base land use does not create affordable housing. There is no requirement for affordable housing on any privately owned land.

Removing older more affordable bungalows from the rental market may further reduce affordability, and reduce options for aging in place. The typical purchase cost of 1 new R-CG unit is more than the cost of an older freestanding bungalow, and the R-CG unit provides less outdoor amenity space for families.

Encouraging the removal of existing habitable bungalows will also increase the refuse that is being directed to our landfills. As Carl Elefante stated, "The greenest building is... one that is already built."

Increasing lot coverage to 60% will have a significant negative impact on our urban canopy—there is no private tree bylaw to protect mature trees on private land. The recent Stats Canada Study on urban greenness (<https://www150.statcan.gc.ca/n1/daily-quotidien/210817/dq210817b-eng.htm>) indicates that Calgary is already the least green of all major Canadian cities at 42%. In a Climate Emergency, allowing 60% lot coverage everywhere (rather than 45% for R-C1 and R-C2 lots) will make matters much worse.

Given that drainage is a bylaw issue not a building requirement, allowing lot coverage of 60% while removing mature trees and shrubs may lead to significant overland flooding.

Minimal on-site parking puts pressure on existing residents, and also increases traffic as drivers circle the area looking for parking. Not all new residents will take public transit.

Secondary suites can double the number of units, but are not calculated into unit density figures (and residents living in secondary suites are not necessarily included in the City census).

**The density will be focused on established communities, but no new amenities are being provided there.** In addition, families are less likely to live in the smaller R-CG units, which could put local schools at risk of closure and redevelopment.



Your Community, Your Association, Your Voice

Across the City, there are many small local parks that are showing an R-C1 land use designation. These park spaces need to be protected and exempted from any redesignation to R-CG. **It is not sufficient to proclaim that parks are a permitted use under R-CG.**

The City focus has shifted from affordability (with regards to this blanket rezoning) to accessing Federal funding through the Housing Accelerator Fund. Meanwhile major cities are concerned that Federal funding for infrastructure upgrades has yet to be finalized ([Mayors concerned Trudeau won't deliver promised long-term infrastructure deal in 2024 budget - The Globe and Mail](#)) and that the costs to upgrade said infrastructure to accommodate this type of blanket rezoning may be significantly more than anticipated ([Douglas Todd: Record population growth 'massive problem' for housing | Vancouver Sun](#)).

With the movement toward Form Based Planning, the greatest concerns with R-CG as the base land use are the changes from 45% lot coverage to 60% lot coverage, and from a 10 m maximum building height to an 11 m maximum building height. These 2 changes would have a very detrimental impact on established communities.

**We ask that Council oppose the proposal for blanket rezoning to R-CG as the base land use.**

Thank-you for your time and consideration.

Sincere regards,

Leanne Ellis

RPCA Executive VP and Director Development and Traffic

On Behalf of The Rutland Park Community Association



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First name [required] Trevor

Last name [required] Russ

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council on Rezoning for Housing

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

In opposition

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

I'm strongly OPPOSED to blanket city zoning and to R-CG in particular. I object to how the city is pushing this on everyone when a city-wide solution will not work for all communities, and forcing a mix of single-family housing with high-density housing on the same street is the wrong answer. Focus NOT on city-wide density, but on high-density where it makes sense, and on building AFFORDABLE and more non-market housing.

I'm furious with how the mayor and some in council are treating residents. The housing and affordability task force had no representation from impacted residents or community development boards. We only heard of this proposal thanks to our community association. Given the huge and irreversible effect of the proposed land use changes, why is council not engaging each of the communities affected? This issue affects each one differently due to age and design, and you need to work with each one on a development plan instead of forcing an all-in-one plan on everyone "for the good of the city".

Developers will be the winners here. They are eagerly awaiting simplified access to development city-wide, and with more of them bidding on properties, those seeking homes will be outbid, driving prices up even further. Developers don't care about existing communities; they will maximize profits by building the largest and most numerous units they can, destroying contextuality, and leaving the community to deal with the consequences: fewer trees and yards, increased parking and traffic, increased noise (all those air conditioners!), increased crime and conflict. It's already happening. And, mandating bicycle parking spaces is not going to suddenly make parking problems go away.

Yes, it's a dire problem. Housing is a basic right for everyone. But there are ways to do it without trashing the rights of others, without disrespecting the people who live in these neighbourhoods. We already have new communities building density around sound urban planning principles. Why not build ones entirely of high-density row housing? Why not focus high-density around transit corridors, commercial areas, and other areas that can support it?

There are answers to housing but I think the city is wholly wrong in how they're addressing it, and it will be irrevocable. Don't force a mix of single-family housing with high-density housing on the same street; there are better, more respectful ways to solve this crisis to the betterment of all Calgarians.



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I have read and understand the above statement.

First name [required] Janet

Last name [required] Proseilo

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Blanket re-zoning for Calgary Housing and development.

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

In opposition

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

As a home owner and resident of Calgary Northwest, I am against re-zoning without the opportunity for appeal or discuss a change that may affect my community or my own property. This is not a good solution to the housing crisis generated by Government Policies. Stop and listen to Calgarians!!





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I have read and understand the above statement.

First name [required]                      Andrew

Last name [required]                      Brennan

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 5, 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

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

I am **against** the Rezoning for Housing proposal.

As a first time home buyer this proposal will make the homes I am looking for less attainable:

- Developers looking to build infills, duplexes, fourplexes etc. will be willing to out bid and pay significantly over list for the affordable homes in older neighborhoods. The duplexes and infills they build will cost more than the older homes they are replacing. A case study neighborhood where you can see this in effect already is Parkdale. Where a infill goes for ~\$1million and a old home goes for ~\$800k. Obviously neither is a starter home price but this will happen in scale in every neighborhood. See below listings for reference.
- The appeal of a neighborhood or area will be completely changed by rezoning. Some people seek out areas without this type of densification.

From the perspective of an exiting home owner:

- Imagine, you chose a neighborhood to raise your family, for its parks, space and peace and quiet. After a couple years, both of your neighbors homes were sold. These single family homes were demolished and a duplex or fourplex built. The charm and character of your neighborhood is decimated, you live surrounded by perpetual construction, trades and builders parking and blocking the streets. This is not the reason you chose to move to this neighborhood.

Existing Neighborhood Infrastructure (form the eyes of a civil construction professional):

- Neighborhoods that are predominately bungalows or designed for single family dwellings will also be decimated by this rezoning proposal. Many of these neighborhoods simply don't have the parking or road capacity for the increased traffic and parking requirements. Simple math, they lots were designed for 1 or two vehicles, a duplex or fourplex would double or quadruple that. Where will the vehicles go?
- Underground infrastructure. Many of the storm, sanitary sewer and water systems in these neighborhoods cannot handle the doubling or quadrupling the load. The design capacity in these systems never factored in this type of rezoning.
- The City struggles to maintain the asphalt in most neighborhoods already. Infill and duplex construction requires updating street tie-ins (water, storm and sewer). The City does not hold developers to a high enough standard with their road rehabs and asphalt patching of these new tie ins. Grab a coffee (no lid) and drive down 5ths Ave NW between 32<sup>nd</sup> street and 37<sup>th</sup> street. This road has seen several densification builds over the last decade and each one has a poorly repaired street tie in patch. The road is so rough that I *guarantee* that coffee will be all over your lap before you reach 37<sup>th</sup> street. See attached pics of 5th Ave
- There are new subdivisions being built in south and north Calgary at record pace (i.e. Yorkville, Belmont, Alpine and Glacier Ridge to name a few). These subdivisions all have a plan to build higher density homes, apartments and condos in predetermined zoned areas. However, the developers put these higher density builds on hold and build the single family dwellings first, sometimes not revisiting the higher density builds for years. The developers need incentives to follow through with their commitment on the higher density builds in these new neighborhoods where they have been designed in and the infrastructure can handle the load.

I believe that additional housing is an issue, but a blanket housing rezoning proposal will not fix it, in fact likely do the opposite. With the Rezoning for Housing proposal we risk losing the individuality, character and attraction of the neighborhoods that define the City and its citizens as Calgarians.



**\$849,000**

2708 1 Avenue NW  
Calgary, Alberta T2N0C6  
MLS® Number: A2103984




Favourite

3+2  2   
Bedrooms Bathrooms

# 928 33A Street NW



 Next Open House  
Mar 2

**\$1,139,000**

928 33A Street NW  
Calgary, Alberta T2N2X3

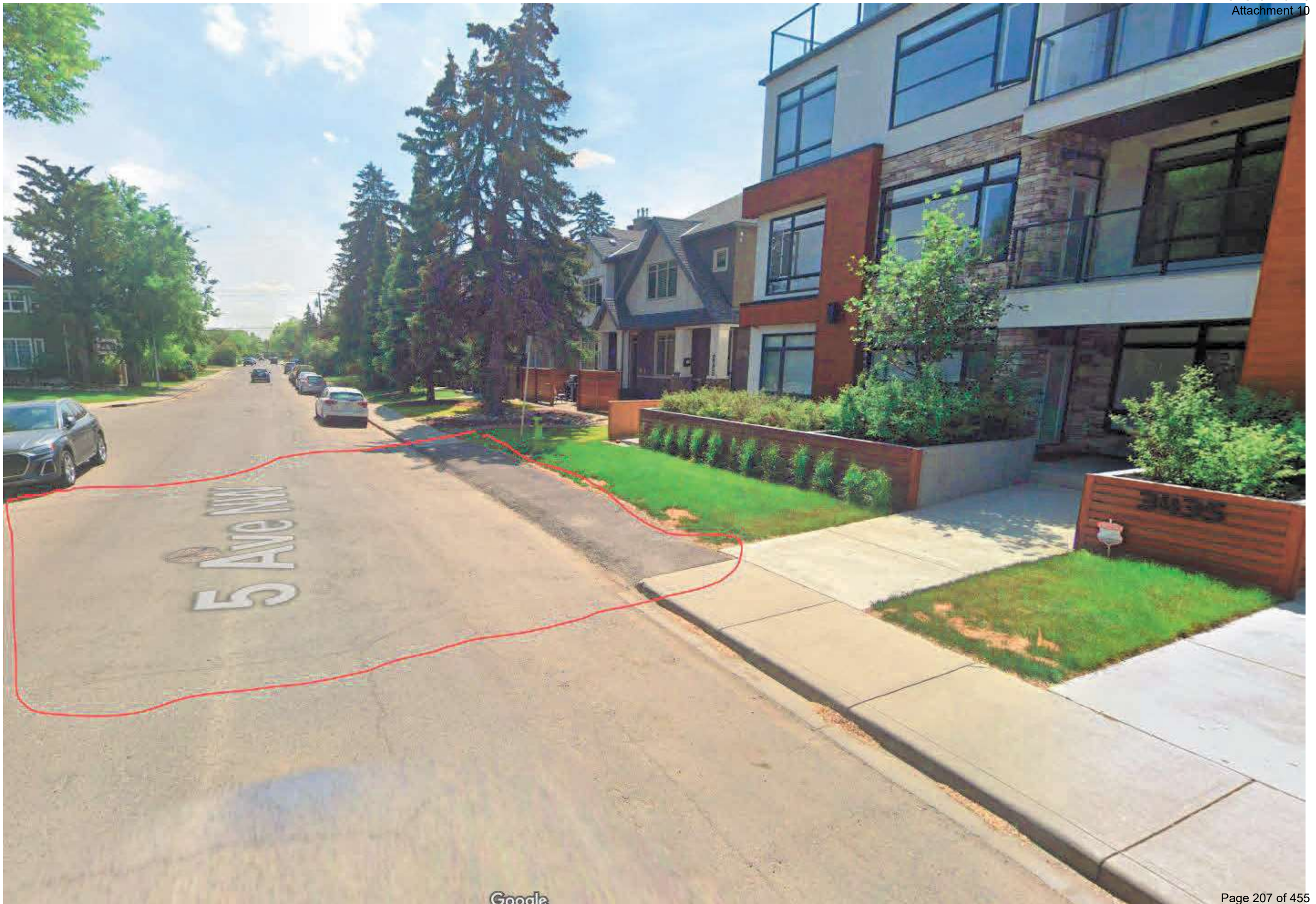
MLS® Number: A2104599

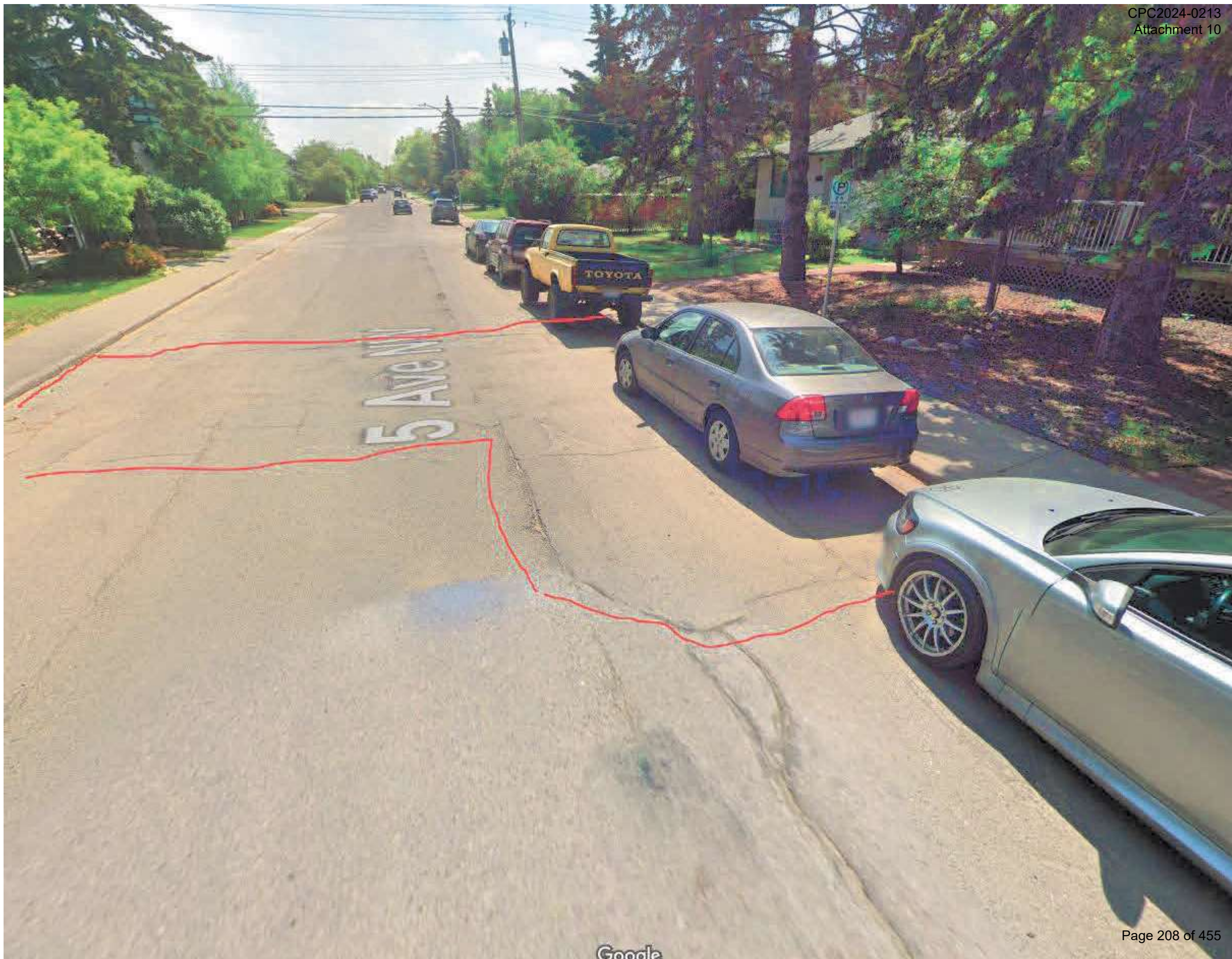


Favourite

3 + 1   
Bedrooms

4   
Bathrooms











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First name [required]                      kelly

Last name [required]                      coghill

How do you wish to attend?

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

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

Date of meeting [required]                      Feb 29, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

mass rezoning plans

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

In opposition

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

Against. Its not everyone's responsibility to save everyone. This mass rezoning has a complete disregard for hard working Calgarians. R1 neighborhoods needs to stay as is. Introducing lower income, multi family homes or rentals will increase traffic, reduce parking and lower property values. Buyers choose R1 because its R1. There are not random infills, homes are larger, and community is generally higher income. Doing this will eviscerate our equity, and destroy our retirements. We have worked very hard to get to where we are only to now risking losing a large sum of it because low income Calgarians need homes. This is not a charity. Inclusion is not a birth right. You work hard, make sacrifices, you move up in the world. We did not work hard our entire lives just so you can give our money to someone else because "its not fair." Life isn't fair.



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I have read and understand the above statement.

First name [required] Michelle

Last name [required] Noble

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of Calgary Residential Districts

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

In opposition

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

I currently live in the Lake Bonavista residential district of Calgary. I am totally opposed to changing the zoning for the district to allow for high density housing. High density housing should be concentrated to inner city not in suburb communities. The reason people buy in the older areas such as Lake Bonavista is they desire to be in a community in which there is primarily single family housing along with bigger lot sizes and are willing to pay for those privileges. I see no problem with allowing those who want to pay a higher price for a house to do so. A study done in Australia regarding Upzoning residential districts highlighted the need to consider the existing built form and urban layout when applying generalized densification targets. The suburbs of most cities, including Calgary, in the developed world occupy more land than the gridded and denser city centers—and these suburban developments are not very adaptable to change. Zoning alone may not be enough to catalyze redevelopment of suburbs that have disconnected and curvilinear street networks. Investment in infrastructure that improves transport connections may be needed if these areas are to be desirable (and practical) locations for increased urban density. If the city is going to rezone residential districts in the attempt to increase housing density, lower house prices and reduce segregation it MUST also be prepared to spend money on road ways to account for the increase of traffic that will result in the rezoned districts. This is especially true along school routes.



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I have read and understand the above statement.

First name [required] David

Last name [required] LaFoy

How do you wish to attend?

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

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

Date of meeting [required] Mar 7, 2024

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



[required] - max 75 characters

City Planning Commission

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

In opposition

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

Re: Housing Strategy & Rezoning for Housing

I attended the recent information meeting at St. Mary's University & wish to provide my input on this topic.

I live in Midnapore on a Zero Lot Line property and most of the homes on my block are Zero Lot Lines, as are many in the entire Midnapore community. These lots are typically 38 – 40 ft. in width and have an easement on title to allow neighbours to access maintenance, etc. on their home via your lot.

In reviewing the tolerances for Grade-Oriented (R-CG), they give me cause for concern and think they are unrealistic for Zero Lot Lines. The specific rules allow for a home 11 metres tall & to include SFD, semi-detached, rowhouse, townhome & fourplex. Therefore, adjacent to me on both sides, I could be faced with a 2-storey duplex or more units. There are no 2-storey homes on my block now; however there are parts of Midnapore where they exist.

I understand from the City reps at the meeting, one of the underlying reasons to this rezoning is to help cut the bureaucratic red tape currently experienced by developers.

My position is as follows:

- Fix the bureaucracy & red tape at City Hall without transferring & downloading the problem onto homeowners.
- Exempt Midnapore from this carte blanche rezoning, or at a minimum, exempt Zero Lot Lines as they are not conducive to most of the construction uses listed.
- If Council doesn't outright reject this proposal, then it needs to go to a plebiscite in view of the city wide approach being put forward, affecting the vast majority of homeowners in the city. There is simply no justification for Council to approve this proposal unilaterally.
-



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Last name [required]

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

Date of meeting [required]

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Re-Zoning

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

In opposition

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

I am a young working professional looking to buy my first detached home in NW Calgary and am discouraged by the proposal to rezone many residential neighborhoods. The proposed rezoning will allow highly affluent developers to complete against first time home buyers on the already limited number of detached homes, further pricing young home buyers out of the market. This rezoning will not help me or the other thousands of Calgarians looking to buy their first detached home. First time home owners will never be able to compete with developers which is why we need the city to keep residential zoning in Calgary neighborhoods. Keeping residential zones will ensure single home dwellings remain a part of Calgary's infrastructure and younger generations, like myself, can buy into and grow with these residential communities. The only people who will benefit from the proposed rezoning of residential neighborhoods are the developers. The developers will easily out-bid first time home buyers and then flip the lot for 4 x the initial cost leaving first time home buyers with the only option of purchasing a unit in a condo or split townhouse for the same cost as the original price of the lot (before it was outbid by the developers.)



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First name [required] Dennis

Last name [required] Kalma

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

City Wide Rezoning

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

In opposition

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

I have been a resident of Calgary since 1978 and rarely have I seen an initiative promoted by the City to which I am so directly and utterly opposed.

A blanket rezoning is a blatant overreach of Council in that it fails to meet any standard of necessity or reasonableness...it appears to be ideologically driven and not driven by a real sense of what is good for the citizens who own this city and which ultimately pay for every nickel that you spend.

No one questions the need to have adequate supply of housing and no one questions the needs for neighbourhoods or areas to be rezoned to adapt to conditions as time progresses.

What is objectionable is the blanket rezoning as proposed as it opens the door to destruction of our individual communities and their character by insertion of greater density of dwellings in a manner, under the rezoning proposal, that is far too easy to accomplish, far too difficult to block by affected residents and far too attractive for developers with their greater resources to push through in the interests of their profitability.

I see no reason why Council should not pursue a more reactive strategy where, if a given area or neighbourhood begins to decline or otherwise show meaningful signs that it is no longer "fit for purpose", at that point it can be considered for rezoning with appropriate care at that point in time.

Neighborhoods and their characters takes decades to build and significant modifications to them must be done on a similar pace and not forced by this overly aggressive, overly broad and totally unnecessary bylaw.

Calgary is blessed with plenty of land. Let's use it and quit seeking overly dense and less livable communities. I have lived abroad extensively and know what issues and problems denser cities bring and can say with knowledge, every person living the high density cities in which I have lived would sell their soul for the space and lower density city that Calgary has always and should always be.

This initiative needs to be stopped.



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First name [required]                      Frank

Last name [required]                      Raffin

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide rezoning to R-CG

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

In opposition

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

The proposed rezoning of the entire city to R-CG will result in the destruction of Calgary's unique neighborhoods and produce a homogenized city with no character. It will pit neighborhoods against both the developer and the homeowners of the new high density housing. In addition it will cause huge stress on the existing infrastructure and probably do very little to make housing more accessible. This is a knee jerk reaction to a problem that has its roots in high interest rates and inflation. These are the causes of high housing prices and they will not be solved at the municipal level. I suggest that the City of Calgary expedite the development of existing buildings, i.e. Downtown and approve more high rise apartments judiciously spread throughout the city as opposed to this blanket rezoning. Thank you



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I have read and understand the above statement.

First name [required] Lyndell

Last name [required] Foltinek

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing I have concerns re proposed (R-CG) & (H-GO) parking.

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

Neither

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

Re: Rezoning for Housing I have concerns that the proposed (R-CG) Parking: of 0.5 stalls/unit and 0.5 stalls/ suite minimum & (H-GO) parking of 0.5 stalls per unit and suite minimum will be insufficient for the neighborhoods and cause concession and potential conflicts with neighbors. I feel that 1.0 full parking spot minimum should be required for each stalls/unit and stalls/ suite.



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I have read and understand the above statement.

First name [required] Heather

Last name [required] Leon

How do you wish to attend?

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

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

Date of meeting [required] Mar 11, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning within the City of Calgary

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

In opposition

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

I have grave concern over rezoning in established neighborhoods. One of my primary concerns is increased traffic, with insufficient attention to

- 1) increased traffic bringing increased noise in what have been quiet, safe neighborhoods,
- 2) increased traffic resulting in reduced safety for our children crossing streets to go to school and playgrounds,
- 3) increased traffic and population which will greatly increase our risk of crime in communities such as mine—Silver Springs,
- 4) insufficient changes in roadways and infrastructure (like drainage and water storage and treatment before it flows into the Bow River) to accommodate an increased population. For another instance, many communities have one way in and one way out—limited access points. If ever anything like a major fire were to happen, how would all of those people get out of the community in time?

As well, I am greatly concerned regarding how an increase in population density will affect air and water quality and created increased density of pollution and garbage being strewn around the streets. My primary concern is for the health of our citizens, myself and my family, especially, due to lack of oxygen in our city. Years ago, the City reserved land (similarly to which we in Silver Springs call the Birthplace Forest) for planting trees because it was deemed that Calgary had insufficient oxygen and needed a greater density of plants to offset effects of dry air, automobile exhaust, etc, and to reduce carbon footprint. Obviously that concern has been brushed under the rug.

I do not see plans for increasing plant density in our communities. Since COVID, and since prices of everything have gone so high, and since the population of our city is expanding so rapidly, people are spending time enjoying our parks and green spaces more than ever before. You cannot increase population density at the expense of green spaces. Both MUST go hand in hand. Another grave concern I have is that, Calgary is and has been for several years experiencing drought conditions, and many, many of our trees have died. The City of Calgary is doing nothing about replacing dead trees, so we are developing potential to become an inferno like many other Albertan neighborhoods. If a fire were to get started, because there is such reduced greenery holding moisture, we are sitting here like a tinder box. So, my petition is that you PLEASE do not consider rezoning for the purpose of increasing density population or accom

Dear Council Members of the City of Calgary:

I oppose the City of Calgary's Rezoning Plan on the basis that I do not believe sufficient consideration has gone into their proposed plan. I am not opposed to some measures of rezoning, but to make a citywide sweep is unnecessary and ill-advised. There are sufficient homes in Calgary where people are willing to share or divide their living spaces in order to increase their income that the overpopulation of the city can be sufficiently accommodated.

These are my concerns:

I have grave concern over rezoning in established neighbourhoods.

One of my primary concerns is increased traffic, with insufficient attention to

- 1) increased traffic bringing increased noise in what have been quiet, safe neighborhoods,
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So, my petition is that you PLEASE do not consider rezoning for the purpose of increasing density population or accommodating people moving into Calgary in neighborhoods that have already been established, and PLEASE ensure that accommodation is made for plenty of connected and not connected green spaces and plant density throughout our city as the population continues to increase.

Heather Leon

Please call me at 403-247-9876 if there is a chance I could present these concerns in person at one or all of the upcoming meetings.



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First name [required]                      MARK

Last name [required]                      KLINGBEIL

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

City wide rezoning

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

In opposition

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

March 3, 2024

City of Calgary Council

**RE: RC-G rezoning city-wide – Montgomery area city block experience**

We are writing to oppose the proposed RC-G blanket rezoning in Montgomery. Two years ago, we built a new bungalow and a laneway suite on our RC-1 lot in this community. Since then, numerous duplexes have been built on this block with a new RC-2 zoning. These new cookie cutter, big box duplexes do not fit into the neighborhood context and the character of the block. So, in two years, we have seen a shift to 4x the previous density (4 units under RC-2). We are not happy with the new RC-2 zoning applications on our block, over the past year and one half; but that is our reality.

Now we have this proposed RC-G zoning, to allow for taller 8 unit multiplexes, including on 6000 square foot steep-slope, hilly lots in the middle of suburban city blocks. These lots are not typically near commercial areas and not in a transit/LRT friendly area.

Recently, developers are doing what they want on a single lot, with little scrutiny, what they could not do on a larger project. A 100,000 sq ft residential development would require a detailed neighborhood plan, address issues like infrastructure and affordable housing, and be thoroughly planned and reviewed. Yet in Montgomery, we have a single developer who has bought over 15 single 6000 sq ft lots (90,000+ sq ft) and built massive duplexes at a selling price of over \$900,000 per half duplex.

An increase to 8x the density is an unprecedented affront to the character of these blocks and this neighborhood. This is NOT the so-called missing middle of density, it is just massive multiplex density. It is driven by maximal profit developers who do not care about the neighbors and will not have to live with the consequences of their development.

Based on our two year experience living in the Montgomery community context, this new push for RC-G over RC-2 zoning will mean:

- Previously encouraged City densification options like laneway suites (a number of them have been built), and RC-2 duplexes (most new builds) are moot under RC-G.
- Taller buildings reduce: privacy, solar saturation, surface airflow (cooling breezes).
- Higher surface coverage of lots with buildings (60% vs 45%), reduces natural rain saturation, wildlife, mature trees.
- Turns all older (affordable) homes into teardowns, one lot at a time. This also incentivizes disrepair.
- Increased neighborhood conflict over parking, traffic congestion, noise, lack of space, rainwater flow and privacy.
- Densification has not increased affordability, it has decreased it. Older houses that were \$500,000 (owned and rented) are replaced with two \$900,000 half duplexes.
- Disruption to the neighborhood with construction activities.
- Our past decision, based on what appeared to be the City's thoughtful gentle density objectives, to build a new house and a laneway on a lot in Montgomery is undermined.
- In cases where a new build is actually subject to a development permit, the City process typically ignores resident and community association feedback, resulting in a "pretend" consultation.

It defies common sense that an RC-2 zoning is not good enough for redevelopment, with its 4x increase in density, and that an 8x increase in density under RC-G is desired. It basically abandons thoughtful neighborhood planning which would balance resources with community desires and needs. Please consider the unique nature of the Montgomery community with many 1950's built small bungalow lots ripe for redevelopment, and what many 8 unit new builds will do to the community. Also note the City's current South Shaganappi Communities Redevelopment Engagement booklet, where it clearly shows many blocks as not suitable for high density projects.

Montgomery is already seeing large increases in density under RC-2. Traffic congestion during rush hour on the main access routes of 16<sup>th</sup> Avenue, Bowness Road, and Home Road is bad; multiplex density will make it intolerable. Pushing RC-G multiplex density onto an existing RC-1 designed community and infrastructure without a comprehensive, specific community plan seems misguided.

For all of the reasons listed above, we object to blanket RC-G zoning for this community.

Yours truly,

Mark and Vivian Klingbeil

Unaffordable 2x density does not fit the neighborhood



RC-2 duplexes built 2023 in Montgomery (10 metres tall)

Affordable 4x density fits the neighborhood



RC-2 duplex with secondary suites (4 plex) built 2023 in Montgomery (**not** 10 metres tall)



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I have read and understand the above statement.

First name [required]                      James

Last name [required]                      Eddy

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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





[required] - max 75 characters

Calgary Rezoning for Housing

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

In opposition

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

Concerns:

1. What metric are you using to tell you that there is a housing crisis? Where does Calgary rank for affordability compared to other North American cities? What is your target?
2. Do you have any evidence that this will improve affordability of they type of housing people want?
2. What is your definition of "fair price" for housing?
3. Know that you aren't using a good set of metrics or targets to call this housing crisis, is throwing away 100 years of city planning not a drastic measure?
4. How are you dealing with communities / areas that dont have the infrastructure to deal with the increased density?

Honestly its hard to write all my concerns, anyone that thinks this is a good plan clearly doesn't deal with reason or fact based decision making. If you don't hit your target for affordability will you make more irrational zoning decisions? Please think about the next 100 years before making this decision, there is no rush, you can start with a way less drastic version of this plan and assess in 3 years.



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

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Ramona

Last name [required] Holmes

How do you wish to attend?

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

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

Date of meeting [required] Mar 7, 2024

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



[required] - max 75 characters

Calgarys Housing Land Use Amendment Citywide LOC2024-0017 Agenda Item 7.2.4

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

In opposition

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

The community of Lakeview currently only has two roadways each offering a path in and out of the area. Congestion on the adjacent Glenmore Trail and Crowchild Trail South going over the Glenmore causeway sees commuters using the Lakeview community as a cut through to shorten their commute. This causes a dangerous bottleneck for residents and emergency vehicles to access or leave the community in a timely manner. As there are several charter and a public late immersion school in the community school buses add to the gridlock. Added housing density will just add to the current issue. I ask that zoning changes in any neighborhood take into account ingress and egress options and how increased housing density will impact safety of the neighborhoods



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I have read and understand the above statement.

First name [required]	Mike
Last name [required]	DaSilva
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Mar 13, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

RC-G developement and write off value of existing structure on subject lot.

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

Neither

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

I feel that there has to be some intervention by governments to off set this inflation. I'm suggesting that there can be some competition at the starter home level to counter the spiralling costs of starter homes. The RC-G seems like a great fit but if there is an existing structure inflating costs of the purchased lot only adds to the snowball as it rolls into the future. By introducing some fixed costs hopefully there can be a slowing down of the overall costs of the beast. By capturing the costs from design to completion which can incorporate issues like density, parking, visual impact and realistic condo fees besides the material, labour, and management costs. Once we have a start then we can see where we can go next and learn from our mistakes. It seems to me we have undone the practice of write-offs. Now mistakes are added to the bottom line rather than a subtraction. Someone has to pay but it appears we all pay. The absorption of the old structure's cost and divided by the number of sold units makes the costs palpable but makes the assessment higher and higher. Not all renovations are that great and may not be paid for by the purchaser and the original owner has to absorb the loss. But if the structure is to be torn down then the costs of it should reflect that in the next transfer and a write-off be allowed so the market's assessment is not affected.

I agree that housing is an issue in our society. But is it starter home costs or commuter windshield time? Close in development absorbs the existing structure costs and inflates the whole market. Where is the write-off???

To build homes there has to be a high level plan of attack. Our community and our Canadian nature (say sorry for everything) must convince each other and then proceed. To be 51% right is to be 49% wrong. So how do we proceed?

The reasoning around these rezoning seems to highlight what has happened elsewhere. In the big TO there is the green space loss. Vancouver's (and TO's) condo insurance issues might be part of it too.

The cost of new duplexes in Calgary are in the high \$500K on the edge of Calgary and other obstacles must lead to many first-time buyers looking at other options and maybe renting for longer periods? Higher density growth seems inevitable but in what format. To build anything puts a clock on it. With wooden bones that might be less than 100 years so if you put in a significant investment that also handcuffs the remaining land for the same unless the costs can be absorbed by the development, inflating it even more. By targeting areas for many reasons there can be guidelines created too and the pockets can grow and the surrounding areas can jockey for their future. Greenfield subdivisions are obvious safe targets but where are the others?

- Where are the spaces where we can do this?
  - Old schools, Old libraries, Old fire halls, Old police stations.
  - Old churches.
  - Old bus lots.
  - buffer land near TUCs.
  - part of a golf course.
  - part of playgrounds / bike paths.
  - Orphaned City spaces.
  - Old Strip malls.
  - Old town house / condo complex.
  - Large parking lots or Adjacent parking lots.
  - Close to major bus route's stops or walking distance to LRT.
  - Vacated Commercial area (WHMIS Safe).
  - Vacated Industrial area (WHMIS Safe).
  - Areas adjacent to LRT Stations.
  - Expropriation? Tax in arrears?
  
- Not next to me but next to you would be okay?

- The location will have new height or be compressed since there will be more of everything. What can we have more of and what can we have less of?
  - Less parking, less lawn, less garden, less playground, less kennel, less access to windows, less hoarding, ..?
  - More control of garbage, recycling, compost, more visitor parking, more snow clearing, more weed control, more grass cutting, ..?

#### What now?

- Height range (maybe 2-3, 3-5, 5-9, 9-16) might be predetermined by proximity to the city center or other city points (higher the closer in). In a new area there are preset heights. They may erode with familiarity but at least they are planned. Closer in should have a preset range or zones within a community's checklist. Density should have key factors that determine many aspects of it:
  - Appearance to determine impact on neighbourhood. Montreal's Habitat for Humanity.
  - Effect on immediate area and traffic and infrastructure. Onsite and offsite storage if infrastructure is too close to maximum or replacement (i.e. sewage, water, for timed release or storage). Proximity to shopping and support outlets (banks, medical, service)
  - Restrictions on demographics will affect the size and mass of buildings.
  - Common areas can be limited or dictated.
  - Construction deposit for five year assurance. And or guarantee of conformity.
  - Engineering and architectural deposit guarantee of soundness in all aspects.
  - Audit of community (periodical) to determine levels of impact.

#### Comment on land values:

Inner city infills are subject to the inflation of the original structure's value (and land) plus the construction's costs. This Phantom value is added to the land's value but then the industry's value (i.e. insurance calculator, and assessment value) must equate (less land). These values should translate to this activity anywhere in the city shouldn't it? True, a less quality structure has less value than the normal structure's value but the value of these are added to the value of the lot or the house after the project is completed for how long? True that for a structure to be built anywhere there needs to be a lot. And if that lot has a structure it has to be

purchased and removed. But where does the phantom value reside? Like anything else the value of the building is determined between the owner and the buyer but governed by the reality that some are too high and some are too low, The Curve. Assessment value should be more consistent, calculations shown like insurance calculations. Previous sales are important but is it location location location? Which government body can absorb the write-off amount so all of society doesn't pay the inflated amount? Seems to me the federal government has a shoe in that door tracking personal home ownership issues. And the province has many threads running too.

#### Comment on Condo boards:

This voluntary board can limit and control many aspects of the building but since the community has a stake in this too there should be a legal relationship between the two bodies spelled out and a process inked out and renewed and updated. Or maybe the relationship should be under a separate city-wide board where legal issues can be directly dealt with and not a volunteer vulnerability.

#### Comment on Costs

Owning your home before retirement seems like a good objective for most. To eliminate that expense from your day to day would make life easier. To place that in the ballpark (and without the unreasonable condo fees as a hidden burden) should be the target. Some condo fees include utilities and other normal costs. Transportation is a nervous cost since new modes of travel are coming and the older ways are disappearing. The disappearing value of our vehicles and the high cost of new modes is widening too. The predatory practice of used cars seems in a critical position to undermine this for now. Transportation seems key to all of these and its costs are high enough to confuse society but critical to everyone's needs.

#### What if:

If there were cookie-cutter plans that John Doe could use and apply to build a home on a certain lot and Jill Smith could build a selected cookie-cutter plan beside him through the normal channels and the three levels of government were involved, could we isolate these inroads to certain niches so that the rest of the society could carry on. My idea would target duplexes to start with and expand to row houses and apartments when we have ironed out the wrinkles. I would hope that these were not isolated but utilized different locations so there were groupings but not blocks of these. They could be a range of sizes and floor plans for the purpose of practical builds. I was thinking of duplexes to start with then venture into wider and taller builds if successful.

Frankly we need to solve these issues together and not singularly.





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I have read and understand the above statement.

First name [required] Dawn

Last name [required] Bovang

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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

I am not in favour of your idea of changing the reasoning for our Bowness area and all others. On the street beside ours they have done this and the houses being built are massive and overshadow the small homes on either side suddenly giving their neighbours no privacy whatsoever and taking away precious sun for their yards. The construction companies have destroyed the roads, they have been ripped up so many times you don't want to drive down the road anymore! All of Calgary will like this if this goes through! The city doesn't seem to care about who lives next door! Just about the taxes they can collect of course!  
I have lived in the same house for 37 yrs and am suddenly worried about this nonsense! Please don't do this!!



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I have read and understand the above statement.

First name [required]                      FAITH

Last name [required]                      TAKEDA

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Blanket Rezoning of Calgary

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

In opposition

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

To: The City of Calgary

Date: March 1, 2024

Subject: Opposition to Citywide Blanket Rezoning to Residential Grade Oriented

Dear Mayor and Members of City Council,

I am writing this letter as a concerned resident to express my strong opposition to the proposed citywide blanket rezoning to a base residential zone of 'Residential Grade Oriented'. I understand the need for addressing the housing shortage in our city, but I believe that the proposed approach is both haphazard and inconsiderate to the unique characteristics of individual neighborhoods. It appears to be a 'simplistic solution' to a 'multifaceted complex' problem.

In particular, I reside in a neighborhood currently zoned as R1, and like many others in our community, I have invested time, money and effort to maintain the zoning and to uphold the character and consistency of our neighborhood. We value the residential feel that our current zoning provides, and we believe that any rezoning should be conducted on a neighborhood-by-neighborhood basis to preserve the distinct characteristics that make each community unique.

One of the aspects of the proposed rezoning that deeply concerns me is the removal of the ability to object to and appeal multifamily developments in any neighborhood and on adjacent lots. This erodes the rights of residents to have a say in the changes that directly impact individuals and their community. I strongly believe that community input is vital to maintaining a healthy and vibrant community and city.

Blanket rezoning is not a thoughtful solution. The zoning regulations were initially established to create neighborhoods with distinct feels and characteristics, some favoring a more residential ambiance, while others allow for higher density. It is crucial to have a balance between these types of neighborhoods to cater to different needs and to attract economic growth. This proposed rezoning would adversely affect the landscape, livability and desirability of our beloved city forever.

I am deeply offended by what I perceive as an overreach by the city in this matter. By implementing a blanket rezoning, the city risks adversely affecting housing values for many residents. Although the city documentation dispels this concern, it is inevitable.

Also please, for the sake of our environment and all Calgarians, do not rezone our sacred green areas and park spaces. These are absolutely essential for the health of all plant, animal and human life in our city.

I strongly urge the City of Calgary to reconsider this proposed blanket rezoning and instead adopt a more thoughtful and inclusive approach to our city's housing shortage. The dire tangible and intangible costs must be weighed against the uncertain anticipated results.

The city had a plebiscite on water fluoridation, which is a minor concern when compared with this blanket rezoning. At the very least, let the Calgary residents express their opinion by a plebiscite on the issue and do not push this rezoning through without due course. Once this rezoning is implemented, there is no turning back.

Thank you for your time and consideration. I look forward to seeing these concerns addressed in the decision-making process.

Sincerely,

Faith Takeda CA



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I have read and understand the above statement.

First name [required] Hal  
Last name [required] Hammerlindl

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

1. Developers are not being accountable eg., not enough parking spots
2. Replacing low income housing with expensive housing e.g., midpark trailer park
3. Pandemic proved that you do not have to be in an office to be productive i.e., why continue to packing people into the core of the city when the need to go downtown is going to continue to decrease through time
4. Direct correlation between high density with crime





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I have read and understand the above statement.

First name [required]                      Jean

Last name [required]                      Woeller

How do you wish to attend?              In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?              No

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](#).)



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[required] - max 75 characters

Blanket Rezoning

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

In opposition

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

Jean Woeller  
6138 Bow Crescent NW  
Calgary, AB T3B 2B9

March 4, 2024

City Council Members  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB T2P 2M5  
submitted via public submission to City Clerk

Dear members of Council

I am writing to you as a concerned Calgary citizen and resident of Bowness and volunteer on our Community Association's planning and development committee. I am strongly opposed to the proposed Land Use Bylaw amendment to be heard by you on April 22. I ask that you vote against this bylaw amendment following the public hearing that begins on April 22.

I recognize that increased density in established neighbourhoods may benefit the businesses and residents in these places, provided re-development occurs in a thoughtful manner and with consideration to the incumbent residents living near this re-development. However, blanket rezoning is unlikely to increase affordability, and likely destroy the character and desirability of many existing neighbourhoods. Put simply, it would be a bad and ineffective policy. It is a blunt instrument that eliminates public involvement in the re-development process, disregards the context of the neighbourhood and is a faint hope to solve Calgary's housing situation.

I reject blanket rezoning for a number of reasons:

**One - it will not create affordable housing**

There have been Land Value Capture studies presented at a Sustainable Calgary conference in 2022 (<https://m.youtube.com/watch?v=46aZj9PD56U>) that demonstrated how increased density actually increases the value of land and therefore does not create affordable

housing (Dr. Byron Miller, Coordinator of Urban Studies Program, University of Calgary; Patrick Condon, University of British Columbia and author). Housing experts such as Australia's Cameron Murray and BC's Josh Gordon maintain "*there is no strong evidence that mass upzoning is effective at lower prices or rents.*" (Douglas Todd, Vancouver Sun, Nov17, 2023)

I continue to see evidence of this trend in my community of Bowness where affordable bungalows are torn down and replaced with duplexes and multiplexes displacing many renters into a tight rental market. Just a block from my home, 2 bungalows have been replaced by semidetached housing. Two of the 4 units have already sold and the list price is \$1.2-1.3M (each unit about double the list price of the original R-C1 property). Rowhouses on a corner lot 2 blocks from my house are listed for over \$700K.

## **Two - It is not transitional or sensitive to incumbent property owners**

Some members of council suggest that after the rezoning occurs that the transition to multifamily units will be gradual. Again that is not the experience in Bowness. I am a member of the P&D committee for Bowness and we see up to 20 applications each month, many of these land use change applications followed by development permit applications for R-CG, R-CG2, R-C2, and lately H-GO. Bowness is a prime target for developers because our old housing stock is ready for renewal. So it's not a transition at all.

Neighbours report that developers are aggressively looking to buy properties and there are signs in our community posted by developers seeking to buy



your house.

The current bylaws for R-CG and H-GO are not sensitive to the adjacent properties and established building form, negatively affecting the privacy and enjoyment for the neighbours. These new building forms tower over private backyards and create shadow where sunlight was once enjoyed.

It is creating winners (the developer) and losers (existing property owners) and forcing families looking for amenity space to move to the suburbs.

### **Three - Green spaces and trees are lost creating heat islands**

R-CGs can cover 60% of a property compared to 45% for R-C1 and in most cases mature trees are ripped out and there's little room to grow new trees.

This densification is creating a hot city because the tree canopy that provides shade and heat protection is being removed. Just walk the streets of Crestmont on a summer day and feel the heat in this neighbourhood that is largely treeless. Compare this to Wildwood and parts of Bowness where the tree canopy is refreshing.

### **Four - Increased density doesn't make sense everywhere**

Take Bowness with 100s of properties in the flood fringe as an example. If we increase density in flood fringe communities like Bowness, we make it more difficult for the community to safely evacuate during a flood emergency.

### **Five - Elimination of Citizen Participation in Community Development**

The proposed blanket rezoning bylaw by its very nature will eliminate public hearings in low density residential re-development Residents (who pay property taxes) deserve to have a say in planning for redevelopment. We deserve public accountability and transparency.

### **There are alternatives to blanket rezoning**

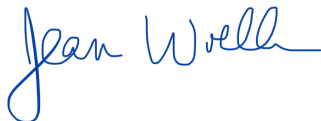
I recognize the need for densification, given Calgary's projected population growth and I believe there are alternatives to blanket rezoning

1. Consider other city sites for building density.
2. Step out or phase in the rezoning of R-CG by first focusing on corner lots for R-CG and don't allow R-CG in the mid block.
3. Review the specifics of the bylaws so that the building rules are sensitive to neighbouring properties. Consider setbacks, building height, overlooking, massing, etc.
4. Don't allow multi unit (and/or secondary suites below grade) in flood fringe, high hazard flood fringes. Start now before the Province's draft maps are finalized.
5. Respect restrictive covenants and special planning districts. They are a viable planning tool. Calgarians seek out R-C1 neighbourhoods and that should be okay.

I strongly encourage you to vote against blanket rezoning.

Thank you for the opportunity for providing input to the hearing process.

Kind regards,



Jean Woeller



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Quentin

Last name [required]                      Pittman

How do you wish to attend?

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

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

Date of meeting [required]                      1024-04-22

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing

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

In opposition

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

Your initiative to change zoning appears to be too much too fast. I appreciate the need to increase density, but in the current form a single occupancy lot in Rc-1 will be able to have 12 separate occupancies (4 row houses, EACH with a secondary suite and EACH with a backyard suite and with only 6 parking places required. Furthermore, these are all permitted uses. I recommend changing permitted uses ( especially for row houses) to discretionary. Secondly I am concerned about the overall mass effect that will negatively impact upon neighbors ( in quality of life if not property values) ; I recommend that backyard suites be included in the density calculations as well as in the lot coverage.

I am also concerned that the proliferation of backyard/garage suites will lead to untenable pedestrian -car conflict in backlanes where there is insufficient space ( especially in winter when my lanes is deeply rutted and /or frozen into an ice sheet) for both pedestrians and cars in the lane ). I note that there could be 4 backyard/garage suites exiting into the lane ( as recommended in the guidelines for backyard suites). there is a good reason that there are sidewalks in front of my house that i am required to keep clear of snow, in recognition that pedestrians should not be sharing the road with vehicles- yet that seems to be the enthusiastic proposal for these allowed backyard suites. If you insist upon keeping them as permitted use in R-CG, at the very least you must insist that they have access to the front street rather than to the back lane.





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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.**

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Michael

Last name [required] Scoon

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning

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

In opposition

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

I am not in favour of blanket rezoning. Nor am I in favour of charging every house in the city equal property taxes or do I expect that every property will receive the same services from the city (ex snow clearing). My point is, we don't treat residential properties equally in any other way so why would we do so with zoning? Its inconsistent. My suggestion: Parts of Macleod Trail S are an eyesore and in need of investment. Lets incentivize development around one of the cities primary roads with excellent access to public transit.

**Palaschuk, Jordan**

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**From:** Karen Camarta [REDACTED]  
**Sent:** Tuesday, March 5, 2024 11:17 AM  
**To:** Public Submissions  
**Cc:** President@meadowlarkpark.org; VicePresident@meadowlarkpark.org  
**Subject:** Re: [External] Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of residential properties to RC-G)

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I have read and accept the statement.

Thanks,  
Karen

On Mar 5, 2024, at 11:09 AM, Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good Morning Karen

Thank you for your email.

In order for your comments to make it to the agenda, please either **resubmit your comments using the [Public Submissions Form](#)** or read the highlighted FOIP statement below and **respond to confirm that you have read and accept the statement.**

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

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Thank you,

Council and Governance Services | City Clerk's Office  
The City of Calgary

---

**From:** Karen Camarta <[REDACTED]>  
**Sent:** Tuesday, March 5, 2024 9:02 AM  
**To:** Mayor <[TheMayor@calgary.ca](mailto:TheMayor@calgary.ca)>; Sharp, Sonya <[Sonya.Sharp@calgary.ca](mailto:Sonya.Sharp@calgary.ca)>; Wyness, Jennifer <[Jennifer.Wyness@calgary.ca](mailto:Jennifer.Wyness@calgary.ca)>; Mian, Jasmine <[Jasmine.Mian@calgary.ca](mailto:Jasmine.Mian@calgary.ca)>; Chu, Sean <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>; Dhaliwal, Raj <[Raj.Dhaliwal@calgary.ca](mailto:Raj.Dhaliwal@calgary.ca)>; Pootmans, Richard <[Richard.Pootmans@calgary.ca](mailto:Richard.Pootmans@calgary.ca)>; Wong, Terry K. <[Terry.Wong@calgary.ca](mailto:Terry.Wong@calgary.ca)>; Carra, Gian-Carlo S. <[Gian-Carlo.Carra@calgary.ca](mailto:Gian-Carlo.Carra@calgary.ca)>; Chabot, Andre <[Andre.Chabot@calgary.ca](mailto:Andre.Chabot@calgary.ca)>; Penner, Kourtney

<[Kourtney.Penner@calgary.ca](mailto:Kourtney.Penner@calgary.ca)>; Spencer, Evan P. <[Evan.Spencer@calgary.ca](mailto:Evan.Spencer@calgary.ca)>; McLean, Dan  
<[Dan.McLean@calgary.ca](mailto:Dan.McLean@calgary.ca)>; Demong, Peter <[Peter.Demong@calgary.ca](mailto:Peter.Demong@calgary.ca)>; Council Clerk  
<[CouncilClerk@calgary.ca](mailto:CouncilClerk@calgary.ca)>

Cc: [President@meadowlarkpark.org](mailto:President@meadowlarkpark.org); [VicePresident@meadowlarkpark.org](mailto:VicePresident@meadowlarkpark.org)  
<[VicePresident@Meadowlarkpark.org](mailto:VicePresident@Meadowlarkpark.org)>


**Subject:** [External] Re: Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of residential properties to RC-G)

---

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Karen Camarta  
36 Meadowlark Crescent SW  
Calgary, Alberta  
T2V 1Z2  


March 5, 2024

The Mayor  
City Council  
City Clerk  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB. T2P 2M5

Re: Public submission for Public Hearing April 22, 2024  
(Blanket up-zoning of residential properties to RC-G)

Dear Mayor Gondek and City Councillors,

My name is Karen Camarta, and I reside in Meadowlark Park. I am writing you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On March 4, 2024, the Meadowlark Park Community Association wrote City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please see the linked letter here:

<http://www.meadowlarkpark.org/city-rezoning.html>

Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it

as part of the public record for this meeting.

Sincerely,

Karen Camarta  
36 Meadowlark Crescent SW

Cc: [President@Meadowlarkpark.org](mailto:President@Meadowlarkpark.org), [VicePresident@Meadowlarkpark.org](mailto:VicePresident@Meadowlarkpark.org)

---

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**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Cc:** [President@meadowlarkpark.org](mailto:President@meadowlarkpark.org); [VicePresident@meadowlarkpark.org](mailto:VicePresident@meadowlarkpark.org)  
**Subject:** Re: [External] Meadowlark Blanket Rezoning  
**Date:** Tuesday, March 5, 2024 12:47:04 PM

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I confirm that I have read and accept the statement.

On Tue, Mar 5, 2024 at 11:11 AM Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)> wrote:

Good Morning Jessica

Thank you for your email.

In order for your comments to make it to the agenda, please either resubmit your comments using the [Public Submissions Form](#) or read the highlighted FOIP statement below and respond to confirm that you have read and accept the statement.

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

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Thank you,

Council and Governance Services | City Clerk's Office  
The City of Calgary

**From:** Jessica Gray [REDACTED]  
**Sent:** Tuesday, March 5, 2024 9:19 AM  
**To:** Mayor <[TheMayor@calgary.ca](mailto:TheMayor@calgary.ca)>; Sharp, Sonya <[Sonya.Sharp@calgary.ca](mailto:Sonya.Sharp@calgary.ca)>; Wyness, Jennifer <[Jennifer.Wyness@calgary.ca](mailto:Jennifer.Wyness@calgary.ca)>; Mian, Jasmine <[Jasmine.Mian@calgary.ca](mailto:Jasmine.Mian@calgary.ca)>; Chu, Sean <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>; Dhaliwal, Raj <[Raj.Dhaliwal@calgary.ca](mailto:Raj.Dhaliwal@calgary.ca)>; Pootmans, Richard <[Richard.Pootmans@calgary.ca](mailto:Richard.Pootmans@calgary.ca)>; Wong, Terry K. <[Terry.Wong@calgary.ca](mailto:Terry.Wong@calgary.ca)>; Carra, Gian-Carlo S. <[Gian-Carlo.Carra@calgary.ca](mailto:Gian-Carlo.Carra@calgary.ca)>; Chabot, Andre <[Andre.Chabot@calgary.ca](mailto:Andre.Chabot@calgary.ca)>; Penner, Kourtney <[Kourtney.Penner@calgary.ca](mailto:Kourtney.Penner@calgary.ca)>; Spencer, Evan P. <[Evan.Spencer@calgary.ca](mailto:Evan.Spencer@calgary.ca)>; McLean, Dan <[Dan.McLean@calgary.ca](mailto:Dan.McLean@calgary.ca)>; Demong, Peter <[Peter.Demong@calgary.ca](mailto:Peter.Demong@calgary.ca)>; Council Clerk <[CouncilClerk@calgary.ca](mailto:CouncilClerk@calgary.ca)>  
**Cc:** [President@meadowlarkpark.org](mailto:President@meadowlarkpark.org); [VicePresident@meadowlarkpark.org](mailto:VicePresident@meadowlarkpark.org)  
**Subject:** [External] Meadowlark Blanket Rezoning

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Jessica Gray  
15 Malibou Rd  
Calgary, Alberta  
T2V1W7  
[REDACTED]

March 5, 2024

The Mayor  
City Council  
City Clerk  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB. T2P 2M5

Via email

Re: Public submission for Public Hearing April 22, 2024  
(Blanket up-zoning of residential properties to RC-G)

Dear Mayor Gondek and City Councillors,

My name is Jessica Gray, and I reside in Meadowlark Park. I am writing you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On March 4, 2024, the Meadowlark Park Community Association wrote City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please see the attached letter here:

<http://www.meadowlarkpark.org/city-rezoning.html>

Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Sincerely,

Jessica Gray  
15 Malibou Road SW, Calgary AB, T2V1W7

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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Darryl  
Last name [required] Reinhardt

How do you wish to attend?

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

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

Date of meeting [required] Mar 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

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

As a Charleswood community member I am reaching out to express concern regarding the rezoning plan and how it applies to our green spaces and parks. This specifically includes the parks that run along John Laurie Blvd from 14 St to Brenner Dr. but does not exclude other green spaces within our Community, Ward and City.

When the original subdivision for my community was registered in the 1960s, these spaces were zoned as R-C1. The parks as we know them now remain partially zoned as R-C1 and the balance of the park space is road ROW for John Laurie Blvd.

While the City has stated that despite the rezoning of parks, the parks are not necessarily being proposed for development, we do know that all of this can change. Once an area is zoned for development it would be near impossible for the constituents to fight the City and proposed developer to get it "back." This is why it is so important to have it zoned properly now.

Our Communities have been established. Houses built (and now rebuilt), schools, shopping, etc. Established communities contribution to helping alleviate scarcity in housing is in the redevelopment of our current infrastructure (ie: secondary suites and infills), not in selling and digging up our recreational areas and green spaces. Each community should be looked at individually and assessed for what it can provide and not just lazily blanketed because that's what it was zoned for in the 60s.

While not opposed to the blanket rezoning of R-C1 areas to R-GO, I do have great concern for pockets of the City that are identified as Community Reserve on title, yet have the land use of R-C1 therefore subject to the rezoning. These spaces, while likely not credit reserve, have been titled to the Community for recreation uses and have become valuable open space that residents rightfully rely upon. It is my request that these specific pockets be rezoned to S-SPR to ensure the continuance of their existing use and not blanketed in the rezoning to R-GO.

4739 Chapel Road NW



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Richard

Last name [required] Joy

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City-Wide Rezoning Plan

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

In opposition

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

City Council Members should reject the proposed plan to rezone all city-wide R-C1 areas to R-CG. Unelected City Administrators are proposing to make a major change in City planning policy without community associations support or any public mandate to do so. Since this proposal could affect every R-C1 lot owner in the City, a referendum is required so Calgarians can decide whether to proceed or not. In the meantime, selectively targeting areas for zoning changes to increase density around key transit-oriented developments and corridors seems like a reasonable solution to the the problem.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Thomas

Last name [required] Bruton

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket up-zoning of residential properties to RC-G

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

In opposition

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

I respectfully ask you to vote against this measure following the Public Hearing on this blanket up-zoning proposal.

We all agree that increased densities in established communities can benefit the city and communities themselves, provided re-development occurs in a thoughtful, well-planned manner. The blanket up-zoning proposal before you is not that - instead, it is a blunt and unsatisfactory instrument that eliminates public involvement in the re-development process, ignores community context, and offers a dubious "solution" to a poorly defined problem.

Citizen participation is a time-honoured and essential component of local government. As such, the most troubling aspect of the proposed blanket-up zoning bylaw is the de facto elimination of public participation. By categorizing RC-1, RC-2 and RC-G as one base land use, the proposed bylaw deliberately eliminates Public Hearings in low-density residential re-development. This is an unnecessary and unwarranted 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, legitimate, and legitimacy-building component of local government. Elected officials, not bureaucrats, should be the decision-makers on matters such as community character and context. Regarding local development matters, allowing citizens to have five minutes unfiltered and direct with the representatives they elect is foundational. Citizens' ability to "be heard" on consequential issues contributes to the validity of the Council's decisions, whether or not speakers agree with them.

ne can imagine the unintended message that approval of the proposed bylaw amendment would send to many citizens. On matters which may have little or no importance to you, weighty subjects like "What our official bird will be?", Council is happy to hear from you directly at committee. But on matters that are likely important to you, such as redevelopment down your street, they have no interest in hearing from you, instead referring you to comment online to the file manager.

City Administration has suggested the proposed amendment is required to provide would-be developers with greater certainty. This ignores reality. Over this term, approximately 95% of the RC-G land use applications before Council have been approved. Beyond the automatic rubber-stamping of any and all applications, it's difficult to understand how much more "certainty" developers require



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Kiran  
Last name [required]                      Somanchi

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Blanket upzoning of base zone city wide

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

In favour

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

Let's stop with the NIMBY-ism in inner city neighbourhoods that use "preserving character" as an excuse for not wanting change.





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

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

I have read and understand the above statement.

**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.

I have read and understand the above statement.

First name [required] Paul

Last name [required] Augustin

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Our comments regarding "Rezoning for Housing" for city planning, councillors and the mayor are attached.

Sent to City Clerk March 17, 2024  
**To City Planning, Councillors and the Mayor,**

Thank you for inviting feedback and comments regarding the proposed Rezoning for Housing. We are encouraging **all Councillors to conduct face to face Town Halls** to hear directly from residents and to give communities the opportunity to give direct feedback on what is being proposed. The **mayor should also attend** some of the Town Halls. **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.

We commend city planning and Council for the extensive effort being taken to tackle the need for higher density housing and at the same time preserve the uniqueness and much enjoyed amenities of our lower density communities.

We have lived in Calgary for 38 years. We appreciate the considerable time and effort by the City and Calgarians to work together to accommodate higher density that would make the most sense for Calgarians.

We have spent considerable time to provide feedback, comments and recommendations given the enormity of what is at stake. Our comments are all meant to be constructive. If you have any questions or would like to discuss any of the points further we are available. (Email: [paulaugustin@shaw.ca](mailto:paulaugustin@shaw.ca) or home phone 403 286-2735)

This submission is a combination of a submission sent to the City Clerk on March 5, 2024 and revised/additional comments from our learning over the past couple of weeks.

Regards,

Paul and Barbara Augustin

**Contents:**

- Part A: Councillors - Conducting Town Halls
- Part B: Feedback and comments to Council related to increasing higher density housing
- Part C: Councillors – Having in-depth knowledge of the needs and preferences of Calgarians and the need to support presentation of other alternatives for higher density housing.
- Part D: Councillors – Clearly understanding the limitations of the Information Sessions, City Planning and Calgarians
- Part E: Council – Advocating, on behalf of Calgarians, to the Federal Government for Immigration Policy to be more beneficial for Canadians.

## Part A: Councillors - Conducting Town Halls

1. The largest issue Council will face this term is the challenge to “**develop the best plan to increase higher density housing**”.
  - As Calgarians, we are asking Council to own the process, be immersed in all the issues, conduct Ward Town Halls to hear directly from residents, and take accountability for a plan that Calgary will be proud of in 10 years from now.
  
2. **Town Halls, led by Ward Councillors**, provide great opportunity to directly dialog with Calgarians on the different alternatives to increase higher density housing and to hear the heartfelt concerns and ideas of Calgarians.
  - For Councillors, it provides a balance of: **hearing first-hand, face to face** the views of the public in Town Halls, reading reports from city planning summarizing comments received, and hearing city planning recommendations.
  - Thank you to Councillor Wong in Ward 7 for already conducting three engaging Town Halls in February and Councillor Sharp for the March 11, 2024 Town Hall.
  - **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.
  - We attended the Ward 1 Town Hall with Sonya Sharp on March 11, 2024. People were respectful and spoke from their hearts. There was no outburst of emotions. It seemed **really odd** when I heard that Security for the City interpreted people’s actions as being hostile and recommended to Councillors not to have face to face Town Halls.

## Part B: Feedback and comments to Council related to increasing higher density housing

1. We support “**going slow**” with rezoning and not to make hasty large scale changes.
  - Calgarians want the City to take the time to “get it right” the first time.
  - As mentioned in Part D of this submission there is a lot of uncertainty with the proposed city wide rezoning (no pilot projects, no case studies and lack of tested experience in planning and implementation city wide rezoning).
  - “Getting it wrong” means looking back in 10 years and seeing all the loss and harm caused to communities that could have been avoided.
2. We **do not support the rezoning** to base residential district, R-CG.
  - We do not support the proposed rezoning allowing for **random higher density housing** (and associated parking congestion), with development footprint increasing from 45% to 60%, spread across existing communities, dictated by lot size, lot availability and the amount of developer profits **without dedicated planning**.
    - This rezoning will negatively impact the unique and much appreciated amenities found in the low density areas of existing communities.
    - Most existing communities have been carefully planned with a character and balance of density that would work best for residents and still works well today. To **dramatically change the character** of our communities in a reactive manner with hodge podge higher density housing without buy-in from the majority of Calgarians is not what Calgarians expect from Council.
    - What does this look like in 20 years?
      - No one really knows, as this is long term **untested concept**. It would not be surprising if the price for available lots in attractive communities becomes **out of reach for new single family dwelling homeowners**. It will be hard to compete with the deep pockets of developers maximizing multi-unit housing.
      - It also becomes very difficult for potential home owners to make expensive investments, to replace older houses with new single dwelling houses, knowing their new house value could be **quickly diminished** by new adjacent surrounding rowhouses, townhouses and fourplexes a few years later.
    - Low density amenities would typically include: more privacy, more open space, less overshadowing, more space between buildings in backyards across from each other, less traffic, less noise, more access to parking, potentially more green space preserved, potentially less problems with less pets, and potentially less costs for additional public infrastructure and other inconveniences.
  - City planning city needs to **present more alternatives** for higher density housing in existing communities, such as:
    - Planning for concentrated areas of higher density housing that best optimizes 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.
    - Maintain maximum building heights of **10m** (not 11m as proposed) in **lower density areas** to preserve amenities of lower density areas.
    - Allow maximum building heights of **11m** in higher density areas to provide more options for **higher density housing**.

- Staging and transitioning of higher density areas and lower density areas in existing communities (similar to newer communities).
3. **We do not support the combination of secondary suites and backyard suites** on the same property.
    - The combination of allowing backyard suites and secondary suites motivates investors to cram as much housing on lots as possible without consideration of adjacent home owners valuing their low density amenities. The allowing of secondary suites would already be a step towards higher density in communities.
    - Open space is an appealing part of Calgary’s low density areas. Low density neighborhoods crammed with relatively tall backyard suites, especially where there are no alleys, takes away from the open space.
    - The exception to allowing backyard suites with secondary suites could be in locations of designated higher density areas.
  4. **We do not support blanket rezoning for backyard suites and do not support removing parking requirements** for backyard suites.
    - We do not support backyard suites along green spaces surrounded by housing.
      - The enjoyment of openness along green spaces is enhanced by the setback restrictions of the homes that border the open space. The clutter of backyard suites would diminish the enjoyment of green spaces.
    - We do not support removing parking requirements for backyard suites.
      - To relax this requirement, it would **require studies** to support that additional parking is not needed.
  5. **We do not support the low parking requirements of 0.5 stalls/unit and 0.5 stalls/suite minimum.**
    - Parking requirements of 0.5 stalls/unit and 0.5 stalls/suite is very 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.
    - Are there **studies available** that would provide insight into the considerations needed for adequate parking in communities?
    - In newer communities, such as Nolan Heights and Sage Hill with higher density, are there **studies available** that analyze the adequacy of current parking and the additional needs to accommodate proposed secondary suites?
    - To what extent is permit parking, time restricted parking or paid parking expected to be needed for areas away from retail and public facility areas?
      - 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.
  6. **We do not support city open spaces and parks to be rezoned** at this time as there is no intention to change the usage at this time.
    - If there are plans to change land use, it gives us more confidence that the city would conduct the necessary dialog and process with the public prior to any changes.
  7. Of the 84,600 households identified that cannot afford where they currently live, are there **studies available** to breakdown what type of housing would met their needs?
    - At the Ward 2 Town Hall, I was informed there was a study entitled, “Housing Needs Assessment 2023”.

- From the study it indicated, “The **rate of housing need** has remained unchanged at 17-18 per cent over the past three decades, however the absolute number of households in need has doubled over that period.” (Note: The population has also doubled during that time).
  - **Why is there such a sudden reaction to a housing crisis when the rate of housing need has remained at the same percentage over the past three decades?**
    - **Proposed “Rezoning for Housing” is calling for wholesale changes to existing community planning that we have benefited from immensely for the past 100 years.**
    - We support taking action to increase higher density housing but do it in way that makes the most sense for the majority of Calgarians.
    - Calgarians want to preserve single family dwelling homes in lower density areas of existing communities that are **not at risk** of adjacent higher density townhouses, rowhouses and fourplexes.
- 8. Are there **studies available** that identify the housing that could be supplied from those communities surrounding Calgary?
- 9. Are there **studies available** assessing the risk for worst case scenarios and mitigation strategies developed for the proposed rezoning?
- 10. 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?
- 11. How are planning and costs being addressed for **additional electricity distribution** infrastructure in existing communities for higher density and electrical vehicles?
  - The ‘frequently asked questions’ did not address this.
  - Are there **studies available** that address this issue?
- 12. Are the **levies collected from developers** sufficient to pay for new infrastructure such as water plants, sewage treatment plants, enlarging water supply and sewage gathering lines, and electrical distribution that would not have been needed with slower growth in the city?
- 13. 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?
- 14. Are there **real estate studies** available that compare the cost of **higher price homes** located “adjacent to” versus “away” from higher density townhouse, rowhouse and fourplex developments?
- 15. We are asking **Council to advocate, on behalf of Calgarians**, to the Federal Government for Immigration Policy to be more beneficial for Canadians as outlined in **Part E**.
  - Based on polls, most Canadians including Albertans, **believe immigration levels (non refugee/humanitarian) are too high**. The resulting extremely high population growth in Canada is causing undue burden on Canadians including the impacts of a housing shortage.
  - It is very easy for the federal government to ignore the voices of individuals. It is more difficult for the federal government to ignore well supported presentations from large cities, such as Calgary.

**Part C: Councillors – Having in-depth knowledge of the needs and preferences of Calgarians and the need to support presentation of other alternatives for higher density housing.**

1. **A trademark of Calgary** is the open space Calgarians enjoy around their homes, backyards, neighborhoods, park areas and around the city.
  - This intentional open space from dedicated planning contributes to good air quality and makes Calgary a very desirable city to live and to visit. I believe most Calgarians do not want a high density city like Vancouver or Toronto.
2. **What are the needs and preferences** of those needing more affordable housing?
  - Depending on family size, affordability and other factors, we understand there is demand for townhouses, rowhouses, fourplexes, secondary suites or backyard suites.
  - Higher density housing should provide attractive amenities and access to bike paths and open spaces.
  - In future, many of those in this housing situation today, may want the opportunity to purchase housing in low density areas with the preserved attractive amenities.
  - For planning, there needs to more clarity on the breakdown of the amounts of different housing needed to satisfy the requirements of the 84,600 households.
3. **What are the needs and preferences** of those desiring to live in low density areas of communities?
  - **Home owners have worked very hard to afford and purchase their homes and want to maintain the open space and amenities they enjoy that initially attracted them to these communities and to have these amenities preserved.**
  - Home owners making expensive investments, to replace older houses with new single dwelling houses, do not want their open space and amenities quickly diminished by new adjacent surrounding rowhouses, townhouses and fourplexes a few years later.
4. **What are the alternatives?**
  - For example, within existing communities, maintain certain areas of lower density housing and **designate** other areas for new higher density housing.
    - Higher density housing areas can be located in areas of the community that best optimizes existing and new infrastructure and amenities.
    - Lower density housing can be maintained in areas of the community that is best suited to preserving the amenities of a lower density area.
  - The proposed random higher density housing spread across low density communities has **many disadvantages**.
    - There is no design and planning to optimize the uniqueness of the communities and to best capture the needs and preferences of those living or seeking to live in those communities.
    - Attractive communities closer to the city center, such as West Hillhurst, University Heights or Lakeview for example, could experience rapid change with a flood of developers quickly buying up homes and then building expensive higher density housing.
    - Other communities could experience slower change but, over time, single dwelling home owners would be subjected to an assortment of adjacent townhouses, rowhouses and fourplexes depending on adjacent lot sizes, lot availability and the amount of developer profits.



## Part D: Councillors – Clearly understanding the limitations of the Information Sessions, City Planning and Calgarians

1. The **limitations** of the City-led Rezoning **Information Sessions**:
  - The “information sessions” do not provide a clear understanding of the magnitude of the impacts to existing communities would be in 10 years from now.
  - The “information sessions” are analogous to only being only the tip of the iceberg. In the “information sessions” there is a major part of the iceberg that is not revealed beneath the surface. It is the extensive impact, short term and long term, to existing communities that can have positive and negative ramifications.
  - There were no alternative strategies proposed for R-CG communities for Calgarian’s feedback, such as, designating higher density areas and maintaining lower density areas in existing communities.
  - There were no referenced studies available to provide greater understanding of the issues, such as, the breakdown of households impacting by the housing shortage, alternative solutions for the housing shortage, and risk assessment studies.
2. The **limitations of the Calgary Planning and Development Department** and the Calgary Planning Commission (CPC):
  - Calgary has conducted **no pilot projects** in communities to test community wide higher density concepts.
  - There are **no case studies** to draw from other cities that have successfully implemented rezoning similar to what Calgary is proposing.
    - There are no tested best practices on what worked well and what to avoid.
  - There is **no one** in the Calgary Planning and Development Department and CPC with **first-hand experience** having successfully planned and implemented what is being proposed in the citywide rezoning.
  - There is **no mention of risk assessments** conducted for worst case scenarios with mitigation strategies developed?
    - Where there is uncertainty, experience teaches us **be prepared for undesirable unintended outcomes**, especially for untested concepts and large scale change.
    - The city should be prepared for potential lawsuits where there is loss caused by incompetent planning.
  - An example of uncertainties, was at the Ward 7 Town Hall on February 21, 2024, when an experienced real estate agent in the meeting challenged one of the city planner’s views that expensive homes in attractive areas would not be immediately impacted by the proposed rezoning.
    - The real estate agent shared there is considerable interest by developers to buy up homes with large lots in attractive communities closer to the city center even if the homes cost a million dollars or more. In areas like University Heights, for example, it could be very profitable for developers to tear down or remove existing homes and replace them with expensive multiplex housing.
    - The onslaught to higher density housing in attractive communities can quickly diminish the unique beauty and open space of an attractive community. For a community like Lakeview, for example, a homeowner intending to buy an older home and replace with a new home would need to consider carefully the impact of diminished amenities by future adjacent higher density housing.

3. The **limitations of Council and Calgarians** to be responsible for providing housing to everyone who wants to live in Calgary.
- There are many people in other parts of province and in Canada who would like to move to Calgary but due to the higher cost of housing decide to stay where they currently live or move to other locations that are more affordable.
  - **Not all the supply of additional more affordable housing needs to be within Calgary.**
    - New housing developments are booming in surrounding communities around Calgary, such as Airdrie, Cochrane, Chestermere and Okotoks. **Over the years, these communities have afforded many first time home buyers the opportunity to purchase a home that they could not afford in Calgary.**
    - There is also bus transit available from these communities to locations in Calgary.
  - There is a **tipping point or balance needed** to the extent that Calgarians can subsidize and should be burdened with disrupting their communities to accommodate affordable housing.
    - The more affordable Calgary is, **the worse the problem could become** as people flock to Calgary in need of affordable housing.
      - In the meantime, Calgarians **no longer have access** to previous **open space** in their well planned communities that has been converted to affordable housing.
      - Home owners **of single family dwelling homes** experience more and more **loss of lower density amenities** with the all-out city effort to change the characteristics of all existing communities with the continued spread of new townhouses, rowhouses and fourplexes.
      - In the proposed rezoning, there is **no provision for maintaining areas of single family dwelling homes**. (For example, newer communities transition housing density across the community, with designated areas, of higher density and of single family dwelling homes.

**Part E: Council – Advocating, on behalf of Calgarians, to the Federal Government for Immigration Policy to be more beneficial for Canadians.**

We are asking Council, on behalf of Calgarians, to advocate to the Federal Government for:

- I. The **Canadian people to be actively engaged** in developing and determining immigration policy that is more beneficial for Canadians and demonstrates generosity to others.
- II. The Federal Government to **be transparent and to fully disclose** the direct and indirect costs and impacts of immigration in addition to the benefits.
- III. The Federal Government to conduct an **independent comprehensive study** on “Migrant Intake into Canada”.

**Calgary’s housing availability and affordability is being hit hard with the high levels of immigration contributing to the high population growth in the city.**

1. At the Councillor Wong Ward 7 Town Hall meeting on February 21, 2024, it was discussed how everyone needs to speak up regarding the issues and concerns they have regarding high levels of immigration in Canada.

It is very easy for the federal government to ignore the voices of individuals. It is more difficult for the federal government to ignore well supported presentations from large cities, such as Calgary.

2. **High immigration levels**, directly impacting high population growth, are a **major factor in the housing crisis** in Calgary and across Canada.
  - Federal Government supported initiatives like the “Century Initiative” to fast-track Canada’s population growth to 100 million people will worsen the problem.
3. The Government of Canada’s current immigration plan is to target 465,000 immigrants to Canada in 2023, 485,000 in 2024 and 500,000 in 2025. A recent poll was conducted by Leger and the Canadian Press to gather Canadian opinions and concerns regarding immigration in Canada. In the poll of 1,529 Canadians:
  - **53% thought Canada was admitting too many immigrants, 28% thought it was the right number and 4% thought it was too low.**
  - Three out of four thought the increase in immigrants was also contributing to the housing crisis and putting pressure on our healthcare system.
  - A probability sample of this size yields a margin of error no greater than  $\pm 2.51\%$ , (19 times out of 20) for the Canadian sample.
4. Canadians need an unbiased comprehensive study to better understand how high immigration levels, as a country, can **impact or add to**:
  - Increased government deficits and costs for a larger **aged** population in the future.
  - Increased housing shortages and costs for housing, and infrastructure shortages.
  - Increased higher density communities with reduced quality of life, and urban sprawl.
  - Increased pressure on healthcare and education systems.
  - Increased dependency on immigration to fill low paying jobs with resulting suppressed productivity.
  - Increased greenhouse gas emissions, and water and electrical consumption.
  - Increased overcrowding in national parks.
  - Reduced per capita wealth from natural resources with a larger population.

5. Current government articles and reports, and those sponsored by the government, **do not fully disclose the positive and negative impacts of immigration.**
  - These articles and reports typically highlight the benefits of high immigration levels without disclosing the associated actual direct and indirect costs. The negative aspects of fiscal/economic, social and environmental impacts are either minimized or avoided completely.
6. A much needed **comprehensive immigration study on “Migrant Intake into Canada”** would be extremely valuable for Canadians to provide input to influence immigration policy.
  - A study, **similar to the 2016 Australian study “Migrant Intake into Australia”**, would provide broad transparency on the fiscal/economic, social and environmental impacts of immigration.
  - The study would provide insight to determine **optimal levels of immigration and composition of migrants** (such as skills and demographics) that is more beneficial for Canadians and demonstrates generosity to others.
  - The Federal Government is implementing immigration policy **without a full understanding of the impacts** on Canadians and immigrants. For example, there has been lack of much needed planning since 2015 to:
    - Mitigate the severity of the housing crisis with anticipated infrastructure and/or controlling population growth.
    - Address the underlying problems associated with high number of international students in Canada. The current portion of international students in post-secondary education in Canada is in range of 40% compared to about 5% in the United States.
  - By speaking up and doing what is right for Canada, we can challenge the Federal Government’s opposition to conduct a comprehensive study on immigration. Reasons for the opposition could include:
    - Lower immigration levels would not be as lucrative to a smaller sector of industry that benefits most from high immigration levels. This small sector of industry is very powerful in influencing government immigration policy.
    - The highly touted benefits of immigration are not as attractive when all the direct and indirect costs are taken into consideration.
  - Over the past 5 years, I have recommended on numerous occasions to the IRCC, Conference Board of Canada and at the annual Immigration Summits, the benefits to Canadians to conduct an independent comprehensive study on immigration. The response I have received is; not interested, we have our own reports to draw from, we know what we are doing and there is no one available for you to further discuss your issues.
7. The **important benefits for Australians**, resulting from the comprehensive study “Migrant Intake into Australia”, included:
  - There was **greater transparency on population policy** as a result of the well-informed engagement with the Australian community.
    - A major theme from many respondents involved in the Australian study was: “Immigration policy should reflect the preferences of the broader community as well as businesses”.
  - There were extensive learnings from:
    - Wide-ranging public submissions and consultant input.

- Multiple engagement with the public, businesses, governments and other countries, including Canada.
- There was detailed narrative on the fiscal/economic, social and environmental impacts of immigration.
  - There was fiscal modeling that included for the direct and indirect costs of immigration from a lifetime perspective to cover the costly retirement years.
  - There were multiple frameworks presented to capture the broad aspects of the fiscal/economic, social and environmental impacts of immigration.
- There was a **repetitive theme** on the need for governments to **proactively manage growth in infrastructure** to match the needs of population growth.
- There was insightful overview on the links between immigration, population and economic growth.
- Immigration policy was better able to optimize levels of immigration and composition of migrants by having a greater understanding of impacts, costs and benefits of immigration.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** RE: [External] Re: Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of residential properties to RC-G)  
**Date:** Tuesday, March 5, 2024 7:28:27 PM

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I confirm that I have read and accepted the statement below.

Thank you,  
Keith Browning

----- Original message -----

From: Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>

Date: 2024-03-05 5:32 PM (GMT-07:00)

To: [REDACTED]

Cc: Public Submissions <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>

Subject: RE: [External] Re: Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of residential properties to RC-G)

Thank you for your email.

In order for your comments to make it to the agenda, please either **resubmit your comments using the [Public Submissions Form](#)** or read the highlighted FOIP statement below and **respond to confirm that you have read and accept the statement.**

**In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).**

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Thank you,

Council and Governance Services | City Clerk's Office  
The City of Calgary

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**From:** Keith Browning [REDACTED]  
**Sent:** Tuesday, March 5, 2024 1:15 PM  
**To:** Mayor <[TheMayor@calgary.ca](mailto:TheMayor@calgary.ca)>; Sharp, Sonya <[Sonya.Sharp@calgary.ca](mailto:Sonya.Sharp@calgary.ca)>; Wyness, Jennifer <[Jennifer.Wyness@calgary.ca](mailto:Jennifer.Wyness@calgary.ca)>; Mian, Jasmine <[Jasmine.Mian@calgary.ca](mailto:Jasmine.Mian@calgary.ca)>; Chu, Sean <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>; Dhaliwal, Raj <[Raj.Dhaliwal@calgary.ca](mailto:Raj.Dhaliwal@calgary.ca)>; Pootmans, Richard <[Richard.Pootmans@calgary.ca](mailto:Richard.Pootmans@calgary.ca)>; Wong, Terry K. <[Terry.Wong@calgary.ca](mailto:Terry.Wong@calgary.ca)>; Carra, Gian-Carlo S. <[Gian-Carlo.Carra@calgary.ca](mailto:Gian-Carlo.Carra@calgary.ca)>; Chabot, Andre <[Andre.Chabot@calgary.ca](mailto:Andre.Chabot@calgary.ca)>; Penner, Kourtney <[Kourtney.Penner@calgary.ca](mailto:Kourtney.Penner@calgary.ca)>; Spencer, Evan P. <[Evan.Spencer@calgary.ca](mailto:Evan.Spencer@calgary.ca)>; McLean, Dan <[Dan.McLean@calgary.ca](mailto:Dan.McLean@calgary.ca)>; Demong, Peter <[Peter.Demong@calgary.ca](mailto:Peter.Demong@calgary.ca)>; Council Clerk <[CouncilClerk@calgary.ca](mailto:CouncilClerk@calgary.ca)>  
**Cc:** Keith Browning <[browning\\_keith@yahoo.com](mailto:browning_keith@yahoo.com)>  
**Subject:** [External] Re: Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of residential properties to RC-G)

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Keith Browning

76 Malibou Road SW  
Calgary, Alberta  
T2V 1X1  
[REDACTED]

March 5, 2024

The Mayor  
City Council  
City Clerk  
The City of Calgary

800 Macleod Trail SE  
Calgary, AB. T2P 2M5

Via email

Re: Public submission for Public Hearing April 22, 2024  
(Blanket up-zoning of residential properties to RC-G)

Dear Mayor Gondek and City Councillors,

My name is Keith Browning, and I reside in Meadowlark Park. I am writing you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On March 4, 2024, the Meadowlark Park Community Association wrote City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please see the attached letter here:

<http://www.meadowlarkpark.org/city-rezoning.html>

Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Sincerely,

Keith Browning

76 Malibou Road SW

Calgary, Alberta

T2V 1X1

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NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the



information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] Re: Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of residential properties to RC-G)  
**Date:** Tuesday, March 5, 2024 6:33:15 PM

---

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To: Public Submissions

I have read the highlighted FOIP statement below and I am responding to confirm that I have read and accept this statement.

Thank you.

Robbin B. Shandel

---

**From:** "Public Submissions" <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
**To:** "Robbin Shandel" [REDACTED]  
**Cc:** "Public Submissions" <[PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca)>  
**Sent:** Tuesday, March 5, 2024 5:31:04 PM  
**Subject:** RE: Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of residential properties to RC-G)

Thank you for your email.

In order for your comments to make it to the agenda, please either **resubmit your comments using the [Public Submissions Form](#)** or read the highlighted FOIP statement below and **respond to confirm that you have read and accept the statement.**

In accordance with Sections 43 through 45 of Procedure Bylaw 35M2017, your name, contact information, and comments will be made publicly available as part of the Agenda/Minutes and published at [www.calgary.ca/ph](http://www.calgary.ca/ph).

\*Note: Personal information provided in submissions related 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 Act* of Alberta (FOIP) for the purpose of receiving public participation in the municipal decision-making process. If you have any questions regarding the collection and use of your personal information, please contact the City Clerk's Legislative Coordinator at 403-268-5861.

Thank you,

Council and Governance Services | City Clerk's Office  
The City of Calgary

---

**From:** Robbin Shandel [REDACTED]

**Sent:** Tuesday, March 5, 2024 12:57 PM

**To:** Council Clerk <[CouncilClerk@calgary.ca](mailto:CouncilClerk@calgary.ca)>; Mayor <[TheMayor@calgary.ca](mailto:TheMayor@calgary.ca)>; Carra, Gian-Carlo S. <[Gian-Carlo.Carra@calgary.ca](mailto:Gian-Carlo.Carra@calgary.ca)>; Chabot, Andre <[Andre.Chabot@calgary.ca](mailto:Andre.Chabot@calgary.ca)>; Chu, Sean <[Sean.Chu@calgary.ca](mailto:Sean.Chu@calgary.ca)>; Demong, Peter <[Peter.Demong@calgary.ca](mailto:Peter.Demong@calgary.ca)>; Dhaliwal, Raj <[Raj.Dhaliwal@calgary.ca](mailto:Raj.Dhaliwal@calgary.ca)>; McLean, Dan <[Dan.McLean@calgary.ca](mailto:Dan.McLean@calgary.ca)>; Mian, Jasmine <[Jasmine.Mian@calgary.ca](mailto:Jasmine.Mian@calgary.ca)>; Penner, Kourtney <[Kourtney.Penner@calgary.ca](mailto:Kourtney.Penner@calgary.ca)>; Pootmans, Richard <[Richard.Pootmans@calgary.ca](mailto:Richard.Pootmans@calgary.ca)>; Sharp, Sonya <[Sonya.Sharp@calgary.ca](mailto:Sonya.Sharp@calgary.ca)>; Spencer, Evan P. <[Evan.Spencer@calgary.ca](mailto:Evan.Spencer@calgary.ca)>; Wong, Terry K. <[Terry.Wong@calgary.ca](mailto:Terry.Wong@calgary.ca)>; Wyness, Jennifer <[Jennifer.Wyness@calgary.ca](mailto:Jennifer.Wyness@calgary.ca)>

**Cc:** Meadowlark Park CA, President <[President@Meadowlarkpark.org](mailto:President@Meadowlarkpark.org)>; Meadowlark Park CA, Vice President <[VicePresident@Meadowlarkpark.org](mailto:VicePresident@Meadowlarkpark.org)>

**Subject:** [External] Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of residential properties to RC-G)

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Robbin B. Shandel  
28 Malibou Road S.W.,  
Calgary, Alberta  
T2V 1W6  
[REDACTED]

March 5, 2024

The Mayor  
City Council  
City Clerk  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB. T2P 2M5

Via email

Re: Public submission for Public Hearing April 22, 2024  
(Blanket up-zoning of residential properties to RC-G)

Dear Mayor Gondek and City Councillors,

My name is Robbin B. Shandel, and I reside in Meadowlark Park in Calgary. I am writing you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On March 4, 2024, the Meadowlark Park Community Association wrote City Council

outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please see the attached letter here:

<http://www.meadowlarkpark.org/city-rezoning.html>

Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Sincerely,

Robbin B. Shandel  
28 Malibou Road S.W.  
Calgary, AB T2V 1W6

Cc: [President@Meadowlarkpark.org](mailto:President@Meadowlarkpark.org), [VicePresident@Meadowlarkpark.org](mailto:VicePresident@Meadowlarkpark.org)

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

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Christina

Last name [required] Colenutt

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

**Public Submission**

CC 968 (R2023-10)



[required] - max 75 characters

Public Hearing Meeting of Council Blanket up-zoning of residential propertie

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

In opposition

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

Thank you for reading and considering our views.

Christina Colenutt  
33 Malibou Road SW  
Calgary, Alberta  
T2V 1W9  
Christina-colenutt@shaw.ca

6Mar24

The Mayor  
City Council  
City Clerk  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB. T2P 2M5

Via email

***Re: Public submission for Public Hearing April 22, 2024  
(Blanket up-zoning of residential properties to RC-G)***

Dear Mayor Gondek and City Councillors,

My name is Christina and I reside in Meadowlark Park. I am writing you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On March 4, 2024, the Meadowlark Park Community Association wrote City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please see the attached letter here:

<http://www.meadowlarkpark.org/city-rezoning.html>

Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Sincerely,

Christina Colenutt  
33 Malibou Road SW

Cc: [President@Meadowlarkpark.org](mailto:President@Meadowlarkpark.org), [VicePresident@Meadowlarkpark.org](mailto:VicePresident@Meadowlarkpark.org)

# The Community Associations of Meadowlark Park and Mayfair Bel-Aire

March 2024

City Council  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB. T2P 2M5

Via email

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

Dear Mayor Gondek and City Councillors,

The boards of Meadowlark Park and Mayfair Bel-Aire Community Associations write you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024. We respectfully ask you to vote against this measure following the Public Hearing on this blanket up-zoning proposal.

We all agree that increased densities in established communities can benefit the city and communities themselves, provided re-development occurs in a thoughtful, well-planned manner. The blanket up-zoning proposal before you is not that - instead, it is a blunt and unsatisfactory instrument that eliminates public involvement in the re-development process, ignores community context, and offers a dubious “solution” to a poorly defined problem.

Citizen participation is a time-honoured and essential component of local government. As such, the most troubling aspect of the proposed blanket-up zoning bylaw is the de facto elimination of public participation. By categorizing RC-1, RC-2 and RC-G as one base land use, the proposed bylaw deliberately eliminates Public Hearings in low-density residential re-development. This is an unnecessary and unwarranted 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, legitimate, and legitimacy-building component of local government. Elected officials, not bureaucrats, should be the decision-makers on matters such as community character and context. Regarding local development matters, allowing citizens to have five minutes unfiltered and direct with the representatives they elect is foundational. Citizens’ ability to “be heard” on consequential issues contributes to the validity of the Council’s decisions, whether or not speakers agree with them.

One can imagine the unintended message that approval of the proposed bylaw amendment would send to many citizens. On matters which may have little or no importance to you, weighty subjects like “What our official bird will be?”, Council is happy to hear from you directly at committee. But on matters that are likely important to you, such as redevelopment down your street, they have no interest in hearing from you, instead referring you to comment online to the file manager.

City Administration has suggested the proposed amendment is required to provide would-be developers with greater certainty. This ignores reality. Over this term, approximately 95% of the RC-G land use applications before Council have been approved. Beyond the automatic rubber-



## The Community Associations of Meadowlark Park and Mayfair Bel-Aire

stamping of any and all applications, it's difficult to understand how much more "certainty" developers require.

Our communities agree that greater efforts can be made to streamline the process for RC-G land use applications, but not one that sacrifices Public Hearings. Processing RC-G applications for land use currently averages 120 days for administration, yet little or no effort has been applied to streamline this process (e.g. requiring concurrent land-use and development permit applications for low-density residential properties). This is a more appropriate avenue to explore than the proposed LUB amendment.

Perhaps the most frequently asked question by residents on this matter has been, "Why is The City doing this?", with the response from City Administration, "To solve the Housing Crisis".

Calgary's "Housing Crisis" is a catch-all tagline that The City has adopted, including various complex housing-related issues with varying urgency.

We strongly agree that our city has severe challenges concerning the availability of low-income subsidized housing, an extremely strained rental market, a lack of supportive living spaces for those experiencing mental health and addiction issues, as well as overall market affordability (driven by inflation, limited supply of housing stock, availability of trades, high-interest rates, etc.).

Embedded within The City's remedy to the housing crisis is the notion that a blanket up-zoning will facilitate greater housing diversity, thereby creating more supply and affordability. Compared to other issues falling under the umbrella of a "Housing Crisis," it is conspicuous in its lack of urgency and likely effectiveness.

To be clear, Calgary does not have a "Housing Diversity Crisis". We appreciate that City planners would like to see greater diversity in established communities, but suggesting it is a crisis requiring an extraordinary response is hyperbole and a distraction from more pressing housing issues.

We believe that a blanket up-zoning will have no appreciable impact on housing supply or affordability in Calgary. According to The City's own officials, the expectation following rezoning is a trickle of increased applications, not a deluge.

This is confirmed in academic studies of cities previously using blanket up-zoning. Take, for instance, Auckland, NZ. Initial studies suggested blanket rezoning contributed to a significant increase in housing supply. More recent and rigorous analysis (see Murray and Helm, "The Auckland Myth") reveals that considering regular building cycles and demolitions, there was not an increase in "net" 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.

Anecdotally, we've seen this in our communities with older properties (often RC-2 and often rentals) being purchased for re-development into RC-G with higher per-unit prices than the original residences sold for.

City Administrators have positioned blanket up-zoning as the "silver bullet" for improving housing supply and affordability, yet it is likely to have little or no impact on either. But it will shut

## The Community Associations of Meadowlark Park and Mayfair Bel-Aire

citizens out of decisions about their local communities and likely diminish their regard for how business is conducted at City Hall.

Mayor and Councillors, we strongly urge you to vote against the blanket up-zoning proposal before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election.

Sincerely,

Verna Leask, President  
Marc Henry, Vice President  
Meadowlark Park Community Association

Jeff Hyde, President  
Jeff Collins, Director of Planning & Development  
Mayfair Bel-Aire Community Association





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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.**

I have read and understand the above statement.

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.

I have read and understand the above statement.

First name [required] Reidun

Last name [required] Tatham

How do you wish to attend?

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

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

Date of meeting [required] Mar 11, 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

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

The blanket re-zoning does not appropriately take into account infrastructure requirements, contextual development or schooling requirements. The proposal as it currently stands is ignorant to broader based concerns and long ranging implications. A nuanced approach is necessary as we proceed with city development. Current school enrolment and capacity concerns are only one of the most apparent issues that have already arisen and will continue to be exacerbated should we proceed as planned.



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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.**

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Susan

Last name [required] Van Oije

How do you wish to attend?

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

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

Date of meeting [required] Apr 2, 2024

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



[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

No. No. No.



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

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Christine

Last name [required] Mitchell

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Calgary

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

In opposition

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

The mature neighborhoods should be left alone. Trees will be destroyed in the process of cramming more buildings into these areas. Has a study been done to know if existing infrastructure, schools, etc can handle more population





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

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I have read and understand the above statement.

First name [required] Lindsay

Last name [required] Panchyshyn

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

proposed rezoning for housing

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

In opposition

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

I am writing to express my strong disapproval of the proposed rezoning initiative in Calgary. While I understand the intent behind the rezoning, particularly in alignment with the Home is Here: The City of Calgary's Housing Strategy, I believe that the proposed changes will have adverse effects on our community.

As a resident of Lake Bonavista, I value the unique character and charm of our neighborhood. The proposed citywide rezoning to a base residential district, while aiming to increase housing supply, overlooks the concerns and needs of existing residents. It is evident that the primary motivation behind this rezoning is to collect more property tax revenue for the city, rather than addressing the genuine housing needs of our community.

Moreover, the potential consequences of this rezoning include the construction of housing that will not be affordable for current residents. The influx of unaffordable housing options will not only disrupt the socio-economic balance of our neighborhood but also undermine the sense of belonging and cohesion that we have cultivated over the years.

I urge you to reconsider the proposed rezoning plans and prioritize the well-being and interests of Lake Bonavista residents. Instead of focusing solely on increasing housing supply without regard to affordability and community integrity, I suggest exploring alternative solutions that address the housing crisis while preserving the unique character of our neighborhood.

Thank you for considering my concerns.



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I have read and understand the above statement.

First name [required] Rachel

Last name [required] Batchelor

How do you wish to attend?

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

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

Date of meeting [required] Mar 11, 2024

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



[required] - max 75 characters

Reasoning for housing

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

In opposition

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

Terrible idea that will shatter our established communities only to make rich developers more money.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Nicole

Last name [required] Wyatt

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Citywide RC-G Zoning

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

In favour

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

I unreservedly support citywide upzoning to R-CG to allow for more and denser housing across the city. The ultimate solution to the housing crisis is increased supply. Increasing density in existing neighbourhoods encourages neighbourhood renewal; allows for less expensive delivery of services; and of course is better for the environment than having all growth needs met by greenfield development.

I want my child to be able live in my neighbourhood as an adult if they want, and I want to be able to downsize to a smaller home as I age without leaving my neighbourhood. This requires more so-called missing middle housing -- more row houses and duplexes. This is exactly what R-CG zoning provides for.

I want schools in older neighbourhoods to remain vibrant and well used, without children having to endure hour+ long bus rides to reach them. That means young families need to be able to afford to live in these neighbourhoods, rather than being forced into far-flung new developments without schools or other services established. This requires entry level homes and more family-suitable rentals in established neighbourhoods. This is also what R-CG zoning provides for.

I want citywide upzoning because I want a thriving neighbourhood. I want people to come to Calgary, to keep our neighbourhood vibrant and our economy thriving. We require more housing to make this happen. We need to make it easier to build homes in existing neighbourhoods. I want the city to do more such as encouraging even higher density along transit corridors and adding in zoning for small commercial properties, like cafes and small grocers, in all neighborhoods. But the first essential step is R-CG zoning.

Please do the right thing and vote yes to this change.



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First name [required] Cheryl

Last name [required] Pynn

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Proposed blanket RC-G zoning

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

In opposition

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



In its quest for density, and supposedly affordability, it appears council has thrown out the book on planning & zoning and opted for an anything goes approach.

*There is no “quick” and easy solution to Calgary’s housing situation.*

Blanket rezoning as a solution to the affordability problem, will not necessarily add homes in the price range needed and will most certainly negatively impact the nature of existing neighborhoods. This will put Calgary’s reputation as one of the most livable cities in Canada at risk.

The proposed blanket rezoning is quite simply ideological politics under the guise of reducing “red tape”. Well, “red tape” is put in place for a reason and to eliminate thoughtful review is irresponsible. Existing home owners who are directly impacted by new developments should have a say. Planners should thoughtfully determine where new development will go, this should not be left up to developers and individual citizens. Proper planning is what keeps our city a great place to live.

To require blanket rezoning in order to receive federal funding is a strong-arm tactic by the federal government in a policy area where they have no jurisdiction. The funding proposed is sorely short of what is needed to create the necessary amount of affordable housing. The City of Calgary should not modify its housing policy for this minimal contribution. The federal government has put this offer in place to cover up its irresponsible immigration policy that has been implemented over the past several years and has contributed significantly to increased demand for housing and the resulting affordability issue.

Implementing blanket RC-G zoning to streamline the approval process will take away citizens democratic right to have input into the evolution of their communities. It is also a betrayal of the implicit contract between existing R1/R2 homeowners and the City. The voices of Calgary community residents must be heard and respected by city council.

Looking critically at the proposed RC-G zoning, new developments:

- do not require any/sufficient parking. Where will homeowners park vehicles as well as charge their electric cars?
- with the ability to have a development that is 60% lot coverage, what will happen to the city’s tree canopy. Mature trees will be removed and not replaced. Also, when one considers the additional lot coverage attributable to sidewalks/walkway and roof overhangs, coverage could be significantly higher which could lead to issues with drainage and flooding.
- what will the cost be of having to upgrade utilities to accommodate increase density on formerly R1/R2 lots?
- with development being up to 4 stories high, what will happen to the sunlight on adjacent lots and residents’ ability to enjoy privacy on their properties?

*These are major issues not to be ignored or trivialized.*

The negative impact of blanket rezoning will likely be irreversible. Council needs to be sensitive to how blanket rezoning will impact current residents. With no requirement for community input on new development, residents will have no say. About 60% of Calgarians live in single family homes. Developments resulting from RC-G zoning will certainly negatively impact the use and enjoyment of their properties.

There are other lower risk options to improve the housing situation in our city. A thoughtful community forward approach which plans areas for housing options will avoid the serious problems that blanket rezoning will create. As said by an official of the CREB “By prioritizing sustainable growth practices and engaging in robust community consultation, we can strike a balance between housing need and neighborhood preservation”. *This should be the City’s goal.*

I do not oppose sensible and thoughtful densification. However, the approach of blanket rezoning to RC-G proposed by the city is a radical, reckless and irresponsible policy that lacks supporting data or a meaningful measurement process and has no proven track record for the housing issues cited by the City. It could destroy family neighborhoods and create social problems which could end up costing the city more money and may be irreversible. *There is a better way.*

As I mentioned at the outset, there is no quick fix to Calgary’s housing issues.

Please do not vote for blanket RC-G zoning.



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I have read and understand the above statement.

First name [required] Abdel

Last name [required] Badwi

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing

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

In opposition

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

Let the people decide whether proposed rezoning rules that could create more housing density across Calgary should go forward. A plebiscite is required.



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I have read and understand the above statement.

First name [required]	Ruth
Last name [required]	Melchior
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning / Upzoning changes to the City's Land Use Bylaw.

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

In opposition

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

In the past year, I have noticed a number of healthy, mature trees being chopped down to make room for denser housing projects in my neighbourhood. I find it curious that our Mayor declared a climate emergency on day 1 and committed \$84B of taxpayer money to fighting it; our previous Mayor talked about the need to increase our tree canopy; and yet developers can bulldoze healthy trees at what can only be described as an alarming rate. If trees are the best first line of defence against climate change, how does giving developers carte blanche to kill them help us achieve that goal?

Secondly, let's talk parking / street traffic. It is very clear to any of us living in the inner city that Marda Loop has become a hellscape with the oversized #plexes on streets that previously had bungalows or small duplexes. The car count has increased, which makes parking anywhere near where you want to go a challenge. Since the bike / scooter lanes are generally empty in the winter months, how does council expect us to live our lives, even within a 15 min radius of our homes? I live in a mixed-use neighbourhood, but I don't actually want an 8plex being built in the 50 ft lot beside me, should the owners of the duplex, (with illegal basement suites, including no egress in the advertised 2nd bedrooms) redevelop. I believe that blanket up zoning of neighbourhoods should not proceed without a plebiscite.

How does it not erode the value of our property if a future developer can build an 8plex beside us? And since we were told that our property taxes would only increase by an average of \$16 / month and instead they've gone up \$60 / month, how does that help the city's budgets? The land value will not change exponentially, and the property value cannot increase by enough to offset, unless of course you're going to change the way properties are assessed.

Since this council seems intent on implementing policies and strategies that were not disclosed to voters before election day, how are you planning to reflect the will of a majority of Calgarians? The Mayor won with 45% of the total votes, or less than \$175k votes, and my city councillor won 31.5% of the votes in his ward. Neither of these reflect electoral majorities. Please start listening to Calgarians or run the very real risk of losing your re-election bids. I vote NO to blanket up zoning!



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I have read and understand the above statement.

First name [required]                      Ross

Last name [required]                      Utigard

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 7, 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 density rezoning

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

In opposition

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

I've been monitoring rezoning concepts since it was first announced and have been engaging with our almost 10,000 community residence at any opportunity which has presented itself and have come to the realization majority of the people we've spoken to are fundamentally opposed to density rezoning.

Our reasoning is as follows;  
Density; people who have grown up or have moved to Calgary have come to appreciate the open spaces and less congestive design compared to other cities, such as Vancouver, Toronto, Montreal or international. Calgary has a unique scenario where a large percentage of our population works downtown and I think you'll agree with me on that since you've been heavily investing tax money in the downtown decades.

Lack of public recreation. Many residents in our community have been complaining we do not have community, swimming pools, hockey rinks, basketball courts, tennis courts, other central communities have this infrastructure. From my research the last time the city has built an operated a hockey rink dates back to the 1970s With ice, Sir Winston Churchill pool, foothills pool. All infrastructure since then has been private or a P3, such as YMCA, vevo or community associations. Unfortunately, we were not allotted land and in the 10 years I have been applying for grants. We've only received one so we are in position to be able to build our own clubhouse or gathering space or recreational space. All of the grants seem to go to communities with existing infrastructure in order to prop them up from failure, as opposed to awarding it to us so that we can grow and be effective.

Roadways. Many of our roadways were designed generations ago for a population of 600 to 800,000, now we are well in excess of that and current road designs will not Efficiently move traffic. The northwest does an east to west central Thorofare, John Lori Boulevard has good sections however bridges are needed on Shagganappi at country hills as well as John Laurie and even Sarcee at John Laurie and 53rd Street. I know a lot of folks outside of Charleswood have been greatly displeased with the traffic lights put in at Brio, 19th St. and Charleswood Drive. We were hoping a third lane in each direction would be added and maybe even an overpass preferably with no lights on the overpass so we maximize flow as opposed to stop and go, vehicle idling and increased emissions. Also to note Sarcee and Bow Trail is in desperate need of an overpass.

Property value. Many of our co



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I have read and understand the above statement.

First name [required] Kaye

Last name [required] Stephens

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

public hearing on rezoning

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

In opposition

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

Blanket rezoning is social engineering run amok. It removes every Calgary homeowner's right to choose how and where to live. Like thousands of others, I worked long and hard to purchase a home in an R-1 neighbourhood and I adamantly oppose any attempt to engineer my neighbourhood into something else at the whim of this mayor and council - who will, I hope, be thoroughly ousted at the next election. Civic planning is one thing; civic autocracy is something else altogether.



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First name [required]                      Julio

Last name [required]                      Savoia

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

City Housing Strategy

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

In opposition

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

**Plebiscite Needed on City Housing Strategy**

The new housing rules that allow for blanket rezoning for row houses and duplexes anywhere in the city requires a plebiscite. The theory behind this new approach is that it will somehow alleviate the current housing crisis because developers will be able to work around existing zoning within communities to build rowhouse and townhouse style developments on lots that are currently occupied by a single detached home. The hope is that if you increase the supply of homes, regardless of location and cost, it will somehow make homes more affordable. This affordability myth is the main reason City Council and administration are pushing hard to promote a strategy that they know will not be popular with most Calgarians. The reality is that this new housing strategy will drive up the price of homes in middle and upper-class communities, making houses less affordable there. On April 22, this matter will come before a Public Hearing of Council, and this is too important an issue to be decided by the current city council alone. We need a plebiscite on this issue so that all Calgarians can have a say on a plan that will eventually change the face of all Calgary communities forever.

J. Savoia  
Calgary



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First name [required]                      Scott  
Last name [required]                      Babcock

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

REZONING

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

In opposition

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

I am totally opposed to any rezoning changes to our residential areas. We already have too many issues with parking. People create secondary suites but there is no where for these extra people to park. So they park on the street . makes plugging in your car when it is minus 35 next to impossible. Or to haul in groceries. Parking is just too congested. You have 6 adults' with 6 cars in one house and then someone in the house has a home business so the garage is used as storage and these 6 cars or trucks all fight for street parking. Against rezoning. thank you. but no thank you



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I have read and understand the above statement.

First name [required] Eric

Last name [required] Collins

How do you wish to attend?

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

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

Date of meeting [required] Mar 8, 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

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

Totally opposed. Make this an election issue. Focus on street plowing and picking up garbage. Do your jobs and leave my neighborhood alone.



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

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Chris

Last name [required]                      Hilty

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket up-zoning of residential properties to RC-G

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

In opposition

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

My name is Chris Hilty, and I reside in Meadowlark Park. I am in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing. On March 4, 2024, the Meadowlark Park Community Association wrote City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election.



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I have read and understand the above statement.

First name [required] Yvonne

Last name [required] Hilty

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket up-zoning of residential properties to RC-G

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

In opposition

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

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I have read and understand the above statement.

First name [required] j  
Last name [required] whiteside

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In favour

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

We need more houses in Calgary. The rezoning proposal will help with that. We need to minimize the extensive sprawl Calgary already has as it adds to the infrastructure requirements and costs more money to build and maintain. I want to see calgary as a welcoming, inclusive community that has space and options for everybody and the rezoning will help with that.



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I have read and understand the above statement.

First name [required]                      Craig

Last name [required]                      Robillard

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

Blanket rezoning

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

In opposition

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

Our councillor in ward 11 does not respond nor does she represent us well. She votes with the mayor and has her own agenda.

I'm against Blanket rezoning and feel it should go to a plebiscite.



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I have read and understand the above statement.

First name [required]                      Doug

Last name [required]                      Schneidmiller

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

citywide rezoning to a base residential district

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

In opposition

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

Property owners, including myself, purchase property in neighborhoods where the current in place zoning provides protection against development we do not consider desirable. Blanket rezoning of the city strips property owners of their property rights by changing the desirability of the property they own by opening it up to development that will negatively impact the character of the neighborhood. Zoning should be changed only in a targeted manner, with thoughtful consideration given to the best use of each part of our city providing space for a variety of individual preferences; not a citywide free for all that benefits developers at the expense of the home owner.



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I have read and understand the above statement.

First name [required] Sue

Last name [required] Nicholls

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of all residential reas to R-CG, R-G and H-GO

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

In opposition

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

As a concerned citizen of Calgary and a single-family homeowner, I am writing to express my strong opposition to the proposed citywide rezoning initiative. This plan, which could replace our neighborhood's single-family homes with multi-plex, multi-floor buildings, threatens the character and aesthetics of our community. The potential for increased density without adequate community consultation or consideration for the impact on parking, green spaces, and the overall quality of life is alarming. The fact that only a small fraction of recent applications have been denied suggests a lack of thorough oversight. While I understand the need for increased housing, I believe this should not come at the expense of community input and the preservation of our neighborhood's unique charm. I urge the city to reconsider this approach and work towards a solution that balances development with the preservation of Calgary's residential neighborhoods.



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I have read and understand the above statement.

First name [required]                      Genevieve

Last name [required]                      Bedard

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In favour

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

I support this initiative. As a single detached home owner, I recognize the value of allowing for more housing forms on my lot for both myself and Calgarians. I will have more options for redevelopment in the future (which is also a financial benefit!) and will take Calgary one step closer to providing more affordable housing for everyone. While this rezoning will not solve the housing crisis on its own, this will remove one of the barriers that is causing it



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I have read and understand the above statement.

First name [required]                      JOHN

Last name [required]                      HAGGIS

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

REZONING FOR HOUSING

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

In opposition

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

I AM STRONGLY OPPOSED TO THE PROPOSED RE-ZONING PLAN. THE PROPOSAL WILL NEGATIVELY AFFECT MY COMMUNITY AND CHANGE THE FEEL OF OUR NEIGHBOURHOOD.

MY NEIGHBORS AND I ARE STRONGLY OPPOSED TO ANY ZONING CHANGE IN OUR NEIGHBOURHOOD. THIS MATTER MUST GO TO PLEBISCITE BEFORE BEING IMPLEMENTED.

THANK YOU.

JOHN

# The Community Associations of Meadowlark Park and Mayfair Bel-Aire

March 2024

City Council  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB. T2P 2M5

Via email

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

Dear Mayor Gondek and City Councillors,

The boards of Meadowlark Park and Mayfair Bel-Aire Community Associations write you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024. We respectfully ask you to vote against this measure following the Public Hearing on this blanket up-zoning proposal.

We all agree that increased densities in established communities can benefit the city and communities themselves, provided re-development occurs in a thoughtful, well-planned manner. The blanket up-zoning proposal before you is not that - instead, it is a blunt and unsatisfactory instrument that eliminates public involvement in the re-development process, ignores community context, and offers a dubious “solution” to a poorly defined problem.

Citizen participation is a time-honoured and essential component of local government. As such, the most troubling aspect of the proposed blanket-up zoning bylaw is the de facto elimination of public participation. By categorizing RC-1, RC-2 and RC-G as one base land use, the proposed bylaw deliberately eliminates Public Hearings in low-density residential re-development. This is an unnecessary and unwarranted 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, legitimate, and legitimacy-building component of local government. Elected officials, not bureaucrats, should be the decision-makers on matters such as community character and context. Regarding local development matters, allowing citizens to have five minutes unfiltered and direct with the representatives they elect is foundational. Citizens’ ability to “be heard” on consequential issues contributes to the validity of the Council’s decisions, whether or not speakers agree with them.

One can imagine the unintended message that approval of the proposed bylaw amendment would send to many citizens. On matters which may have little or no importance to you, weighty subjects like “What our official bird will be?”, Council is happy to hear from you directly at committee. But on matters that are likely important to you, such as redevelopment down your street, they have no interest in hearing from you, instead referring you to comment online to the file manager.

City Administration has suggested the proposed amendment is required to provide would-be developers with greater certainty. This ignores reality. Over this term, approximately 95% of the RC-G land use applications before Council have been approved. Beyond the automatic rubber-



## The Community Associations of Meadowlark Park and Mayfair Bel-Aire

stamping of any and all applications, it's difficult to understand how much more "certainty" developers require.

Our communities agree that greater efforts can be made to streamline the process for RC-G land use applications, but not one that sacrifices Public Hearings. Processing RC-G applications for land use currently averages 120 days for administration, yet little or no effort has been applied to streamline this process (e.g. requiring concurrent land-use and development permit applications for low-density residential properties). This is a more appropriate avenue to explore than the proposed LUB amendment.

Perhaps the most frequently asked question by residents on this matter has been, "Why is The City doing this?", with the response from City Administration, "To solve the Housing Crisis".

Calgary's "Housing Crisis" is a catch-all tagline that The City has adopted, including various complex housing-related issues with varying urgency.

We strongly agree that our city has severe challenges concerning the availability of low-income subsidized housing, an extremely strained rental market, a lack of supportive living spaces for those experiencing mental health and addiction issues, as well as overall market affordability (driven by inflation, limited supply of housing stock, availability of trades, high-interest rates, etc.).

Embedded within The City's remedy to the housing crisis is the notion that a blanket up-zoning will facilitate greater housing diversity, thereby creating more supply and affordability. Compared to other issues falling under the umbrella of a "Housing Crisis," it is conspicuous in its lack of urgency and likely effectiveness.

To be clear, Calgary does not have a "Housing Diversity Crisis". We appreciate that City planners would like to see greater diversity in established communities, but suggesting it is a crisis requiring an extraordinary response is hyperbole and a distraction from more pressing housing issues.

We believe that a blanket up-zoning will have no appreciable impact on housing supply or affordability in Calgary. According to The City's own officials, the expectation following rezoning is a trickle of increased applications, not a deluge.

This is confirmed in academic studies of cities previously using blanket up-zoning. Take, for instance, Auckland, NZ. Initial studies suggested blanket rezoning contributed to a significant increase in housing supply. More recent and rigorous analysis (see Murray and Helm, "The Auckland Myth") reveals that considering regular building cycles and demolitions, there was not an increase in "net" 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.

Anecdotally, we've seen this in our communities with older properties (often RC-2 and often rentals) being purchased for re-development into RC-G with higher per-unit prices than the original residences sold for.

City Administrators have positioned blanket up-zoning as the "silver bullet" for improving housing supply and affordability, yet it is likely to have little or no impact on either. But it will shut

## The Community Associations of Meadowlark Park and Mayfair Bel-Aire

citizens out of decisions about their local communities and likely diminish their regard for how business is conducted at City Hall.

Mayor and Councillors, we strongly urge you to vote against the blanket up-zoning proposal before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election.

Sincerely,

Verna Leask, President  
Marc Henry, Vice President  
Meadowlark Park Community Association

Jeff Hyde, President  
Jeff Collins, Director of Planning & Development  
Mayfair Bel-Aire Community Association





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I have read and understand the above statement.

First name [required] Lindsey

Last name [required] Little

How do you wish to attend?

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

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

Date of meeting [required] Oct 31, 2023

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



[required] - max 75 characters

7.2 Housing

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

In opposition

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

The proposal of developing and refining housing in Calgary communities to permit re-zoning should not be supported.

Residents and homeowners who have purchased homes in quiet, small communities who value single dwelling homes should not have their communities altered to support multi family dwellings or affordable housing. Individuals with higher incomes should not be forced to live amongst others who fall below the poverty line. Smaller existing communities who currently have the majority of single family dwellings in areas like Lake Bonavista, Parkland, Willow Park, Eagle Ridge, Pump Hill Or Diamond Cove should remain as is.

The desire to add multi family homes should be completed in downtown Calgary and/ or the newer communities that are currently being built. Leave the older Communities as is. Calgarians who are born and raised in this City do not want to see additional growth of the population. This increase in growth cannot be supported by the emergency services, health care and this jeopardizes the safety of the citizens.



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] David

Last name [required] Gibson

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

See attached letter.

**Subject:** Urgent Concerns Regarding Proposed Citywide Rezoning Plan

Dear Mayor Gondek,

I hope this message finds you well. I am writing to express my deep concerns regarding the proposed citywide rezoning plan outlined in the Home is Here: The City of Calgary's Housing Strategy. While I understand the city's intentions to address the housing crisis and increase housing supply and affordability, I firmly believe that the proposed rezoning plan is not the appropriate solution and will have detrimental effects on our beloved city.

Unintended negative outcomes can result from presumably well-meaning civic officials imposing their own agendas and vision on unique communities. Proper community involvement and consideration of the views and values of those who live in each unique community are essential if we are to avoid mistakes made in the past.

Allow me to draw attention to a poignant personal connection that underscores the importance of community engagement in urban planning decisions. My father's upbringing in a place known as Hogan's Alley in Vancouver, BC, serves as a stark reminder of the devastating consequences of unchecked rezoning efforts driven solely by city officials' agendas. Hogan's Alley was once a vibrant arts and entertainment district, affectionately dubbed "Hollywood North," where families like mine and iconic figures like the Hendrix family thrived. My grandmother ran a successful business there, which provided for her family's livelihood. However, the city of Vancouver spearheaded a campaign to demolish this flourishing community under the guise of progress, intending to construct a viaduct to enhance downtown traffic flow. Instead of engaging with the Hogan's Alley community, the city unilaterally rezoned the area as commercial, rendering residents unable to secure financing to maintain their homes and businesses.

The rezoning decision proved catastrophic, leading to the displacement of families and the loss of livelihoods. Personally, my grandmother lost her home and business, resorting to jobs such as cleaning houses and waiting tables to support her family. The ripple effects of this rezoning tragedy were profound, as my father was forced to abandon his education and seek employment to sustain the family—a decision that reverberated across generations,

impacting our family's wealth, educational opportunities, and career trajectories.

The parallels between the missteps of Vancouver's past and the current trajectory of Calgary's rezoning plans are striking. By marginalizing the voices of those most affected by these decisions, Calgary risks repeating the same grave mistakes that devastated Hogan's Alley. It is imperative that the city of Calgary learns from history and prioritizes inclusive, community-driven approaches to urban planning to avoid perpetuating intergenerational cycles of hardship and inequality.

As a homeowner in Calgary, I firmly believe that blanket rezoning without careful consideration of the unique character, charm, and livability of each neighbourhood will inevitably lead to the loss of what makes Calgary the seventh most livable city globally (EIU's Global Liveability Ranking 2023).

Also, as someone who has traveled extensively and seen the successes and failures of urban planning around the world, I can attest to the importance of thoughtful and inclusive planning processes. It is essential that those most affected by zoning changes, such as residents and community stakeholders, have a meaningful voice in the decision-making process.

The proposed rezoning plan for my neighbourhood in Charleswood raises significant concerns. The potential juxtaposition of single-family homes and multi-unit dwellings with secondary suites threatens to erode the character of our community, remove the abundance of trees which are vital elements of our environment and community, and strain already aging infrastructure. Moreover, the proposed solutions for parking, such as permitted and pay parking, are impractical and fail to address the pressing parking issues facing residents. I am also concerned that blanket citywide rezoning will inevitably lead to skyrocketing home prices, further exacerbating the affordability crisis rather than alleviating it. The notion that increasing housing supply through rezoning will automatically result in more affordable housing fails to consider the complex dynamics of the housing market and the potential adverse impacts on existing homeowners. According to David Ley (professor emeritus of urban geography at UBC), massive densification will not solve the housing affordability problem.

In conclusion, I urge you to reconsider the proposed citywide rezoning plan which does not value the individual character of communities. Instead you should prioritize thoughtful, inclusive, and sustainable urban planning strategies that preserve the unique character of Calgary's neighbourhoods



while addressing the housing crisis in a responsible manner. Our city's future depends on it.

Sincerely

David Gibson



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Dustin  
Last name [required]                      Maleganeas

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Blanket rezoning comes off as lazy, reckless, unstructured, and hopeful that desired outcomes will be achieved.

Residents, including my family, want choice on which type of neighbourhood and community we live in. Calgary needs to protect the options that currently exist. Blanket rezoning eliminates the ability for the city to be intentional about the options of living experiences that the city has to offer. People want choice on the type of neighbourhood they live in and when they make those big and material choices, don't want them to be subject to uncontrollable change.

Be thoughtful. Better define the problem you're trying to solve and avoid leading with solutions. Understand the problem and design solutions to target those opportunities while minimizing collateral damage along the way.



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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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I have read and understand the above statement.

First name [required] Jan

Last name [required] Storek

How do you wish to attend?

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

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

Date of meeting [required] Mar 18, 2024

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



[required] - max 75 characters

Rezoning

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

Neither

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

Dear Council,

A few comments Re the Rezoning:

- Agree that densification of our city is needed to allow for more efficient use of public transit. However, to avoid unhealthy city, the densification should have limits:
- No building over green spaces. These should be oasis's of green to be preserved for future generations.
- Max height of buildings not to exceed tree height
- Preserve a good ratio of buildings to trees (max 2/3 of a lot should be occupied by a building, the rest should be green)
- Instead of first cutting all trees on a lot to be developed, cut only trees that are located where the future building is, and preserve all other trees (learn from Finland, where new developments start by putting protective fences around trees that will remain, then construction happens, and at the end the lot or community has grown trees!)
- Leave space for future LRT lines
- Consider letting Calgary grow as residential wedges along LRT lines extended beyond current Calgary borders. Between the residential wedges along extended LRT lines, keep green wedges.
- As I am a Professor of Medicine, I am asking you to do the above for the sake of the health of future Calgarians.



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Magdalene

Last name [required]                      Lui

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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

**Public Submission**

CC 968 (R2023-10)



[required] - max 75 characters

Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of r

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

In opposition

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

Magdalene Lui  
42 Mackay Dr SW  
Calgary, AB  
T2V 2A5  
[luimagdalene9@gmail.com](mailto:luimagdalene9@gmail.com)

9Mar24

The Mayor  
City Council  
City Clerk  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB. T2P 2M5

Via email

***Re: Public submission for Public Hearing April 22, 2024  
(Blanket up-zoning of residential properties to RC-G)***

Dear Mayor Gondek and City Councillors,

My name is Magdalene, and I reside in Meadowlark Park. I am writing you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On March 4, 2024, the Meadowlark Park Community Association wrote City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please see the attached letter here:

<http://www.meadowlarkpark.org/city-rezoning.html>

Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Sincerely,

Magdalene Lui  
42 Mackay Dr SW

cc: [President@Meadowlarkpark.org](mailto:President@Meadowlarkpark.org), [VicePresident@Meadowlarkpark.org](mailto:VicePresident@Meadowlarkpark.org)





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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Danny

Last name [required]                      Lui

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Public submission for Public Hearing April 22, 2024 (Blanket up-zoning of

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

In opposition

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

Danny Lui  
42 Mackay Dr SW  
Calgary, AB  
T2V 2A5  
[luimagdalene9@gmail.com](mailto:luimagdalene9@gmail.com)

9Mar24

The Mayor  
City Council  
City Clerk  
The City of Calgary  
800 Macleod Trail SE  
Calgary, AB. T2P 2M5

Via email

***Re: Public submission for Public Hearing April 22, 2024  
(Blanket up-zoning of residential properties to RC-G)***

Dear Mayor Gondek and City Councillors,

My name is Danny, and I reside in Meadowlark Park. I am writing you today in strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On March 4, 2024, the Meadowlark Park Community Association wrote City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please see the attached letter here:

<http://www.meadowlarkpark.org/city-rezoning.html>

Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22, or at the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Sincerely,

Danny Lui  
42 Mackay Dr SW

cc: [President@Meadowlarkpark.org](mailto:President@Meadowlarkpark.org), [VicePresident@Meadowlarkpark.org](mailto:VicePresident@Meadowlarkpark.org)



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Karen

Last name [required] Thomas

How do you wish to attend?

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

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

Date of meeting [required] Mar 12, 2024

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



[required] - max 75 characters

Karen Thomas

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

In opposition

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

Regarding Citywide rezoning. We left Mt Pleasant because of upzoning on 17th avenue NW 20 years ago. We moved to Rosedale BECAUSE IT IS ZONED SINGLE FAMILY. We paid a higher price to move here, and have been paying our mortgage for 20 years in the context of single family homes. IT is unfair and inappropriate that the city is proposing Citywide rezoning and pretending to consult us. If you ignore us, and proceed to up zone our neighbourhood despite our wishes, we will vote you out of office. It is unfair to change the rules on the LARGEST INVESTMENT PEOPLE MAKE IN THEIR LIFETIME - THEIR HOMES. This upzoning will materially change our neighbourhood - not for the better. You became city councillors in order to represent and serve Calgarians. Please listen to our voices.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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I have read and understand the above statement.

First name [required] Tom

Last name [required] Zuorro

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

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

In opposition

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

I am writing to express my concerns regarding the proposed general land use amendment from the current R-C1 to RC1N to accommodate two single dwelling units. I live in the community of Rosedale in a home we recently constructed respecting the restrictions in place regarding development and believe this change will disrupt the nature of our street and decrease my property value due to increased density and traffic. I understand the desire to increase density in inner city neighborhoods, both from the City and from builders, however Rosedale at the outset intentionally chose to allow only a single dwelling on each 50 foot double lot, both by land use designation and also by a restrictive covenant registered against each title in the community. This restriction is intended to safeguard the integrity and intent of the design of Rosedale. Ignoring this restriction threatens the unique character of Rosedale. The R-C1 Residential – Contextual One Dwelling designation is primarily for a single detached dwelling unit. This designation aligns with the historical and cultural design of Rosedale. While I appreciate the City's desire to construct increase overall density, I object to allowing multiple dwelling units on a double lot in our neighborhood in contravention of the restrictive covenant. In my opinion builders are not looking to preserve the nature of the historic Rosedale neighborhood, but are looking to increase their potential profits by constructing two homes. Thank you for your attention to this matter. I look forward to discussing the issue further in a manner that respects the design integrity of the Rosedale community.



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I have read and understand the above statement.

First name [required]                      Forrest

Last name [required]                      Burkholder

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide rezoning

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

In opposition

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

Dear councilors

While I understand the need for more housing as our population grows, I do not feel that a complete rezoning of our entire city is at all appropriate. City inspectors are already overwhelmed, schools are overcrowded in many cases students are being bused to communities outside of where they live.

As a longtime homeowner / resident of Calgary we purchased our family home in an area that was zoned based on my families lifestyle etc. If we had desired a high density community we would have purchased our home in an area that was zoned as such. This proposal will impact home values, traffic and already over crowded schools.

I am absolutely opposed to this proposal.

Rather than rezoning City Council should be looking at ways to improve permit time-lines, inspections and new developments.

Best regards,

Forrest Burkholder



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I have read and understand the above statement.

First name [required] Earl

Last name [required] Campbell

How do you wish to attend?

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

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

Date of meeting [required] Mar 10, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposal to change zoning on existing districts in Calgary.

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

In opposition

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

The proposal of changing the zoning of existing residential communities to allow increased densification violates and betrays the trust that we, the constituents, placed in our elected representatives. At the last election, this issue was never brought to anyone's attention and it was certainly not part of the platform of either the Mayor nor my councillor. When I was making the decision to buy a home in Calgary, the zoning of the property I purchased was factored into this decision as with the current zoning, the houses in my community are separated and well kept green spaces abound between each house, leaving room for birds and animals to flourish. Increasing the density of the housing will cause more of those spaces to be obliterated with houses, destroying the homes and food sources for those animals, blocking more sunlight and thus concurrently damaging my enjoyment of my community. More housing will lead to more people in the community which will also inevitably lead to a greater number of cars parking on the streets, which will impede access to my own house and thus the enjoyment of my property. These zoning changes are "changing the ground rules of the game" after the game has started and are deleterious to existing homeowners. These proposed measures are a poorly thought out response to a problem which has been created by a different government - an ever expanding population without a thought or a care as to where these people were going to live.



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Tom

Last name [required] Grzesiak

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Very much opposed to blanket rezoning, rezoning in older communities with wide lots makes sense, however rezoning of newer communities with much narrower lots will lead to too much congestion. There isn't enough street parking as is in many newer communities, blanket rezoning will make things much worse. Blanket rezoning is not in the best interest of the residents of this city, rezoning needs to be community by community or better yet street by street. Blanket rezoning will exacerbate these problems without addressing the specific needs and characteristics of each neighborhood.



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I have read and understand the above statement.

First name [required]                      Linda

Last name [required]                      Lee

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

blanket upzoning

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

In opposition

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

Prioritize livable communities that protect natural areas.  
Address climate change. Lack of green space is detrimental to the environment, has long-term negative impacts socially and economically.  
Planning changes should be phased. Blanket upzoning will destroy decades of carefully managed communities + growth. Those gaining are developers. Housing prices have jumped since upzoning was introduced. Densification needs to be planned.  
Proposed growth in University Heights and University District, is too much for the infrastructure destroys neighborhood quality, and does not build a desirable livable city.  
Residents in the inner city should have the right to live in single-family homes too.  
Restrictive covenants must be respected.  
Limiting development in desirable communities will drive development and improvements in adjacent less desirable neighborhoods, i.e. Vancouver. i.e. neighborhoods north of 16 ave on centre street.  
A four-plex, row house, or triplex is not small scale.  
Parking critical for new housing. More cars and everyone parking on the road? Reducing setbacks increases risks (fighting fires) and makes neighborhoods less livable.  
Parking in U-Heights is citywide responsibility not a local one. It is the person living in other neighborhoods parking on our streets going to FMC or UofC. We should have the same rights as they do to park in front of our homes for free.



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I have read and understand the above statement.

First name [required] MARJORIE

Last name [required] ROY

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Blanket Up-zoning

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

In opposition

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

Blanket up-zoning would allow for single-detached, semi-detached, rowhouses and townhouses to be built on all Calgary Residential properties. This could allow up to 8 dwelling units on one city lot. Blanket up-zoning affects all property owners and communities. It impacts traffic, parking, safety, privacy, waste removal, property values, urban tree canopy, and greenspaces, to name a few. Density can benefit the city and communities if it is well planned. However, blanket up-zoning creates density without regard for community context. Calgary needs deeply affordable housing options. Blanket up-zoning will not supply this.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Peter

Last name [required] Ryder

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

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

Neither

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

Dear Madam/Sir,

Regarding the City of Calgary residential rezoning initiative currently under consideration, I, as a resident of Calgary, respectfully submit the following:

1. I am not averse to an increase in occupant density on existing residential property.
2. The currently-evident trajectory of this process appears to lack the support of a large number of Calgary residents.
3. Calgary residents have numerous concerns regarding the 'blanket-implementation' of the proposed rezoning. Calgary City Council is well aware of these concerns, so it serves little purpose to repeat them here.
4. Rather than continuing along the current time-rushed path of implementation, I ask that Council allow adequate time and a more reasonable process for stakeholders to voice their opinions on this issue.

To minimize the consumption of your valuable time I have kept the above points fairly brief. If you would like any component of this submission elucidated or amplified please let me know.

Yours sincerely,  
Peter Ryder.



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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.**

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Justine

Last name [required] Ryder

How do you wish to attend?

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

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

Date of meeting [required] Mar 12, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Rezoning

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

In opposition

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

To Whom it May Concern,

I am writing to add my voice to the many Calgarians who oppose the blanket rezoning brought forth unilaterally by this city council.

Retroactively rezoning all communities without taking into consideration the unique concerns of each area will have a myriad of negative consequences. I am sure you have received countless emails from fellow citizens who oppose this motion, so in the interest of all of our time, I am attaching a letter that I believe outlines the reasons why blanket rezoning will not address the housing affordability concerns but will instead cause many other issues.

As councillors who represent constituents, I believe it is incumbent upon you to adequately and meaningfully consult with stakeholders. None of the city councillors, not the Mayor, campaigned with a plan to rezone all city lots- a change that will affect all Calgarians. At a minimum, a plebiscite should be held to determine how Calgarians feel about a change that will so significantly impact their communities. I would take it a step further and suggest that each community vote separately and be given a voice on what should happen in the communities that we invest so much of ourselves in.

I request your thoughtful consideration on the matter and an immediate pause of this rushed and short sighted implementation.

Thank you,

Justine Ryder

## THE UNASSAILABLE CASE AGAINST BLANKET REZONING

### Introduction

While we applaud the City for endeavoring to address the affordable housing issue currently plaguing major urban centers across Canada, there are a number of serious impacts associated with the Blanket rezoning approach. In the opinion of the authors, there exist much more effective solutions to deal with the issues without the attendant drawbacks, in particular the wholesale disruption of existing, highly functioning neighbourhoods.

The following discussion paper elaborates on the efficacy of the blanket rezoning approach, the myriad unintended consequences and provides alternatives tailored to address the affordability issue based on sound planning principles, which more adequately consider related social, environmental and economic objectives. The proposed solutions are readily implementable, predictable in terms of results and well within the City's purview with respect to resources and expertise.

### Blanket Rezoning PROs and CONs

The following provides a summary of the City's arguments in support of the Blanket rezoning initiative along with the myriad counter arguments.

#### PROs

The City of Calgary is advocating for a proposed blanket rezoning initiative as part of its broader strategy to address housing affordability and diversity within the city. Based on the City's published documents<sup>1</sup> these are the primary arguments in favor of this initiative:

1. **Increased Housing Options and Affordability:** The initiative aims to redesignate residential areas that currently only allow single or semi-detached homes to also permit row houses and townhouses. This change is intended to provide more housing options, thereby improving housing affordability for Calgarians by increasing the supply of homes. The proposal is aligned with the city's broader housing strategy, "Home is Here: The City of Calgary's Housing Strategy 2024-2030, which was approved to address ongoing housing affordability challenges.
2. **Streamlining the Development Process:** By changing the default zoning, the initiative seeks to streamline the development process, eliminating the need for individual public hearings for each new project within the rezoned categories. This is expected to reduce bureaucratic hurdles and accelerate the construction of new homes, facilitating a quicker response to housing demand.
3. **Supporting Diverse Community Needs:** The rezoning initiative is seen as a way to support the needs of diverse households by allowing different types of housing within communities. This includes facilitating the construction of rowhouses and duplexes, which can provide more affordable housing options and potentially include secondary suites for additional income or affordable rental options. These housing types are intended to attract a range of residents, from families to single occupants, enhancing community diversity.
4. **Utilizing Existing Infrastructure Efficiently:** The proposal argues that most established communities, particularly those built before 1980, have existing infrastructure capacity to support increased density. This is due to declining populations in these areas and the construction of more

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<sup>1</sup> <https://www.calgary.ca/council/ward-1/articles/housing-strategy-update.html>

efficient housing units. By increasing the types of housing allowed, the initiative aims to make better use of this existing infrastructure.

5. **Improving Overall Housing Market Dynamics:** Adding new homes to the market, even if they are initially priced higher, contributes to overall housing affordability. This is because it reduces competition among buyers and renters, leading to more reasonable prices across the market. Additionally, offering a variety of housing types gives consumers the flexibility to choose homes that best fit their budgets and lifestyles.
6. **Encouraging Development in Established Areas:** The initiative is part of a broader approach to encourage development within established areas of the city. This is intended to meet the high demand for homes in these locations, providing more housing choices closer to employment and amenities, which can reduce commute times and environmental impact.

**The aforementioned objectives can be readily achieved through conventional planning protocols and processes without resorting to a “sea change” in the form of Blanket rezoning.**

## CONs

Counterarguments to the proposed blanket rezoning initiative by the City of Calgary are based on various concerns and acceptable principles of urban planning and development. While the initiative seeks to address housing affordability and increase housing options, there is an abundance of potential downsides and challenges that must be considered by an informed City Council:

1. **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighborhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighborhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.
2. **Environmental, Climate Change and Green Space Concerns:** 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. Reduction of the urban tree canopy runs directly counter to the City’s stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.
3. **Negligible Affordability Improvements for Lower Income Households:** While adding more housing units is intended to improve affordability through increased supply, there's no guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units that are out of reach for many, particularly in desirable neighborhoods, thus not effectively addressing the core issue of housing affordability for all segments of the population.
4. **Strain on Existing Infrastructure and Services:** While the initiative assumes existing infrastructure can support increased density, there could be unforeseen impacts on local services and infrastructure, including roads, schools, parks, and emergency services. Higher density, in areas previously planned for single family, could lead to congestion, overburdened public amenities, and a need for significant upgrades to infrastructure, which might not have been adequately anticipated or budgeted for. In this respect a more thorough analysis of these issues is warranted prior to the wholesale application of blanket rezoning.

5. **Parking and Traffic Congestion:** Increased density typically leads to more vehicles in a given area, potentially exacerbating parking shortages and traffic congestion. This will diminish the quality of life for residents, reduce the attractiveness of neighborhoods for potential buyers, and negatively impact property values. The proposed changes might not adequately address these challenges, particularly in areas without robust public transportation options.
6. **Loss of Single-Family Homes:** While the initiative does not forbid the construction of single-detached homes, the market dynamics will likely favor the development of more profitable multi-family units. This will gradually reduce the stock of single-family homes, a desirable structural option for empty-nesters and seniors wishing to remain in their existing neighbourhoods. It will also limit choices for families desiring this type of housing and alter the landscape of neighborhoods that traditionally featured detached homes. The incentives to redevelop perfectly accommodating single family bungalows will displace many seniors, who would have otherwise preferred to age in place.
7. **Lack of Certainty and Its Proven Impact on Health and Well-Being:** The Blanket rezoning proposal provides no certainty as to an individual's living environment even in the short term. Certainty of one's preferred living experience is a key determinant in the home buying process. Conversely, uncertainty has a major negative impact on one's health and well-being. Uncertainty exerts a strong pull on our thoughts, and inhibits our ability to act, leaving us anxious and psychologically fragile. Waiting for certainty can feel like a million tiny cuts, leaving us consumed with anxiety.<sup>2</sup>

This unintended consequence of the initiative is contrary to the City's planning for healthy communities' principles as articulated in the most recent Area Structure Plans (example - Nose Creek Area Structure Plan) and has the potential to create uncertainty and its related negative health impacts for +/- 600,000 Calgary Households currently occupying single-family dwellings.

We defy anyone living in a single-family dwelling in any neighbourhood, regardless of price range to wake up one morning to discover an 8-unit multiplex with limited parking going in next door and not suffer severe anxiety. The health care system is under enough duress without additional burdens.
8. **Loss of Freedom of Choice:** Freedom of choice is a central tenet of Western Civilization, the freedom to choose between different possible courses of action and by extension, the freedom to live in a neighbourhood which reflects and embodies one's preferred attributes in terms of aesthetic, environmental, social and economic characteristics. Up till now the citizenry of Calgary have had the freedom to aspire to and ultimately choose their preferred living environment. In a headlong and misguided rush to enforce equity and inclusivity in all possible circumstances, the City is sacrificing this particular freedom, a choice that has been clearly demonstrated by the majority of Calgary households.
9. **Massive Economic Impact:** An analysis by experienced certified appraisers suggests a potential loss of \$52B in existing equity for the \$262B of current investment in single family units with a concomitant impact on the Municipal tax base.
10. **Reduction in Home Ownership in Favour of Increased Rentals.** Home ownership has been proven to develop more engaged communities as home owners are more apt to invest in their property and community. This fosters a stronger sense of belonging, participation and community engagement. Ownership provides greater personal control over housing costs compared to renting. Home ownership is also considered a form of forced savings, leading to wealth accumulation over

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<sup>2</sup> Robinson, Brian E., Ph.D "Why You Hate Uncertainty and How to Cope", Psychology Today. Nov. 2020.



time as owners pay down their mortgages. This equity is often leveraged for other investments, education, or retirement, contributing to greater economic stability and security overall.

11. **The Blanket Rezoning Model is Unproven.** Based solely on a hypothesis, there exists no tested or verifiable results that the proposed blanket rezoning model provides the results it espouses; whereas Comprehensive Neighborhood Development Plans have been proven with positive results for many decades in Calgary. To deploy an unproven model on the citizenry without ample testing, due diligence and proof of positive results would be unconscionably irresponsible. *Once deployed the negative effects of the blanket rezoning initiative would be difficult, if not impossible to reverse.*
12. **Blanket Rezoning Cannot Respond to Local Needs.** Just as community associations understand the needs of their community better than Municipal Government, which understands its City better than the Province, which understands it's Province better than the National Government. Blanket rezoning is a national initiative, that naively purports to solve micro issues with a macro solution.

Each of these counterarguments emphasizes the need for a balanced approach to urban development, one that considers the long-term impacts on communities, infrastructure, and the environment. While the goals of increasing housing affordability and diversity are commendable, the methods to achieve these objectives need to be carefully evaluated and designed to mitigate potential negative outcomes. In other words, PLANNING in the traditional sense as opposed to a retrograde “one size fits all” approach.

## The Creation of a Perpetually Affordable Housing Supply

As evidenced, the ability of the initiative to address the key issue of affordability is questionable and the consequential impacts, unintended and otherwise, are legion and significant. The City is wielding a sledgehammer when a scalpel is required to reshape the urban landscape.

The City does however possess the means in both ‘men and material’ to solve the problem and on their own substantial land base.

## Land Cost – A Barrier to Affordability

Land development and building when in the hands of the private sector are “for profit” enterprises. Developers are typically looking for returns in the 20 to 25% range with builders adding another 14% or better to the final selling price of a unit.

The land component of the majority of most lower density housing forms (i.e., single-family, semi-detached, duplex, townhouse and multiplex) is between 25 and 30% of the final selling price of the unit with materials, labour, marketing, project management and profit constituting the remainder.

Land developers and builders are incentivized to deliver housing products that will render an acceptable profit margin and, given the fixed cost components, there is little scope for providing ‘affordable’ versus ‘market rate’ housing.

While the City has virtually no influence over most of the fixed cost components (i.e., materials, labour, marketing, project management and profit), it has at its disposal a land base and the administrative capability to deliver housing between 25 and 33% below market values for comparable units, or truly affordable housing.

## City Land Supply – A Lost Opportunity

Over the past twenty years, the City of Calgary has generated through planning studies redevelopment schemes on City-owned parcels adjacent to LRT stations, excess school sites and larger agglomerations. These redevelopment initiatives represent the potential for thousands of affordable housing units of various structural types (from townhouses to hi-rises.) Unfortunately, very few of the identified opportunities have been acted upon.

These studies could be easily reactivated and form the basis of a comprehensive affordable housing strategy.

## The Proposition – A Mechanism to Achieve Perpetual Affordability

The City establishes a housing management entity (Affordable Housing Corp) that oversees the development of affordable housing. Alternately, parameters are established for private companies to undertake this development. Land in the municipal inventory is leased to AHC for a nominal amount for a long term (say 99 years). Durable, long-term housing is developed and sold by AHC absent the land cost at approximately 30% less than comparable housing. Purchasers are screened to meet an income and means test to qualify for affordable housing. Terms of sale require that the property must be owner-occupied. The owner may sell the property however the property must be sold back to AHC at a cost base plus the cost-of-living increases over the duration of occupancy. The property can then be re-sold to the market again on an affordable basis (presumably 30% under market) providing a perpetual affordable housing model, limited only by the durability of the property. When the property ultimately reaches its end of life, the AHC may rebuild on the property under the same model because the land stays in the commons under the control of the Municipality.

The model is equally applicable in the delivery of rental units. The split between ownership and rental would be determined through an examination and projection of City supply/demand characteristics.

Given this model, affordable housing remains perpetually affordable rather than only initially affordable and thereafter absorbed by the market. A key component is the availability of City owned land. The model could also utilize Provincially owned land, such as surplus school sites. Most school land owned by the Province carries the caveat that if sold, must be sold at market value. This has prohibited the re-development and efficient re-use of these sites for affordable housing and other community functions. By leasing these sites, rather than selling the land, the perpetually affordable aspect is achieved.

## Summary and Recommendations

The following provides a comparison of the Blanket rezoning initiative versus Comprehensive Neighbourhood Planning coupled with an AHC in terms of addressing the City's stated objectives.

BLANKET REZONING	COMPREHENSIVE NEIGHBORHOOD PLANS PLUS AHC MODEL
<b>1) Increased Housing Options and Affordability</b>	
Questionable ability to provide affordable housing in numbers capable of satisfying demand. Unlikely to address affordability for lower income households	Well located, contextually appropriate projects at scale and affordable rate. Ability through reduced land costs to address lower income households
<b>2) Streamlining the Development Process</b>	
Zoned parcels do not require individual public hearings, however blanket rezoning has potential to cause a significant backlog of appealed development permits at SDAB if affected residents and/or community associations are opposed.	A comprehensive neighborhood plan will designate the most appropriate sites for intensification along with AHC projects, thereby eliminating friction in the approval process.
<b>3) Supporting Diverse Community Needs</b>	
The majority of Area Redevelopment Plans currently provide for diverse housing options and the Local Area Plan Process is providing for alternatives and considerable intensification. Therefore, blanket rezoning is unnecessary.	Comprehensive Neighborhood Plans along with the AHC model achieve the stated objective without the attendant impacts.
<b>4) Utilizing Existing Infrastructure Efficiently</b>	
Sporadic/scattered redevelopment engendered by blanket rezoning of single-family neighbourhoods is not considered an efficient use of infrastructure v/s selective large-scale redevelopment.	Development of City land which has sat vacant in prime locations for an extended period (+/- 25 yrs.) would be an extremely efficient use of existing infrastructure. Especially on a larger scale that takes advantage of public transit (ie LRT Stations)
<b>5) Improving Overall Housing Market Dynamics</b>	
<p>“Adding new homes to the market, even if they are initially priced higher, contributes to overall housing affordability” is not only counter-intuitive, but spurious in the extreme. By the City’s own admission, blanket rezoning will result in <i>“adding higher priced homes to the market”</i>.</p> <p>The Authors’ experience over the past 40+ years suggests that house prices in YYC have remained stable or increasing, except during two periods (NEP 1981 and 2007 sub-prime mortgage crisis) caused by exogenous and extreme events. We are unaware of any instance in history where an oversupply without a concurrent financial anomaly has caused a reduction in average house prices.</p>	The AHC model will provide truly affordable housing in perpetuity, again without the attendant disruption and negative impacts.
<b>6) Encouraging Development in Established Areas</b>	
Blanket rezoning represents a shotgun approach to re-development in established areas and will not achieve the volume or type of development required to address the affordability issue.	Comprehensive Neighborhood Plans accomplish this objective in a more rational and considered way allowing for intensification that provides for desired synergies and adjacencies, mixed uses, live/work and unique living arrangements (coop housing, etc).

This is best accomplished through comprehensive and contextually appropriate planning.	
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## RECOMMENDATIONS

We respectfully table the following recommendations to Calgary City Council for due consideration:

- 1) That the City abandon the Blanket rezoning initiative/bylaw in favour of Comprehensive Neighbourhood Plans (Local Area Plans) that identify specific areas/sites to be rezoned for duplex, townhouse and multiplex structures along with multi-family uses, including four and five storey, mid-rise and hi-rise buildings.
- 2) That the City establish an Affordable Housing Corporation along the lines as previously described to deliver below market rate housing in both ownership and rental tenure in a variety of structural types.
- 3) That the City identify and make available under a lease structure, municipally owned parcels throughout the City as part of the Affordable Housing Initiative.

### Authors:

Sano Stante CCIM, ICD.D is a 40+ year veteran Calgary real estate professional. A past Chair of RECA Residential Council, Past Chair of Attainable Homes Calgary Corp, Past President of CREB, and past Director of CREA's MTC responsible for Realtor.ca. Sano is a founder of NewWay forming, Sungroup Solar and Tri-Energy Tech. Mr. Stante has been instrumental in innovative projects throughout Western Canada, from bridges, to subdivision, infill to historical preservation, to health-care. Sano is an effective advocate of sustainable communities and received the Quality of Life award from Alberta Real Estate Association. Sano currently instructs real estate sales management at REDI U of C Haskayne. Sano is a native Calgarian with deep roots in the community and a key player in the improvement of Calgary's urban landscape with a passionate interest in sustainable development.

Stephen Shawcross is an Urban Planner and past partner/director of the IBI Group (Now Arcadis), a multi-disciplinary consulting firm of some 40,000 professionals practicing world-wide. Over the past 44 years he has been involved in the planning and development of some 40 Calgary communities including Garrison Woods, Currie Barracks, Quarry Park and the University District. He has also authored/directed over 100 studies for the City of Calgary, including the initial community intensification exercises (Shaganappi, Banff Trail, and Capitol Hill) and development feasibility studies for City owned lands for transit oriented developments (TODs).



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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required]                      Craig

Last name [required]                      Ryder

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Council meeting - Public hearing: Citywide Residential Rezoning

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

In opposition

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

As a lifelong Calgarian, I am writing to express my opposition to the proposed blanket residential rezoning. When I bought my residential property in 2019, the main criteria for purchase was an R1 area. I spent my life savings on a house that I purchased on the basis that I would live in a lower density area long term, and I paid a premium at the time to do so. The R1 zoning in my community should be maintained.

While I appreciate and understand that we currently need solutions to address housing concerns in Calgary, this one size fits all approach will have many un-intended consequences and I feel that there are several other solutions to help improve housing access that don't have such a long list of negatives associated with them.

As this blanket rezoning proposal was not campaigned on during the 2021 election and given its far reaching consequences, the proposed blanket rezoning should be decided by plebiscite, not decided solely by City Council. In my opinion, each community should be able to vote on rezoning of their particular community and if 2/3 of votes are in favor of rezoning then and only then should blanket rezoning for that community proceed.

Additionally, I don't agree with the Federal Government's approach to how they are demanding rezoning in exchange for funding. We should not be scared to say no to this.

I appreciate your consideration of my viewpoints.

Sincerely,  
Craig Ryder



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I have read and understand the above statement.

First name [required] Marg and Don

Last name [required] Weber

How do you wish to attend?

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

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

Date of meeting [required] Mar 11, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Housing issue in Calgary

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

In opposition

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

We the citizens of Calgary do not want our single family bungalows torn down to make way for developers to build multi-story buildings on our single family lots. Take these buildings out of the residential streets if /Calgary and build them in the 5 new communities that will be or already are annexed by the city.





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First name [required]                      Gordon

Last name [required]                      Stewart

How do you wish to attend?

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

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

blanket rezoning

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

In opposition

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

Council approach to this is doing exactly the wrong thing. I very much support intensification and making much better use of our infrastructure. This is taking a sledgehammer to our communities. The lack of regard for parking issues is not reasonable. Allowing this much densification while ignoring parking issues and removing off street parking requirements is foolish. The shot gun approach will ruin the integrity of our communities. I am not so concerned about traffic issues they can be managed. However what is proposed is absolutely the wrong direction. STOP go back and do the work. Come up with plans that address the issue while at the same time respect the unique nature of individual communities. Put away the shotgun and get to work.



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I have read and understand the above statement.

First name [required]                      Curtis

Last name [required]                      Atkinson

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 15, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

This is Dictatorship. The property values will plummet--trust me! OPPOSED

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

In opposition

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

This dictatorship kills the values of MC-1 areas. On the backs of hard-working Calgary-ans. All for expansion of housing, only in the sprawl area of Calgary. There were reasons and ambitions for buying in an RC-1 area. How is it that you take that from Community members arbitrarily? This is not a dictatorship and has serious repercussions for many. This is a horrible idea for those that have worked hard for their homes and communities. This needs to be stopped and ended for good.



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I have read and understand the above statement.

First name [required] Elsa

Last name [required] Bolen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

City wide rezoning

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

In opposition

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

Re-zoning residential neighbourhoods for multiplex living will not create affordable housing and will degrade existing communities. Current infrastructure was not built with these units in mind, parking, waste management, etc. Calgary doesn't have a problem with the amount of houses...it's the PRICE of houses and rent that is making the city unliveable.



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I have read and understand the above statement.

First name [required]                      Bevis

Last name [required]                      Ostermann

How do you wish to attend?

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

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

Date of meeting [required]                      Mar 19, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Rezoning Bylaw

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

In opposition

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

We are adamantly opposed to this proposed wild west "Build anything, anywhere, any time" bylaw. It only serves to the advantage of the development industry and will do nothing to solve the housing affordability problem. Developers will build to the highest level they can to maximize their return on investment, not for any altruistic objective for the good of society. Furthermore, if passed, this bylaw will have a negative impact upon the value of our property and the significant investment we have made. Our investment was based upon a set of rules, and we must protest against these proposed changes. Our votes in the next election will go to those opposed to these radical changes.





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I have read and understand the above statement.

First name [required] Richard

Last name [required] Allen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Rezoning for housing

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

In opposition

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

I do not support the proposal to institute city wide rezoning in Calgary. It has the potential to significantly alter communities that are largely based on single family dwellings. People have invested in these communities because they want low density housing, access to existing community infrastructure and so forth. Those that I have spoken with do not want to have multi-unit residences built next door to them. The city has already provided for mixed density in new communities. Purchasers in those communities are aware of that up front and can make an informed decision as to where they will buy. With this proposal it becomes a "crap shoot" with anyone exposed to the potential of having a single family residence next to them replaced with a multi-unit residences. In my view, such an approach will have a negative impact on the property values of existing single family residences, increase traffic, increase on-street parking congestion and is completely inappropriate for neighborhoods that were planned and built on low density housing.



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I have read and understand the above statement.

First name [required] Jatinder

Last name [required] Sahi

How do you wish to attend?

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

Date of meeting [required] Mar 19, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

City REZONING ALL OF CALGARY - every neighbourhood. Allowing for 8 unit mul

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

In opposition

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

I'm not in favour of building 8 units on 50 ft lot. That is not the solution of housing affordability. City of Calgary has enough land all around the Calgary and it should look at those area to expand the city, land is not the problem for Calgary so leave the inner beauty of the city intact don't mess with that please.



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I have read and understand the above statement.

First name [required] Joel

Last name [required] Lipkind

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

Date of meeting [required] Apr 22, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

City wide rezoning residential land use designation to R-CG

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

In opposition

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

I am opposed to blanket rezoning due to negative environmental impacts, negligible affordability improvements in my area for lower income residences, severe strain on existing services and infrastructure, huge increase in parking and traffic congestion, loss of freedom of choice what type of district I wish to live in, loss of ability to live in a low density neighbourhood and severe reduction in diversity of character of districts in Calgary.



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I have read and understand the above statement.

First name [required]                      Karen

Last name [required]                      Bruce

How do you wish to attend?

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

Date of meeting [required]                      Mar 11, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

City wide re-zoning

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

In opposition

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

My husband and I are against the proposal to blanket re-zone the majority of the City. This will have a huge impact on single family residences. We are asking that this go to a plebescite. As none of the Councillors or Mayor ran on this platform and if they had they probably wouldn't have been voted in.





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I have read and understand the above statement.

First name [required] Megan

Last name [required] Festa

How do you wish to attend?

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

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

Date of meeting [required] Mar 19, 2024

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



[required] - max 75 characters

A blanket wide city change to zoning is ridiculous. We didn't pay top dolla

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

In opposition

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



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I have read and understand the above statement.

First name [required] Samantha-Jo

Last name [required] Ashton

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Re-Zoning of Calgary

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

In opposition

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

I am in opposition of the rezoning of Calgary, particularly in the community of Willow Park. A large part of what makes these older communities so special is the large lots with big yards. Allowing these infills will ruin what makes these neighborhoods special. It will also make parking on the streets terrible. This will not provide AFFORDABLE housing. Imagine you are the builder, why would you spend \$1.5M and charge \$500k a unit. These units will be expensive, they will not fit in with the esthetic of the community, and they will lower the home values for everyone living there. The rezoning should be neighborhood specific, NOT city wide.



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I have read and understand the above statement.

First name [required] Roy

Last name [required] Joseph

How do you wish to attend?

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

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

Date of meeting [required] Mar 11, 2024

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



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

City of Calgary blanket rezoning

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

In opposition

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

I oppose the city of Calgary blanket rezoning plan without having plebiscite. Please give the people of Calgary an opportunity to have their say on blanket rezoning in a proper manner. A plebiscite would be an ideal option for everyone to have their say. In my opinion the blanket rezoning will bring our beautiful cities down to 3rd world standards. So I oppose blanket rezoning.



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I have read and understand the above statement.

First name [required] Melvin

Last name [required] Miners

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

Date of meeting [required] Apr 22, 2024

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



[required] - max 75 characters

Upzoning Strategy bylaw

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

In opposition

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



Dear Council Members:

I am totally against the concept of the proposed blanket upzoning bylaw.

Under the proposed upzoning bylaw, any single family home on a 50 foot lot, sold in Calgary could be knocked down and replaced by 4 town houses, up to 3 stories tall, and consisting of lower and upper units: the equivalent of an 8-plex replacing a single family home. Many, if not all the upper units will probably be two or three bedroom units.

R-CG requires that 4 parking stalls be provided on-site (for the 8 units); all other parking will be on the street. Realistically, only 2 cars can fit in front of a 50 foot wide lot. The other 2 or more cars will be competing for spaces in front of neighbour's houses. Around the University or SAIT, many of these units will be populated by single students or couples, most with cars. Hence, not only will there be one car per unit, there could be two cars per unit for a total of up to sixteen cars per lot.

Developers will love this zoning change: The money to be made! The lack of interference!

The upshot of this blanket bylaw will be to destroy existing neighbourhoods and create a parking nightmare.

If anything, the upzoning should be restricted to areas as defined in the TOD and especially those properties within one-half kilometre of the LRT stations. Any further away and people will not walk or cycle the distance, especially in winter with icy roads, pathways and sidewalks.

Yours respectfully.



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First name [required]                      Nancy

Last name [required]                      SHaMANNA

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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



[required] - max 75 characters

i would like to comment on the City of Calgary's Housing Strategy.

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

our family ,composing of 8 adults never elected our alderman to change the zoning. This was never discussed as an election issue. The alderman never ran for an election on this. WE personally do not like it as it disrupts our neighbourhood, with parking, not sufficient infrastructure, dangerous roads in winter, especially with young children crossing roads.  
We would strongly support a city wide and neighbourhood plebiscite in the next city elections.



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First name [required]                      Stephen

Last name [required]                      Gundry

How do you wish to attend?

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What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket up-zoning of residential properties to RC-G

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

11Mar24

Attn: Mayor Gondek and City Councillors

Re: Opposition to Blanket Rezoning to RC-G

I would have written this just to our Ward 11 Councillor but I know having talked with Ms. Penner when she was campaigning in our Fairview neighbourhood that she was promoting densification even before being elected. During that conversation she had no interest in my opinions, thoughts or concerns on the subject of densification. It is disheartening when a councillor demonstrates no interest in a constituent's concerns. So, to Mayor and Council please know that my wife and I do not support Blanket Rezoning to RC-G from our current R-C1 single family home land use designation. Attached is our full letter to Council. Email with our full contact information was sent to Councillors, Mayor and City Clerk

11Mar24

Attn: Mayor Gondek and City Councillors

**Via email**

Re: Opposition to Blanket Rezoning to RC-G

I would have written this just to our Ward 11 Councillor but I know having talked with Ms. Penner when she was campaigning in our Fairview neighbourhood that she was promoting densification even before being elected. During that conversation she had no interest in my opinions, thoughts or concerns on the subject of densification. It is disheartening when a councillor demonstrates no interest in a constituent's concerns.

So, to Mayor and Council please know that my wife and I do not support Blanket Rezoning to RC-G from our current R-C1 single family home land use designation.

We understand that because migration and immigration have been encouraged before the necessary infrastructure and services are in place, a housing shortage has resulted. One option may well be to increase density in order to provide more housing in some areas of the City. However, one option does not warrant Blanket Densification Rezoning.

Forty plus years ago, we moved to Calgary and looked at our housing options. We had been living in a high density area, in an apartment, and decided that dense neighbourhoods, apartments and condos were not options we would pursue. We sought out a single family neighbourhood, with bungalows and R-C1 zoning so we could live and raise our family in a neighbourhood with like-minded folks. We are aware that our neighbours could apply for development permits to make changes to their property but, there is a process where we can have input and be able to influence the final approval/decision. Council imposing a Blanket Densification Rezoning decision on us, without giving us the ability to meaningfully influence that decision, is wrong on many levels.

To help keep ourselves, future generations of seniors, and any mobility challenged people, out of the health care system for as long as possible, ground level single floor housing, as opposed to multilevel townhouses, duplexes etc. must be an abundant option.

In our opinion, the Heritage Community Plan is a good example of how the City made a decision on how to start densifying neighbourhoods without any meaningful engagement with community members, at a time and with a process where the community could make significant input that would substantively influence the outcome.

We see the negative effects in dense neighbourhoods when there is a house fire that destroys more homes than just the original house. The City has seen massive fires destroy wood-construction condo buildings. Significant changes to building codes and fire codes must precede any plan to increase density in neighbourhoods.

We do not support the City being blackmailed into the proposed Blanket Rezoning change as a condition to receive the Federal Government's taxpayer money.

Two Council decisions we will support are:

- rescind or don't proceed with plans to approval Blanket Rezoning to allow densification; or
- provide the opportunity for Calgarian's to give Council direction on the matter of Blanket Densification through an unbiasedly worded plebiscite.

If it is not standard procedure when the Mayor and Council receive a letter of concern from a constituent, we also request the City Clerk include our letter as part of Council's agenda package for the Public Hearing and to include it as part of the public record for your April 22<sup>nd</sup> Blanket Rezoning meeting.

Sincerely,

Stephen Gundry and Kathy Keeler



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I have read and understand the above statement.

First name [required] Jan

Last name [required] Leach

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)





Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

public meeting on Housing Strategy

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The issue of blanket rezoning of communities in our city is a very poor idea and not sure that a few people on council can make this decision for the taxpayers of Calgary. A great deal of thought was put into purchasing a home in certain zoning areas specifically to alleviate density and not have people living on top of one and other. The negative impact of high density zoning puts a strain on most city services when allowing more density in an area zoned for single family residences. We pay an exorbitant amount of taxes as is and added strain just creates more costs. By owning our own property , we are not interested in having more flexibility for future needs. It is amazing how our mayor has been sucked into the Federal Government's policy to address the housing crisis when in fact they are the very cause of this whole mess. Perhaps council needs to listen to their constituents. If blanket rezoning is an idea put forth to address the housing crisis then perhaps a plebisite is necessary to get the opinion of all Calgarians; not just a few members of council.



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I have read and understand the above statement.

First name [required]                      Nicholas

Last name [required]                      Mason

How do you wish to attend?

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What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Much needed complete city wide rezoning

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please complete the rezoning asap. Many newcomers and lower income residents require it immediately.



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I have read and understand the above statement.

First name [required] Janine

Last name [required] Maffett

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

Public Hearing of Council

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to citywide rezoning. While I understand and appreciate the need for additional housing in Calgary, council should NOT be making this decision without the input of Calgarians through a plebiscite.

When we bought our house, we bought not just the dwelling, we also took a long, thoughtful look at the neighbourhood - the trees, the sidewalks, the availability of street parking. Those things change when you increase density.

For most of us, our home is our biggest asset and our mortgage is our greatest financial obligation. When we signed on the dotted line for our mortgage, there was no disclosure of the risk that the house next door could become a multi-unit building which will likely negatively impact the value of my property.

I am not against densification, I am against builders and developers being given free rein to do whatever they want without considering the homeowners/taxpayers who already live in the area. And as a taxpayer, I deserve the opportunity to vote on this issue.



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I have read and understand the above statement.

First name [required] Charles

Last name [required] Trypka

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 14, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Approval of rezone bylaws

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am seriously concerned that changing the zoning in WillowPark and Maple Ridge and a number of other areas in Calgary will serious affect home values negatively and ruin the character of the neighbour hoods. The rezoning should absolutely not be passed.



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I have read and understand the above statement.

First name [required] Alex

Last name [required] Tahmazian

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Mar 19, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)





**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to rezoning all R1 communities. I live in Willow Park, I paid a premium to live in an R1 community. Rezoning will absolutely have potential to impact our property values. Will the City reimburse us? This action was not taken with citizen approval. This should have been a plebiscite.



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I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

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I have read and understand the above statement.

First name [required] Kristin

Last name [required] Reguly

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

Re-zoning - R-CG etc

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I own a single family home. I see nothing but difficulties if a single family home in our neighbourhood was changed to an R-CG. We recently had a neighbour that had many people renting in a single family house and parking became a nightmare, arguments erupted on the street, and all the extra people using amenities.



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First name [required] Botond

Last name [required] von Heilbronn

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Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City-wide rezoning

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

1. Where are you going to get Water from to support further expansion of housing to support more people? If you have not noticed, 2023 had a extremely low river level. Cities need to stop expanding their populations especially when there are ever-increasing concerns about water supply in the immediate time horizon.

2. Some areas simply cannot support more density. Lakeview is already a multi-residential community and definitely cannot handle additional density. As it is, this two road egress community cannot handle the current level of automobiles residential and Glenmore Park use. I would like you to enjoy the traffic when the community is used as a detour in the attempt to possibly get by the traffic jams caused by accidents on Glenmore. Last year I could not even get near my house to park my vehicle and by the way emergency vehicle access was hindered as well and there was an emergency which the ER service vehicles were delayed to reach destination or ER services on exiting area.

3. City of Calgary still has not met the opportunity of increasing density around LRT stations by allowing building of high rise structures around LRT stations. I believe this was the Go plan? I would evaluate that the increased density around Chinook and Brentwood stations are the only areas meeting the Go plan. The continual building of more high rise units around Sunnyside LRT shows the eventual failure of moving through the community in a timely manner. Likewise, Marda Loop show the same inability to traverse the area in a timely fashion.

Continual growth of cities is an unsustainable and environmentally damaging proposition. What real purpose does it serve to disregard sustainability, environmental damage, etc. in order to provide more housing. factors should rank higher than just opening the floodgates to more people. Like the country, cities should be closing the borders and setting limits to the ups and downs of boom and bust cycles.



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I have read and understand the above statement.

First name [required]                      Chris  
Last name [required]                        Hughes

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Mar 11, 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

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am against the blanket rezoning, based on concerns of the following.

- Parking / traffic
- Public works / infrastructure
- Increased costs on public transport
- Loss of privacy
- Increased strains on schools
- Policing and first responders

There will be an increase of affordable rental housing. While this does have immediate benefits it will create the long term problem of a massive transient population that has no investment in the community that they will reside in. This will cause long term residents the become despondent and loose interest in investing in their community. For example if my street of ten houses becomes a street of 70 why would I bother keeping up appearances as others won't.



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I have read and understand the above statement.

First name [required] Karen

Last name [required] Chambers

How do you wish to attend?

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What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Mar 11, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)





[required] - max 75 characters

This blanket policy is set to ruin our city and neighborhoods with no foret

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This blanket policy will change the face of our established communities at the bidding of developers with no forethought to infrastructure and the capacity of the neighborhood. Our neighborhood has just completed a comprehensive rezoning to accommodate multi unit properties in specific corridors. This planned strategy makes sense and was successful in increasing the density of the neighborhood. This blanket policy is a recipe for disaster.



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First name [required]                      Stephanie

Last name [required]                      Carrita

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What meeting do you wish to comment on? [required]                      Council

Date of meeting [required]                      Mar 19, 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

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I urge you to do a full vote on the "blanket re-zoning". You are here to represent us, and what we want. Not one person I have spoke to that lives in the se/se/nw communities is for this.

Do your homework before you make a drastic decision like this. And remember who you represent.



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First name [required] Hayley

Last name [required] Gislason

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



[required] - max 75 characters

Citywide Rezoning (Rezoning Bylaw)

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to you as a citizen of Calgary residing in Ward 7 to express my support for citywide rezoning.

I trust as members of Council you will not cater to special interest groups in this (or any) matter. Consider that "Single Detached Homeowners" are in fact a special interest group. Typically, their special interest is to keep their neighbourhoods as low density as possible, despite the financial, social and climate harms this causes our city and the community as a whole.

Single detached homeowners likely make up a large percentage of the nay-sayers on this issue, but I trust that you will not vote based on consensus or majority rules. If politicians did that, we wouldn't have things like bike lanes or the Peace Bridge, as examples. Despite overwhelming opposition, it turns out that bike lanes and the Peace Bridge made our city a better and more equitable place to live for everyone. The people once angry about those things adapted to the change, or dare I say, maybe even changed their minds. I believe if passed, the same will be true of citywide rezoning.

Political will is doing the right thing even in the face of opposition. Please find the political will to not cater to this special interest group, and instead do what's best for the collective community, including future Calgarians, renters, people who can't afford a home in this market but maybe could if there was more "missing middle" supply. What's best for the community is to pass this proposal.

Consider our city 10, 20, 50 years from now. Imagine this new bylaw is passed and, hypothetically, you went to knock on every single new door of every single new home that was enabled to be built by this zoning change, and if you were to ask the people in those homes "Do you support the bylaw that enabled your home to be built, and built in this neighbourhood?" I'm willing to bet 100 per cent of them will say "Yes." So picture in 10, 20, 50 years from now, the support for this will be several thousand more voices strong, voices that are not here today because they don't exist yet, but they will exist. They will be here soon.

Thank you all for your service to Calgarians and hearing my perspective on this proposal.

## **Re: Support for Citywide Rezoning**

Dear Mayor and Council,

I am writing to you as a passionate citizen of Calgary, residing in Ward 7, to express my support for citywide rezoning.

I trust as members of Council you will not cater to special interest groups in this (or any) matter. Consider that “Single Detached Homeowners” are in fact a special interest group. Typically, their special interest is to keep their neighbourhoods as low density as possible, despite the financial, social and climate harms this causes our city and the community as a whole.

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Also, remember that with very low density suburban neighbourhoods, the financial cost of the infrastructure in the long run vastly outweighs the revenues the municipality will get in return. In other words, people like me who live in higher density neighbourhoods subsidize low density neighbourhoods. Or put another way, generally speaking, lower income people are subsidizing higher income people. This is the opposite of a fair and equitable society. While the issue I'm speaking of is also an issue with our tax model, I believe citywide rezoning will help.

As Council, you hold the power to improve supply of homes and housing choice in Calgary – with less expensive and unsustainable sprawl and while ensuring an equal treatment across neighbourhoods. Please do everything you possibly can to ensure Calgary's housing prices don't become like those of Toronto and Vancouver. You have an incredible opportunity before you to shape Calgary's future on the right side of history.

As a Calgary citizen of Ward 7, I support citywide rezoning, because I support housing supply and choice in all neighbourhoods, I support any action that could help our city from becoming grossly unaffordable,

I support inclusivity and more neighbours in my and all neighbourhoods to help our city be sustainable, and I support doing what's right more than doing what's popular.

Thank you all for your service to Calgarians and hearing my perspective on this proposal.

Sincerely,

Hayley



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First name [required] Robert

Last name [required] Watson

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)





[required] - max 75 characters

City Wide Re-Zone

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Our family objects to the re-zoning and this will NOT provide AFFORDABLE housing this cannot be done in a cart blance approach across the city. The council actually needs to actualy do some real work and think about what needs to be done where rather than give a blanket approval. The zoning as noted is a very poor plan that has not been thought out and will not provide affordable housing to those that need it. Please do your homework and look at the communities/locations where this makes sense.



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First name [required] JENIFER

Last name [required] GUILLEMIN

How do you wish to attend?

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In favour

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in favor of blanket rezoning for the City of Calgary; however, I live in a neighborhood where many residents staunchly oppose the proposal. Change is inevitable. Homes are needed and our schools, especially in the inner city, need more kids to stay open. I welcome diversity in my neighborhood - diverse housing options and a range of income levels. The Calgary of 1950 is no longer appropriate for the needs of our growing population nor is housing well-equipped for resiliency as we face climate-derived uncertainties. I admire Council's willingness to table such a bold and (somewhat) dramatic approach to addressing the housing shortage. I also feel strongly that a plebiscite that is limited exclusively to homeowners is undemocratic - if Council decides to consult the masses, all residents of Calgary should be entitled to a say on the matter as zoning changes affect renters and the unhoused, too.



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First name [required]                      Gilian

Last name [required]                      Selby

How do you wish to attend?

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What meeting do you wish to comment on? [required]                      Standing Policy Committee on Community Development

Date of meeting [required]                      Mar 19, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket up zoning - request for plebiscite

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am in opposition to the proposed blanket up zoning that is being put forward to council.

The city has shown a remarkable lack of foresight and awareness of how the business of real estate and construction works. Blanket Up zoning - allowing anyone to build anything on any lot will only incentivize developers to create products that deliver the greatest profit margins for the builder. When we couple this with the new mandates for parking per unit, we are in essence allowing developers (even better - ones who are not in the city and have no vested interest in the city itself) to get in and get out with minimum effort and absolutely no thought or care for the result of their actions.

The City is handing its beautiful planned communities - the ones that people want to live in, that are thoughtfully laid out, that already deal with traffic and challenges - and is saying the only thing that matters to us is the potential for more taxes. We don't care if the result is a dog's breakfast of architecture.

At what point did the City of Calgary decide that developers should be the ones who decide what our city street scapes should look like and how our communities should be developed? At what point did it give up providing direction and working alongside communities and just decide that they only thing that appears to matter are not their constituents but the potential for greater taxes? Our master planned communities were thoughtfully developed alongside reputable developers who looked at how the entire community would flourish. This single step shows that the City has lost touch with what building a successful city looks like.



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I have read and understand the above statement.

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.

I have read and understand the above statement.

First name [required] Perry

Last name [required] Olson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Apr 11, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



**Public Submission**

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

Are you in favour or opposition of the issue? [required]

In opposition

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Many of Calgary residents have owned their homes for decades. In most cases homes were purchased based on location and community environment. Council should not be allowed to change zoning on a city wide basis negatively affecting existing communities. Development permits should be reviewed and submitted on individual basis within older communities that homes were built and purchased based on R1 zoning. Buyers who wish to live in higher density communities can make their choice accordingly.