



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

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

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

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

First name [required]

Garry

Last name [required]

Germscheid

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 - The City has initiated a citywide Land Use Designation

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

In opposition



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

As long term residents of West Hillhurst we strongly object to the City of Calgary's amendment to the Land Use Designation. Our neighbourhood has seen an incredible amount of densification over the last forty years with the addition of infills, row housing, townhouses, condos and side by sides to the point of feeling that we are in the wild west with the developers running the show. A plebiscite should have be presented on the Land Use Designation as it is generally negatively affecting all property owners within the neighbourhood. We purchased here because we loved the neighbourhood and the community but it is changing quickly with these zoning changes and amendments. We feel these changes will do little to provide affordable housing but will certainly enhance the bottom line of the developers.



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First name [required] Sanchia

Last name [required] Cooper-Breen

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the rezoning of my property and neighborhood. I wish for this issue to be put to a vote so that all Calgarians have the opportunity to be involved in decisions that affect their homes, their value, children, infrastructure and future. This is a democratic society and I'm opposed to the rezoning AND more importantly the decision making process that is being undertaken. This affects my well being and quality of daily life. This should not be a decision undertaken by council without my agreement on property that I own.



Public Submission

CC 968 (R2023-10)

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First name [required] **Jamie**

Last name [required] **Prpic**

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](#).)

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

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Strongly support all rezoning proposals to accomodate citizen housing needs.



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First name [required]

Duane

Last name [required]

Anderson

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

Blanket Rezoning proposal

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

In opposition



**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

Anderson submission to City Council April 2024.pdf

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(hidden)

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

I have attached my detailed submission opposing the blanket re-zoning being proposed by Council

**Submission to City Council – City Wide Re-Zoning**

Submission by:

Duane Anderson, 5019 Nolan Rd NW, Calgary AB T2K2N9

Email address - [duaneanderson@shaw.ca](mailto:duaneanderson@shaw.ca) phone – 403-220-1131

I am writing this submission to explain to City Council the significant concerns I and many of the other residents of the City of Calgary have with the proposed blanket rezoning for the entire City of Calgary. I will raise several areas of concern with the lack of information being provided to the citizens of Calgary, the lack of transparency, the total disregard by the current City Council to allow for appropriate feedback an input on one of the most significant changes to how our city functions, and the City Council's false pretense that this will help address the current City of Calgary Housing shortage and lack of affordable housing.

**Areas of Concern and lack of information being provided to the citizens of Calgary**

I attended one of the open houses being put on by the City of Calgary and found the information that was being provided and the people who were in attendance from the City of Calgary to answer questions, very underwhelming and I left the session feeling like the session was merely a show with fancy boards and brochures with no actual facts and information.

As a council you need to provide the information and answers to all citizens of the City of Calgary to the following questions:

**INFRASTRUCTURE CONCERNS:**

- What will be the impact on the infrastructure within each community of the proposed re-zoning?
- Can the existing infrastructure handle the increased density without millions, potentially billions of dollars of upgrades?
- If the infrastructure can't handle the increased demand and draw on its capacity, who will limit the development so that the infrastructure is not overloaded?
- Who assessed the roadway infrastructure and traffic flows for all neighborhoods subject to re-zoning to ensure the roadway network can accommodate increased traffic flow, parking demands, etc. resulting from rezoning?

No one could answer these questions when I posed them at the open house. **IF I WERE A CITY COUNCILLOR, I WOULD WANT ANSWERS TO THESE VERY NECESSARY QUESTIONS BEFORE I APPROVED ANY FORM OF BLANKET REZONING.**

To demonstrate my concerns, I will provide a specific example. Through rezoning, I can take a single-family bungalow with 2 maybe 3 bathrooms, with maybe 3 to 6 people, driving and parking 3 cars, using a certain amount of water and electricity from the current water, sewer and electrical infrastructure, and replace that bungalow with a row house with 4 upper units with 2 to 3 bedrooms and 4-1 bedroom units

**Submission to City Council – City Wide Re-Zoning**

below grade. Each of the upper units will have minimum 2 bathrooms and the lower units each would have minimum 1 bathroom. Each of the 4 upper units will have 2 to 3 bedrooms accommodating 3 to 6 people depending on the makeup of the family and the lower units would have minimum 2 people living in the below grade unit. Assume each of the upper units has 2 cars per household at a minimum and the lower units have 1 car. Doing the math

- Before rezoning for one single family lot – 3 to 6 people, 2 bathrooms, 3 cars
- After rezoning for the same lot – minimum 16 people up to a maximum of 36 people, minimum 12 bathrooms up to a maximum of 16 bathrooms, minimum 12 cars up to a maximum of 20 cars

This will be a **MASSIVE** drain on existing infrastructure. The overwhelming increase in water usage, the significant strain on existing sewer capacity, the substantial increased demand on transportation infrastructure, the lack of parking. These infrastructure demands will be astronomical. This is just an example of one unit in a neighborhood that may not have had any infrastructure upgrades for over 60 years. If 25% of a neighborhoods current single-family homes get replaced with row housing units it will not take long for existing infrastructure to fail **CATASTROPHICALLY**. If you were to factor in electric car needs and the drain on exiting electrical infrastructure, the picture will only get worse.

**THE QUESTIONS ON THE ABILITY FOR CURRENT INFRASTRUCTURE TO HANDLE THE IMMENSE IMPACT RESULTING FROM BLANKET REZONING MUST BE ANSWERED. AS CITIZENS OF THIS CITY, WE HAVE THE RIGHT TO DEMAND THAT THE CITY OF CALGARY RELEASE TO THE PUBLIC ANY ANALYSIS/STUDIES THAT HAVE BEEN DONE THAT VALIDATES THAT THE INFRASTRUCTURE CAN HANDLE THE INCREASED DEMANDS WITHOUT SIGNIFICANT FINNCIAL COSTS.**

**I AM AFRAID I KNOW THE ANSWER TO THIS CRITICAL SET OF QUESTIONS BASED UPON WHAT I WAS TOLD AT THE OPEN HOUSES. NO STUDIES ON INFRASTRUCTURE CAPAICTY HAVE BEEN DONE.**

**URBAN PLANNING – THIS IS NOT HOW IT IS DONE:**

- Proper Urban Planning involves detailed analysis on a community-by-community basis, evaluating what type of growth makes sense for that community and where that growth and densification takes place within the community. Blanket rezoning only creates a patchwork of re-development that is unplanned and ultimately leads to the failure of the community to properly exist
- Planning on a community-by-community basis provides the roadmap for growth and densification that is intentional and purposeful, taking into account the larger overall goal of preserving that community’s character, well being and future.

**COUNCIL SHOULD REJECT BLANKET REZONING AND INSTRUCT CITY ADMINISTRATION TO DO A COMMUNITY-BY-COMMUNITY REZONING PLAN. THESE PLANS CAN THEN BE PRESENTED IN DRAFT FORM TO EACH COMMUNITY FOR FEEDBACK AND INPUT, PRIOR TO BEING BROUGHT FORWARD FOR APPROVAL. EACH PLAN WOULD ALSO BE ABLE TO PROVIDE DETAILED IMPACT ASSESSMENTS ON A COMMUNITY-BY-COMMUNITY BASIS OF THE INFRASTRUCTURE IMPACTS OF DENSIFICATION RESULTING FROM THE RECOMMENDED REZONING FOR THAT COMMUNITY. THE COMMUNITY BASED REZONING**

**Submission to City Council – City Wide Re-Zoning**

**PLANS CAN ALSO FACTOR IN THE IMPACTS ON THE CHARACTER, WELL BEING AND FUTURE OF THE COMMUNITY RESULTING FROM THE REZONING PLAN.**

**THE SOLUTION TO THE HOUSING CRISIS AND AFFORDABLE HOUSING ISSUES:**

- The blanket re-zoning will not do anything to solve the housing crisis. This will only provide more housing at an unattainable cost for Calgarians.
- Based upon examples of what is already occurring in other neighborhoods throughout Calgary, removing single family homes and replacing them with duplexes or row houses does nothing to add affordable housing units. It only creates more high-cost housing on the same lot and the only ones making any money from the redevelopment are the developers.
- Which of the existing councillors honestly believes this will help solve the housing crisis and affordability issues?

Again, I will provide a couple of examples of what I have seen in neighborhoods near where I live. In the community of Highland Park, I have watched several single-family homes get removed and be replaced with row housing units. An example is the North East corner of 32 Ave and 2<sup>nd</sup> ST NE. There was an older single-family bungalow that was torn down and a was replaced by a 4-unit row house. I estimate the developer purchased the lot for between \$500,000 and \$600,000. After the row house was completed each of the 4 units were listed for \$600,000 and up. Is this affordable housing?

Another example is in the community of Highwood. A single-family home has been torn down at 390 Hendon drive NW and replaced with a duplex. Each unit of the duplex is currently listed for \$1,070,000 per unit. Again, is this affordable housing?

**AFFORDABLE HOUSING NEEDS TO BE PURPOSE BUILT UNITS THAT ARE BUILT TO A SIZE AND STANDARD THAT TRULY MAKE THEM AFFORDABLE. CAREFULLY PLANNED AND COORDINATED RE-ZONING AND URBAN DEVELOPMENT PLANS ON A COMMUNITY-BY-COMMUNITY BASIS, THAT CONSIDER ALL FORMS OF HOUSING INCLUSIVE OF AFFORDABLE HOUSING UNITS, IS THE PROPER AND APPROPRIATE WAY TO RE-DEVELOP OLDER NEIGHBORHOODS IN OUR CITY. BLANKET REZONING WILL ONLY PAD THE POCKETS OF THE DEVELOPERS WHO KNOCK DOWN OLDER SINGLE-FAMILY HOMES AND REPLACE THEM WITH HIGH-COST DUPLEXES AND ROW HOUSING UNITS THAT ARE NOT AFFORDABLE FOR LOWER INCOME CALGARIANS.**

**CITY COUNCIL CONCERNS:**

- Which of the existing Councillor members campaigned on a platform to support blanket rezoning?
- Why are certain members of Council afraid to put the most important issue in the City's history to a plebiscite? What are they afraid of hearing?

**Submission to City Council – City Wide Re-Zoning**

- Who on Council believes a one-day hearing on April 22, 2024 will allow the citizens of Calgary to properly voice their concerns? A City of 1.4 million people gets 12 hours at 5 minutes per person to “address council”. This will equate to a total of 144 people to speak on this issue. What members of Council feel this will give a representative sample of Calgarians concerns?

**COUNCIL IS BEING UNREASONABLE WITH THE CITIZENS OF CALGARY. THIS ISSUE IS FAR TO COMPLEX AND IMPORATNT TO LIMIT DISCUSSION WITH THE CITIZENS OF CALGARY TO A ONE DAY HEARING ON APRIL 22. THIS ISSUE IMPACTS EACH AND EVERY CITIZEN OF THE CITY OF CALGARY AND WE SHOULD BE GIVEN A COMPLETE AND FULL OPPROTUNITY TO HAVE OUR VOICE HEARD ON THIS ISSUE THROUGH A PLEBICITE AS A PART OF THE NEXT CIVIC ELECTION IN THE FALL OF 2025.**



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First name [required] Dorothy

Last name [required] Dicks

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 Land Use Designation (Zoning)

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

In my neighborhood of North Haven considered for R-CG rezoning. I am not in favour of the rezoning for the following reasons. I have concerns for both increased traffic concerns as we have only one light entrance off of 14th Street NW the increase in development will greatly effect entering and exiting the neighborhood for safety of residents and emergency situation's. One other area of entrance or exit is not monitored and increasing vehicle traffic will hinder the entrance/exit of the area around North Haven School. The city has already had reduced lane restructure in front of the North Have School for safety of the school children adding more residents will increase both vehicle traffic for school participants and neighbouring families. I agree the housing is an issue but the rezoning of the entire city is both a too late solution as this is something that should have been considered 30-50 years ago with city planning, adding that it will take years to even attempt to fill the needs of new and existing residents. Traffic Safety concerns are the highlight with more residents and a very limited acces and exit to the community, these are major factors and considerations for my opposition to the rezoning.



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First name [required] Alison

Last name [required] Hirst

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 proposal

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The new rezoning by-laws, as proposed, will be significantly detrimental to the quality of life and value of existing inner city property owners, and to the long term growth and development of the city of Calgary. The proposal undermines the long term benefit, intention, and purpose of the original zoning by-laws. The proposal is merely a quick fix that will result in significantly more negative consequences than the short term problems it is attempting to fix. Strongly OPPOSED to the new re-zoning by-laws.



Public Submission

CC 968 (R2023-10)

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First name [required] **Loretta**

Last name [required] **Brown**

How do you wish to attend?

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

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

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

[required] - max 75 characters **notice of public hearing on planning matters**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Against the proposed rezoning in Scenario #1 . Reason been that to have four plex units or more in residential areas will create far to much more parking and people for the affected areas. Thus bringing down the property value and quiet area . Please reconsider this matter to rezone Scenario #1.  
Thank you for your reconsideration  
Terrance and Loretta



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First name [required] Laurids

Last name [required] Skaarup

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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 With regard to city wide zoning proposal: I am strongly against

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



**Public Submission**

CC 968 (R2023-10)

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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please do not densify our neighbourhoods. Parking, traffic congestion, safety and property values will be negatively affected.



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



**Public Submission**

CC 968 (R2023-10)

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ATTACHMENT\_01\_FILENAME  
(hidden)

RPCA Blanket Rezoning Opposition Letter to Council.pdf

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see our letter of opposition attached. Thank-you.



Your Community, Your Association, Your Voice

April 3, 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.



Your Community, Your Association, Your Voice

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.** No improvements are proposed for the public realm in these areas, nor any provision for additional parks and open spaces to support the increased density. 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; this could further reduce the open space in established areas.

New communities with R-CG as the base land use are planned communities. The density is focused in areas with similar land use, not randomly interspersed throughout the community. Public spaces have also been created to accommodate the additional density.

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.**

As the City searches for land for affordable housing, it is essential that parks and open spaces remain free from, and unimpaired by, development. If anything, parks, open space and municipal reserve land should be increased in an effort to offset the additional density.

Of additional concern is that there appears to be no consideration/discussion regarding our Municipal Water License and the potential cap that could be placed on our population in the coming years. The land use is already in place to support a significant increase in population without mass densification across all of our established communities.

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



Your Community, Your Association, Your Voice

more than anticipated ([News: New research: Canada's housing challenge is also an infrastructure challenge \(fcm.ca\)](#)).

**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 recognize the need for, and support the development of, affordable housing in Calgary, but ask that this be provided in a way that supports our communities while serving those in greatest need.

Our community is already housing diverse, with an extensive mix of single-family, row house, multi-residential development and co-operative housing (within Rutland Park alone, without even including Lincoln Park and Currie Barracks). Blanket rezoning to R-CG does nothing to enhance our community. In fact, it will divert investment away from our Major Activity Centre in Currie where we are ready to see the growth needed for sustainability. **Please focus on adding density where it is already planned for and supported.**

**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



## Public Submission

CC 968 (R2023-10)

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]

Darlene

Last name [required]

Trenchuk

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 15, 2024

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

[required] - max 75 characters

Rezoning - Calgary

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

In opposition



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against the rezoning of our district to address the affordable housing crisis. While I acknowledge the need to tackle this issue, I purchased property in this neighborhood for its spacious yards and beautiful trees, which I've worked hard to enjoy.

My concerns are further fueled by my employment with a developer whose primary focus is maximizing return on investment rather than addressing the affordable housing shortage. While they may meet the minimum requirement for affordable housing units, the resulting duplexes and infills are far from accessible to those in need. These developments end up catering to high-end markets, rather than serving the broader community.

I believe that our elected representatives, like Councilor Kourtney Penner, should prioritize listening to and acting upon the wishes of the community. Unfortunately, it seems that our current councilors are more focused on their personal agendas than the needs of the people they represent.

It's important to note that projects like Glenmore Landing do not truly address the affordable housing crisis, as units overlooking the reservoir on the 25th floor will likely be far from affordable. As a lifelong Calgarian, I've never seen such disregard for community input from our councilors. While disagreements have arisen in the past, they were never so self-serving. Let's ensure that decisions regarding rezoning prioritize the needs of all residents, rather than just those with the time and means to advocate for their interests. Let's make this a plebiscite.



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First name [required]	Roger
Last name [required]	Shinkaruk
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 <a href="#">here</a> .)	
[required] - max 75 characters	blanket up zoning.
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am diametrically opposed to blanket up zoning. If Council would look at the evidence, this concept will not provide more affordable housing but will risk lowering our property values, devaluing our neighborhoods, create parking issues and overcrowding of schools. Have a plan and why throw out the 2019 zoning plan? Please listen to your citizens. Be responsible and represent us.



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First name [required] Linda

Last name [required] Lekic

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Believe rezoning for housing should be tried first in one or two communities to see the value of this type of building is beneficial .Established residential community properties in the higher scale of value would definitely be effected. Who would want to look at a high rise apartment taking up a view of landscape or mountain views



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First name [required] Roger

Last name [required] Shinkaruk

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 (blanket up zoning)

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am diametrically opposed to blanket up zoning as statistically, this concept will not make housing more affordable and instead (with typical poor planning by every level of government) we will lower our neighbourhood property values by increased density, poor building codes and controls, increased parking issues, over-population of our schools.

But quite frankly, the proposal the council is considering does not achieve the goal they want to achieve!!!



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First name [required]

Perry

Last name [required]

Wager

How do you wish to attend?

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

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council re Rezoning for Housing

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

In opposition



Public Submission

CC 968 (R2023-10)

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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against the proposal that is being considered to rezone sections of Crestmont from R-C1 to R-CG. I believe property owners have a right to object to significant adjacent redevelopments that may affect the use and enjoyment of their property, it is my understanding the proposed rezoning would remove the ability to have a recognized/legal means to object to significant adjacent redevelopments.  
As our elected Mayor, and Council, I trust you will consider my comments, and provide related representation/comment when it come to the April 22nd public hearing.



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First name [required] **Shirley**

Last name [required] **Ewert**

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**

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Challenge to the Mayor and Councillors, who voted for the blanket re-zoning of private residential properties: Show us the way. Be the first to have your personal residences converted to multi-family homes that you live in. Make your personal residence available for undocumented immigrants moving into Calgary. After all, if this is good for Calgary it will also be good for you. If not, then you can reverse the damage for other property owners. A worthy Captain will go down with his ship. Be worthy leaders. Please make every effort to get educated on the best way to make life better for Calgary in every way.



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First name [required] Patrick  
 Last name [required] Achtemichuk

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 11, 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

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Calgarians bought in R-1 for a reason and have worked their entire lives to pay for their largest asset. It is 100 % wrong to allow 4 plex's to be allowed in these areas after rezoning. These owners will see their asset value drop dramatically by at least 25 %. Tell the Mr Trudeau to keep his \$5 Billion in rezoning support and " do-not" accept his offer !! Do the right thing and " do-not" rezone for duplexes in areas where Calgarians bought in R-1 for a reason. Why would you penalize hundreds of thousands of Calgarians who have worked their entire lives to grow their largest asset and have paid their taxes every year as required on time based on R-1 !! This issue should go to plebiscite and not allow a hand-full of incompetents make that call and allow the owners of these properties make the right call !! They are the ones standing to lose the most !! Do the right thing !!



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First name [required] William

Last name [required] Friedson

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to blanket rezoning to R-CG! It feels like you have already decided for us, rather than taking this to a democratic process such as a plebiscite. Where is democracy now? None of you ran on this platform and now it is being crammed into older communities. Newer communities with this as a base land use are planned communities, so R-CG units are with R-CG units, not in the middle of the single family homes. It is not appropriate to stick these buildings randomly throughout a community and not provide any improved amenities for residents. Trees, privacy and community character will suffer and not one single affordable housing unit will be produced. Focus on providing the affordable housing people need rather than decimating established communities. Our community already meets the 60 year density goals. This added density does not improve our community in any way. If you want affordable housing with more density, it is time to insist on having those units downtown-- you have given developers taxpayer money to transition from commercial to residential units, without ANY requirement for affordable housing. units. I value our downtown space and am hopeful that more housing in the core will help revitalize it, and more importantly, any time taxpayer money is doled out to a developer, there needs to be an expectation of permanent affordable suites attached to the funds. No to R-CG everywhere. Focus on residential density in the core and providing more affordable units there. Thank-you.



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First name [required] Louise

Last name [required] Castonguay

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to R-CG blanket rezoning. Seeing as you didn't ask me, here is my opinion why blanket rezoning is an ABSOLUTE NO for me. Parking is a huge issue for me. Families are less likely to live in the smaller units without yards. Privacy of neighbours will be drastically affected by 60% lot coverage and 11 m buildings. I bought in an R-C1 area because I value my yard and privacy. All the density is being slammed in the older communities without planning. The government has created a major housing issue with its immigration policy. R-CG will not create affordable housing, and affordable housing is what is needed. Developers are the only ones who benefit. Older homes and suites are actually more affordable than new builds. I am 150% OPPOSED!



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

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

Letter - Rezoning for Housing - April 3 2024.pdf

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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GERI RAMSAY

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April 3, 2024

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.

A homeowner in the Briar Hill neighbourhood, I was drawn in by quiet tree-lined streets of well maintained single family dwellings and lovely parks. While I empathize with Calgarians caught in this challenging housing crunch and wish those dealing with financial worries ease and resolution, I'm opposed to this citywide rezoning initiative and the R-CG designation proposed for this neighbourhood.

The reasons for my opposition 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 misguided. 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 I'm concerned that here in Briar Hill, the R-CG designation will harm our character, charm and desirability. I find the idea that a 50ft lot can hold '4 units with the potential for each unit to have a secondary suite and a backyard suite' without significantly harming the character of a neighbourhood impossible to reconcile.

With a wish to keep an open mind, I attended the Rezoning for Housing Development Industry Webinar on Mon., Feb. 12, 2024 and read all available material. 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 well documented importance of increased green space to population health, it feels critical to take a lighter and more considered approach to development that respects the unique character of neighbourhoods, responsible resource stewardship and urban habitats.

I respectfully request that the citywide rezoning proposal be quashed.

Sincerely,

Geri Ramsay

A handwritten signature in cursive script, appearing to read "Geri Ramsay". The signature is written in black ink and is positioned below the typed name.



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First name [required] Mohinder

Last name [required] Sahi

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 We are totally against the proposal of Rezoning for housing infill.

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are totally against the proposal of Rezoning for housing infill.



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First name [required] **Pietro and Patricia**

Last name [required] **Rocca**

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 and the Citywide Land Use Designation amendment**

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

The rezoning citywide Land Use Designation is going to negatively affect the quality of life in communities that are already established. The city should concentrate their efforts in planning new communities with more multi family and multi use housing instead of disrupting existing communities.



Public Submission

CC 968 (R2023-10)

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First name [required] Vanessa

Last name [required] Vizer

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council on Planning Matters - rezoning for housin

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



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Comments on Rezoning to R-CG.docx

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

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April 3, 2024

I am a resident of Crescent Heights and an owner of a properties affected by the City of Calgary's new Land Use Designation amendment. I am opposed to the rezoning of my parcel(s) to R-CG and I am opposed to the complete re-zoning of all properties in the City of Calgary to the new high density designations: R-CG, R-G, and H-GO.

My community was built prior to 1930. That is 55 years prior the RC-G cut-off date of 1985. The underground infrastructure in the community is over 90 years old. That includes existing basements and sewer lines. Most of the properties are less than 40 feet wide. The original neighborhood was built densely, but not with the new density you have in mind. Have you taken into consideration the risks to the existing properties when multiple infill properties overuse the sewer line and the drainage from their extra-large roofs erode into, and under our ancient basements? Will the new money you are receiving from the Federal Liberal government cover the costs of complete infrastructure replacement, or will the extra cost and expense be borne by the current home-owners through a levy?

The features in Crescent Heights that we are proudest of are our urban forest and community parks. This is what makes us all want to live here. Myself, and my nearest neighbors have all been here for over 25 years. This is what makes it home. Already our parks are overused and greenspace is threatened. On a regular snowy Saturday afternoon you can see the foot tracks throughout the parks. Not a single foot of space is untrodden. The footprints are not just made by current residents. They come from all over the city to park on Crescent Road and enjoy the views and greenery. With higher density I fear our parks will become even more burdened.

As new infill development has come into the community the trees on the affected lots have been cut down to make room for construction. Most of these trees are over 100 years old. This is a tremendous loss to the urban forest. With new lot coverage allowances increased to 65% there will be no room left for the existing heritage trees.

What will the City of Calgary do to increase public green space in my neighborhood and all neighborhoods that will be newly densified?

The City of Calgary has not provided evidence of consulting with their own city planners for this new zoning amendment. They have also not identified the risks to the current neighborhoods, properties, homeowners and businesses by enacting this amendment or the mitigations to those risks. It appears from the publicly provided information that all unforeseen costs of the re-zoning will be inflicted upon the current residents.

Therefore, at this time, I am against the rezoning of any of Calgary's neighborhoods.

Thank-you,

Vanessa Vizer



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First name [required] Katherine

Last name [required] Harmsworth

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 blanket rezoning of housing

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly feel this is bad public policy and should not be put into effect. From an environmental, social, political, and economic standpoint, these changes do not improve the quality of life for Calgarians, or adequately address the housing shortage in our city.



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First name [required] **Heather**

Last name [required] **Poole**

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 **Land Use Designation amendment**

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Thank you for soliciting feedback from voters on this issue. This is a critical issue for our city, and I believe that the proposed Housing Strategy approved by City Council Sept 16/2023 is heading in the right direction. We all need to adapt as circumstances change, in order to continue to have a city that is sustainable: provides access to services, housing and employment in a way that respects the land and balances many different interests. While these changes (and others) may reduce our individual conveniences, we need to recognize that as a whole, increased density provides many positive outcomes, such as limiting our overall geographic footprint, improving the economics of providing goods and services across a geographic area, and increasing the diversity inherent in our neighbourhoods. The challenge will lie in matching required shifts in infrastructure compatible with the increasing density. I urge council to do their best to address this effectively, and recognize that the results won't be perfect, but are needed and heading in the right direction, for all our sakes.



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First name [required] **William**

Last name [required] **Farquhar**

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 **Upzoning**

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I understand the need for more affordable housing but as a long time resident of Elbow Park I feel the blanket Rezoning Proposal will destroy the inner-city heritage of Calgary. A city has an ethos; a feeling of inclusion, beauty and community. I think Council's proposal will destroy that ethos.



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First name [required]

Anne

Last name [required]

Smith

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](#).)

[required] - max 75 characters

rezoning of our property

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

In favour



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am encouraged by the council's decision to increase zoning in our neighbourhoods to help with the housing crisis and address climate change issues that are necessary going forward. Having lived overseas and traveled extensively throughout the world I would say that our model of single family homes in many applications is outdated. I would also like to request that whatever is being built going forward should include homes that are resilient to hail damage, include high efficiency windows/doors and heating and cooling systems. I think it is time that building codes were adjusted accordingly. As an aging boomer, I hope that perhaps I will be able to adjust my home or purchase a home in my neighbourhood so I can continue to live in the area I am familiar with. Accomodation that can include a caregiver or family living situation. The housing needs to be affordable for all, and not just for the wealthy. Thank you



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First name [required] **Doug**

Last name [required] **Gibson**

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 Meeting of Council - Planning Matters, Rezoning**

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

ATTACHMENT\_01\_FILENAME  
(hidden)

before.jpg

ATTACHMENT\_02\_FILENAME  
(hidden)

after.jpg

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

I grew up in Dalhousie and have very fond memories of my years here. I attended Dalhousie Elementary, then HD, then SWC. My memories of growing up in Dalhousie were so good in fact, that years later when I was married and had kids of my own, my wife (who grew up in Varsity), decided that Dalhousie was the place to raise our kids.

We bought a single family home on a nice quiet Dalhousie street (Dalrymple Way) and after much deliberation, we decided to go through a complete demolition of an original 1970's bungalow, and rebuilt a brand new home. We feel the investment into the community we love was well worth the effort and expense. What we ended up with was a new, refreshed, energy efficient, and stylish new bungalow, that we are very proud of and hopefully demonstrates to others that Dalhousie is worth the investment. See before and after pics attached

With respect to the proposed plan to rezone communities to allow higher density housing, we feel it has not been vetted as thoroughly as it should be, and to simply rezone to allow row houses, town homes, multiplexes, etc., in any street in a community, is frankly, a terrible idea! I agree that some streets in Dalhousie may well be excellent candidates for rezoning, others are not. Dalrymple Way for example, is a quiet side street off of Dalhousie Drive, with no sidewalks and a relatively narrow street, which becomes even more narrow with cars parked on it. Dalrymple Way is all single family homes and should remain as such. Dalhousie Drive on the other hand, has sidewalks, wide streets, duplexes, multi-family, apartment buildings, etc, and might accommodate rezoning with better results. Streets like Dalhousie Drive, are the streets the City should be looking at, not established streets where only single family homes exist.

The City will create a whole new set of problems with a blanket rezoning effort on community side streets. Row homes, multifamily dwellings, etc, on streets not designed for level of occupancy, would dissuade families from investing in the area, and stymie the purposeful rejuvenation of an older community.

We are absolutely against this rezoning plan, and we ask that you speak for us and others that share this opinion. Please don't ruin the charm and value of established neighbourhoods by rezoning entire areas without due consideration of all the nuances of a given street.

Thank you







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First name [required] joan

Last name [required] erwin

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of Calgary's established areas

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We purchased our home 40 years ago in a beautiful area, which was a major factor of our purchase. To start rezoning areas that were purchased due to specific factors is not acceptable. IF we wanted to be in a congested or ugly area it would be a different matter. We totally oppose development in established areas. There is tons of land in and around Calgary which would suit your purpose and In fact downtown still has empty high rises which would satisfy this situation. Buy them and convert to apartments. Buy JC park and the golf course in the NE and build....This was in the works awhile ago (from what we all heard) There are new homes being built in around Calgary and outside..

Also how are these people going to pay for new homes , apartments etc.... or is this another taxpayer expense we do not know about?

We are totally flabbergasted that this rezoning was even suggested when there is vacant land everywhere and people have already purchased homes due to the area and what was offered in it..... Again Unbelievable!!!!!! and TOTALLY OPPOSE!!!!!!!!



Public Submission

CC 968 (R2023-10)

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

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

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First name [required] **Danette**

Last name [required] **Gorbich**

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 **Blanket rezoning**

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am 100% against the rezoning of existing neighbourhoods in Calgary. I did not move into a quiet, established area only to have it overrun with infills and apartments. Build on land that is sitting idle.



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First name [required]

Greg

Last name [required]

Henderson

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

Sorry, could not easily find the agenda (perhaps not ready)

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

In opposition



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I chose my neighborhood (Millrise) based on its single -detached housing development, and parks, for my family and future. My house is my single largest life investment and I do not want to see its value drop by a re-zone to higher density. I would not have selected this house had I know otherwise. therefore I object to any change in zoning.

Further, this neighborhood (Millrise) was predominantly built after 1985 yet it is proposed to change to R-CG, contrary to the Notice (it indicates a change to R-G based on age of development). Based on the predominant age of houses in this neighborhood (my visual estimate only) I object to the proposed change to R-G.

Finally, please explain -publicly- what provisions or powers residents have to influence any local zone changes to protect their investment. In my experience the government has absolute power, under any guise: this appears to be one of those circumstances.

Thank you.



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First name [required] Sandra Lynne

Last name [required] Banister

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The city of Calgary already has many communities that are being used for multi dwelling homes. I see multi dwellings going up in nice communities everywhere. We do not have the infrastructure to support such a population growth at this time. Our roads are terrible, health care is in crisis, our water supply is in crisis, schools are over populated, traffic is terrible, pollution is awful (I can see the haze downtown everyday). These proposed buildings take away yards with trees that help our environment. I thought we were going green? Stuffing ppl in together does not accomplish our green policy. We are already loosing our canopy and may have a bylaw that you have to have permission to cut down trees and now you will take nice green properties and use every square inch for homes that have almost no green space? Encouraging more growth at this time would be detrimental to our health and welfare.



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First name [required] Blaine

Last name [required] Herda

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 15, 2024

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

[required] - max 75 characters Rezoning

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Water is a finite resource and we do not have enough for our existing population! Stop growing our city; we have reached our population capacity.



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First name [required]	Krista
Last name [required]	Beavis
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 <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	Neither



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ATTACHMENT\_01\_FILENAME  
(hidden)

CHCA Rezoning for Housing Response - FINAL.pdf

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see the attached letter submitted on behalf of the Crescent Heights Community Association and Planning Committee.



March 31, 2024

Mayor & Council  
The City of Calgary  
800 Macleod Trail SE  
Calgary, Alberta T2P 2M5

***Re: Rezoning for Housing proposal***

Dear Mayor and Council;

The Crescent Heights Community Association (CHCA) Board of Directors as well as the Crescent Heights Planning Committee (CHPC) recognize the need for Calgary to add housing, particularly affordable housing. Under the proposed *Rezoning for Housing* we see the positive outcomes in permitting both secondary suites and laneway homes to existing properties, as they may preserve heritage assets, trees, and retain some of the historic identity of Crescent Heights. We also see the potential for this proposal to mitigate the negative impacts of sprawl in our city.

Regarding blanket rezoning our remaining R-C1 and R-C2 properties to R-CG we wish to draw attention to issues identified in our community and other established areas.

1. The proposal is not integrated with the City's 2023-2026 Climate Implementation Plan<sup>1</sup>. Seventy percent of the City's trees are on private land<sup>2</sup>, and within Crescent Heights most or all trees and bushes are removed during lot redevelopment for duplexes and rowhouses. Required plantings are minimal and don't replace what is lost. Removing trees and adding larger buildings and impermeable landscaping leads to heat-islands<sup>3</sup>, lowering quality of life factors for our future neighbours and adjacent residents while reducing the biodiversity and resilience of our natural infrastructure. The overall environmental impact of waste generation from demolition and new construction needs to be considered.

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<sup>1</sup> City of Calgary. 2023-2026 Climate Implementation Plan. <https://online.flippingbook.com/view/832481770/26/>. Accessed March 16, 2024.

<sup>2</sup> Global News. 'Branching out': Calgarians claim 2,000 trees to grow canopy. <https://globalnews.ca/news/9591685/branching-out-calgarians-claim-2000-trees-to-grow-canopy/>. Accessed March 16, 2024.

<sup>3</sup> City of Calgary. Urban Heat Map. <https://www.calgary.ca/environment/climate/urban-heat-map.html>. Accessed March 16, 2024.

2. This is an opportunity for Administration to revisit standards for R-CG land use. Reduced lot coverage (from the maximum 60%) and increased contextual requirements that more realistically address the serious issues of massing, shadowing, reduction of green infrastructure, and loss of privacy, should be addressed to make this form more easily accepted and embraced. These changes need not affect the positive impact that R-CG can have on increased density and choice, but rather build stronger respect for existing neighbours and community context. We request that Administration work with communities to refine this approach before rezoning takes place.

3. We encourage Council to assess ways that highly targeted communities and existing residents can benefit from redevelopment. The city has expressed their hope that blanket zoning will spread R-CG redevelopment across established areas rather than being concentrated in areas with highest market demand. Developers concentrate in areas where they anticipate the highest return, and in Crescent Heights we anticipate greater uptake on redevelopment due to our proximity to downtown and existing amenities. We encourage Council to explore how developers can be held accountable to invest in community amenities (beyond utilities) and into parks, public realm improvements, and recreational facilities in the area local to the development.

4. Strengthen policies that will benefit established communities. Over the last 5+ years Crescent Heights has experienced significant loss of heritage homes that many residents feel were deeply connected to the identity of the neighbourhood. There are ways to increase density while retaining heritage homes by converting them to multiple units. The City can aid in this by simplifying and incentivizing: a) adding upper storeys or expanding existing bungalows, b) adding basement suites, and c) building laneway homes. The current requirements to achieve a legal suite make conversions difficult and expensive. Administration and Council should consider this issue and how it can be resolved to make this an affordable and attainable option for homeowners.

For the reasons listed above our Committee (Board) would like to see the City approach increasing density with care and concern for existing residents while meeting our shared goals for a resilient, welcoming and attainable city. We encourage Council and Administration to consider the concerns of citizens and community in response to R-CG before it becomes the new base zoning in our city.

Sincerely,

Marie Semenick-Evans, President  
Krista Beavis & Adam Schwartz, Directors of Planning  
On behalf of the Crescent Heights Community Association



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First name [required] **Mandy**

Last name [required] **Bishop**

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 opposition**



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I disagree with the proposal for blanket rezoning in Calgary.



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First name [required] **Matthew**

Last name [required] **Friesen**

How do you wish to attend?

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

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

Date of meeting [required] **Apr 9, 2024**

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

[required] - max 75 characters **Rezoning of my neighbourhood, North Haven**

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My concerns with the rezoning:

Areas that allow infills suffer degrading of the current homes as owners neglect the property so they can profit from selling the land to a developer

The areas that allow infills, end up looking terrible, trees are removed, the infills are ugly and slammed together, the garages are too small for the cars so they end up on the street and in-front of other people's homes which leads to parking restrictions.

Guests have no where to park and the streets are unsafe for kids and bikes.

The streets are sliced up when the services are added and end up with trough pot-holes across the roads which are never fixed.

The construction process is unsightly, the lot is left razed a construction fence around it for sometimes years.

Once the neighbour is saturated with the infills, crime goes up as the homeless make efforts to check the alleys and cars for items to steal.

I think a better alternative to infills is to allow carriage house type garages if the lot has the room. You end up with the increased density without all the drawbacks of infills.

Secondary basement suites can also add to the density without creating infill issues.

The housing crisis has been caused by Liberals out of control immigration policies and these poor folks can't afford expensive, cheaply built infills. Rental units would much more helpful to house these low income new Canadians and students.



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First name [required] Nicola

Last name [required] Sorbo

How do you wish to attend?

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

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council- Proposed upzoning all properties to R-CG

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The proposed re-zoning of all properties across the city to R-CG is an ill-advised, poorly reasoned adventure and nothing more than an experiment surely to go wrong. The objective of the proposed change is to facilitate the building of multi-family units. The flaw in the proponents' reasoning is to believe freeing up city lots, empty or otherwise occupied, will naturally lead to the building of more multi-unit housing. They fail to recognize that demand drives the type of housing developers build. One has to merely take a drive through recent and current housing developments within city limits to notice the ratio of single-family homes to multi-unit structures and realize where the demand rests. It is not with the multi-units. But perhaps proponents do recognize that demand drives housing type and put forward this radical zoning change on a hope and a prayer that the odd multi-story structure looming over adjacent war-era bungalows will somehow catch the imagination of Calgary residents and turn the city into condo-heaven. Clearly, the single objective of this ill-conceived project is to do away with the objections of the pesky home owners of those two adjacent bungalows. People will follow the housing they prefer. A city-wide R-CG zoning will drive housing development outside Calgary city limits resulting in the eventual gentrification of the city.



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First name [required]	Carrie
Last name [required]	Schuett

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 9, 2024

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

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



---

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

To date the land which has been up-zoned have not been considerate or respectful of neighboring properties. The idea to build high density buildings will not help the homeless- they are not affordable homes, they will be very expensive.



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First name [required] Linda

Last name [required] Tamkee

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the citywide rezoning to a base residential district for the following reasons:

- 1) Creates haphazard development across the city
- 2) Does not actually address the shortage of affordable housing in well established communities due to the price barrier
- 3) Destroys the character of existing neighbourhoods
- 4) Creates an environment for low-quality developments
- 5) Denies the rights and needs of existing homeowners
- 6) Creates issues with parking

I request Council to consider the following:

- 1) Apply base residential zoning only to those areas where densification is already taking place.
- 2) Delay citywide rezoning until the next election. Allow Calgarians to have a voice and be able to vote on this issue.



## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Abraham

Last name [required] Beyene

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 and legal secondary suite

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

There is developed legal basement including amenity space at back yard for tenants use. How that get approval of rezoning house to build at the back yard?  
The residential safety is priority.  
Thank you



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First name [required] **Robert**

Last name [required] **Johnson**

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 to RCG, RG, or HGO**

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My problem with blanket rezoning is that it will not achieve the goals being touted as reasons for doing it, namely affordable housing and sustainable development. The developers learned long ago that there is no profit in building basic affordable or attainable housing. Only housing developers will benefit from city-wide blanket zoning, as it's easier and more profitable to build 10 units at \$800,000 than 20 units at \$400,000. Second, bringing older neighbourhoods up to population densities targeted will require massive infrastructure upgrades that are expensive and disruptive to the residents. On-street parking in established communities will be problematic, as the proposed formula for parking areas assigned to multi family dwellings will be inadequate for the new residents living in the affected areas. Existing mature trees will be eliminated to make way for higher density housing, in spite of the city's mandate to preserve trees on private property. Higher density housing will profoundly impact existing infrastructure, including utilities, public transit and roads. Hands off R1 neighbourhoods and instead focus on blanket zoning in new subdivisions and existing neighbourhoods already zoned for densities higher than R1.



Public Submission

CC 968 (R2023-10)

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First name [required] Elizabeth

Last name [required] Dang

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 2, 2024

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

[required] - max 75 characters We need more single family housing in Calgary period.

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Public Submission

CC 968 (R2023-10)

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

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First name [required]	Karey
Last name [required]	Spent

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 11, 2024

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

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

introducing multi family residence that could and will most likely be rentals, beside a single family privately owned residence will reduce the value of that home. Suggesting the city will monitor this and report back provides no security for the home owners who have heavily invested in their homes and count on them retaining their value as part of retirement plans. Rental properties reflect different values of the renters insofar as garbage, property maintenance, and general use. Will the city enforce the upkeep of the multi family dwellings, or the excess garbage, or the excess alley parking, or the incremental crime? Will the city reimburse current home owners for depreciation of their property, lower property taxes (you suggest this is one of the upside possibilities but make no commitment), work with electricity providers to increase grid contribution caps, increase police, fire, and first responder presence, increase street maintenance? The plan is not well thought out - there are too many unanswered questions and lack of commitment to the current home owners.



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First name [required]	Paul
Last name [required]	Seyler
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 <a href="#">here</a> .)	
[required] - max 75 characters	Re-zoning City properties from R-1 to R-CG.
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This critical issue for property owners needs to go to plebiscite so we can all have a say.



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First name [required]	Ursula
Last name [required]	Kaufmann
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 <a href="#">here</a> .)	
[required] - max 75 characters	Home is Here: proposed rezoning
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not in favour as this rezoning will negatively affect my home's property value.



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First name [required]	Frank
Last name [required]	Kaufmann
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 <a href="#">here</a> .)	
[required] - max 75 characters	Home is Here (proposed rezoning)
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not in favour as this rezoning will negatively affect my property value.



Public Submission

CC 968 (R2023-10)

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

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First name [required]	Kevin
Last name [required]	Woodcock
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 <a href="#">here</a> .)	
[required] - max 75 characters	Home is Here (rezoning)
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

The proposed amendment will allow for development in my neighbourhood that will negatively impact my property value / investment.



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First name [required] **Darren**

Last name [required] **Lillies**

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**

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

There is no "crisis".  
Calgary does not need more homes.  
There is no "real" accountable standard for affordable housing.  
This is a hasty, reactionary agenda which will only benefit discount developers greed.



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First name [required] Abraham

Last name [required] Beyene

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 and legal secondary suite

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

There is developed legal basement including amenity space at back yard for tenants use. How that get approval of rezoning house to build at the back yard?  
The residential safety is priority.  
Thank you



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First name [required] Shirley

Last name [required] Vizer

How do you wish to attend?

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am an 84 year old widow living in Varsity. I moved here two years ago to be near my family. After hearing what was said at the Public Meeting Re: Blanket Upzoning at the Varsity Community Centre on [March 26/24](#), I am adamantly opposed to the rezoning of Varsity from RC-1 to R-CG.

To me what is not being considered is the collateral damage that will happen to the neighbouring homes and families that will be beside or behind these 4-plexes or row houses that will be built. There seems to be no thought given to appearances, noise, parking, privacy or sunlight being cut off, or what the added population in these dwellings will do to the neighbourhood. This overcrowding and destruction of a well-planned neighbourhood can be the beginnings of ghettos.

As well, destroying what was a nicely planned R1 neighbourhood and making it into R-CG will devalue our properties. As a new widow I specifically purchased a home in an R1 neighbourhood because I wanted a single home in a safe, nicely laid out community. If the City Council rezones Varsity to R-CG I will not only be worried and feel vulnerable, but I will feel betrayed by the City Council and like I am open to being ambushed by developers, who are doing this for profit and not for the betterment of the neighbourhood.

Also, not only for bringing forth this rezoning proposal, but if the City Council goes ahead with the rezoning, without permission, this smacks of Communism and bullying. That the mayor and 14 councillors can have a say over the rezoning of properties in Varsity, with a population of well over 12,000 (2021 census), without our permission is not only unacceptable, it is undemocratic. So far living in Alberta, Canada, I own my property and should have a say in what happens to it and not be told by the mayor and her councillors what should happen to it.

Furthermore, I don't understand with Varsity already having a total of 43% of residences in condos and townhouses and the city planner who was at the meeting saying that Varsity is at the limit for the number of townhouses and condos that can be built in this community and that there are spaces available to build additional 4-plexes and condo, etc., why then do homes in Varsity need to be ripped out and replaced with 4-plexes or row houses?

As well, it seems that the mayor and city councillors are not taking into consideration all the new apartments, condos, row houses and 4-plexes that have been built in the University District. The University District is kitty-corner to the south east end of Market Mall and adjacent to Varsity, and it has just put out an ad a few days ago saying a new apartment building in this area is now ready for renters. Besides this there is a large uncompleted 5 storey apartment building and a row of what appears to be uncompleted 4-plexes in this area, both of which should be ready for occupancy within a few months. Plus the Greenwich Community near the New Farmer's Market, is still being developed. So why again do homes in Varsity need to be ripped out and replaced with 4-plexes or row houses? This does not make sense. It has me questioning if the mayor and the city councillors know what they are doing.

For the reasons stated, I am against the rezoning of Varsity from RC-1 to R-CG. This letter can be included for public submission.

Sincerely,  
Shirley Vizer



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First name [required]

Daniel

Last name [required]

Mathes

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning of my neighbourhood, Highwood.

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

Neither

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I received a letter regarding rezoning my neighbourhood of Highwood. My neighbourhood is mainly detached single family homes, while I would like this to stay the same I do not expect it to. I would support a plan to make 1/2 of the new building permits for new homes for duplexes (2-units) and 1/2 for single family homes. I do not support the building of units larger than 2 units. It is typical for new houses to have a double garage and I think this should be the case for new construction, with a duplex having 4 spaces, 2 per house. As a final point I am concerned about the mature trees in the area, any building or rezoning must ensure that these large trees are retained as they can not be replaced. I hope the wishes of the residents in the neighbourhood carry more weight than the land developers or elected officials that do not reside in this neighbourhood. Thank you for your time.



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First name [required] Penelope

Last name [required] Christensen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezonjng

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a homeowner in northwest Calgary I am opposed to the blanket rezoning initiative . We have worked hard to be able to afford a single family dwelling in an area with yards , plenty of parking, peace and quiet . Rowhousing has no place in our neighborhood and would not be considered affordable anyway ! I am also very disappointed in city council and the plan to push this through without considering the opinions of all calgarians . We can only hope that the current council is removed from office before damage is done !



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First name [required]	Trish
Last name [required]	Skaarup
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	This will be awful for suburban neighborhoods.
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please don't do this!



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First name [required]

Don

Last name [required]

Dibenedetto

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

blanket rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME (hidden)

Zoning hearing submission V1.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

this submission in regarding blanket rezoning.

Public hearing on Planning Matters – April 22, 2024  
Submission from Don DiBenedetto and Helen Bugno

To Mayor Gondak and members of the Calgary Council.

Firstly, thank you for the opportunity to address the council on this important matter that could change the complex of this great city. There is a large number of people who will be keenly and passionately concerned about the changes due to Blanket Rezoning.

**Background:**

I am a professional engineer, originally from northern Ontario. My wife and I moved here in 1980. We have been here almost 45 years. Our three children were born here. There is no place we would rather live. I suggest that makes us Calgarians.

We have seen virtually every corner lot converted to a 4 or six plex.

I will **highlight** my concerns and expand subsequently.

1. Parking
2. One-way streets
3. Street cleaning in spring
4. Water supply piping
5. Sewage takeaway piping
6. Electrical supply
7. EV charging
8. Sunlight access
9. Trees and vegetation
10. Cooling and water retention
11. Sense of community

**Why these items matter:**

1. Parking

A existing house, perhaps with a driveway and a garage, will be converted to a maximum of eight units, condos, or apartments. My reading of the document indicates that the Planning department will require 0.5 parking stalls per unit. The current average is about 1.5 parking cars per house. My wife and I have one car we are semi-retired and I bike to most places around the city.

- **Does anyone know a family with teenagers and a working spouse that has only one car?**
- **Underground parking would only add \$20,000 (about 4%) of the cost to a \$500,000 condo/townhouse.**

We have a rental house with a basement suite. There was an existing driveway and garage. When I inquired about converting the suite to legal, I was told that the requirement was that a parking pad on the property. I installed a pad at a cost of about \$5,000. It was the right thing to do.

- **Why is the owner of a legal suite required to install a parking pad but an eight-unit complex can get by with parking 8 cars on the street?**

2. One-way streets

We live near the Winston Heights area of the city and frequently drive through Tuxedo. In winter, the cars are parked on both sides of the street. There is often a bank of snow

Public hearing on Planning Matters – April 22, 2024  
Submission from Don DiBenedetto and Helen Bugno

between the car and the road. With the existing width of the road being decreased in that manner and when approaching another car, one of us has to move to the side and find an open place to allow the other car to proceed. That is manageable now, but will not be manageable with there eight cars per complex.

- **Has there been any consideration on making all the streets in the inner city into one-way streets when these higher density projects get approved?**

3. Street Cleaning in Spring

During the annual spring cleaning of the streets to remove the sand and detritus, there are signs on the street indicating that the cars must be off the streets for the cleaning.

- **Has anyone considered where these cars are going to park?**

4. Water supply piping

This is where city capital expenditures increase and taxes go up. Example: Last summer, I biked along 20 Ave NW from about 2 Street NW to 10 St NW. Parts of the road were sectioned off and the supply lines were exposed. I stopped and spoke to the construction crew and said, "What are you installing?" The response was. "We are removing the old 6 inch steel pipe and replacing with a 10 inch ABS pipe." To most people, that would imply almost a doubling of the pipe capacity. To others who remember their geometry on the area of a circle, that implies a three-fold increase in capacity.

Blanket rezoning will require a massive increase in upsizing when 16 single family houses on both sides of the street are replaced with 96 units. I am expecting that the lots will be an average of R6.

- **Has this cost been factored into the city's capital expenditure budget?**
- **Will this get rolled into my tax base? When a developer is building a new subdivision, that developer is responsible for the road, water, sewer, electrical, communications, etc.**
- **Who will be paying for this upgrade?**

5. Sewage takeaway piping

Sewage follows the same model as water.

- **Who will be paying for this upgrade?**

6. Electrical supply

To increase the density by a factor 8, the power lines must be upgraded.

- **Who will be paying for this upgrade?**

7. EV charging

EVs are the future. How will these EVs be charged if only four garages of parking pads are available.

- **Will the owners take turns using the garages and pads? How will this be contractually handled in the common area agreement?**
- **How will this be managed and monitored?**

A number of years ago, we often saw the cars plugged in on the streets by a power line on the sidewalk or a "gallows" style two by four pole to allow the wire to reach the car without tripping pedestrians. With all these EVs on the street, they have to get charged at home as the charging station network is and will be too weak to handle the load.

Public hearing on Planning Matters – April 22, 2024  
Submission from Don DiBenedetto and Helen Bugno

- **Will all the neighbourhood restaurants and shut down gas stations be fitted with chargers and allow cars to park all night?**
8. Sunlight access  
Virtually all the new units to be built will be three stories tall. That generates the most square footage and the most income for the developer. It is an efficient way to maximize housing and house prices.
- **Will the inner city road be full of parked cars and never see the sunlight?**
  - **Will a walk down the street in the summer with your kids allow anyone to feel the sun on their face?**
9. Trees and vegetation  
With buildings being allowed to cover up to 60% of the lot and parking pads/patios taking up more, up to 80% of the lot will be covered permanently. I have seen the corner 4 plexes with barren or scraggly little bushes.
- **Will the city be increasing the number of parks for recreation for kids and adults. The kids certainly ill be not be playing on the concrete pads?**
  - **Who will be paying for the new parks?**
10. Cooling and water retention lost from the trees to be removed.  
With developers rightly planning to maximize the footprint of the new development, most of the trees that adorn inner city neighbourhoods will be lost.
- **Will there be a requirement to replant these trees?**
11. Sense of community  
Most importantly and the aspect least able to quantify, is the sense of community that will be lost.
- **Is this the kind of city that we want our children to inherit?**

Thank you for your time and consideration. This was written from the heart. However, there is an election next year.

Respectfully,  
Don DiBenedetto  
Helen Bugno  
418 29 Avenue NE,

*Don DiBenedetto*      *April 3/2024*  
*H. Bugno*



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First name [required]	Yanli
Last name [required]	Zhao
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Notice of Public Hearing on Planning Matters
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	PlanningMatters20240403Salina277-Calgary.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

RE: Planning Matters!!  
03 April 2024

I am Yanli Zhao the owner of 277 Berwick Drive NW, in Calgary.  
I am VERY CONCERNED by the letter of (why no date on the letter) regarding "Notice of Public Hearing on Planning Matters".

As such I am writing this letter to advise that I am NOT in favor of this plan as it will have the following affect not only on my neighborhood but all of the neighborhoods in Calgary that this rezoning applies to. If this law passes it will result in the following:

- 1) The neighborhoods slowly turning into slums. This may take 10-20 years but it will happen as the new buildings bring in the less desirable low paid or no paid people.
- 2) As more and more neighborhood's turn into slums all of Calgary will end up being looked at like the USA city's of Detroit or Philadelphia, etc. This did not happen overnight but it did happen.
- 3) A reduction in property values. This reduction in property values will result in a smaller tax base for the city. This lower tax base will be an endless cycle of less and less taxes for the city causing the city to provide fewer and fewer services.....
- 4) The above will result in the demise of a once beautiful and prosperous city currently known as "Calgary – The Heart of the West". (we do not want the next tag line to be "Calgary – The BROKEN Heart of the West")
- 5) STOP this "silly-WOKE-plan" NOW!!

If you would like my advice please contact me.

Thank you;  
Yanli Zhao

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

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03 April 2024

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- 5) STOP this "silly-WOKE-plan" NOW!!

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Thank you;  
Yanli Zhao



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First name [required] Mary

Last name [required] Irwin

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket Rezoning of Calgary is a bad idea. City Administrators need to put more thought into rezoning Calgary's neighborhoods. Certain streets and areas may be able to sustain these changes to densification and other areas most certainly cannot. Existing infrastructure will not stand up to the additional population. Consider the Marda Loop water and sewer upgrades! Speak with residents and businesses in that area to get an idea of the headaches caused by densification! This new construction in older, established neighbourhoods will most certainly NOT create affordable housing. Affordable housing is an important addition to our City — but this is not the way to go about creating it. Eliminating minimum parking requirements in certain areas will cause major safety issues. Many streets are already overcrowded with parked cars and though you hope for a City of bicycle and public transit commuters, people will not be giving up their cars. Keep trying for better answers to the affordable housing issue. Blanket Rezoning is not the answer. Thank you.



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First name [required]	Laura
Last name [required]	Mergen

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 proposed for the City of Calgary
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)

MLP letter to Penner & Mayor Apr. 2024.docx

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Laura & Kelly Mergen  
Calgary, AB

April 4, 2024

Dear Counsellor Kourtney Penner and Her Worship Jyoti Gondek, and all City of Calgary Counsellors,

RE: City of Calgary LAP with specific regards to Meadowlark Park (MLP)

I have seen the LAP for the area of Meadowlark Park and the surrounding areas and I have some significant concerns regarding both these plans for Meadowlark Park and for the city in general.

I realize that the City of Calgary needs to address our housing issues, by increasing homes available for our citizens, we also need to address homelessness (which a large portion of our homeless community is the result of unavailable affordable housing) and increasing the number of homes for the growing population our city and all cities are facing.

Meadowlark Park (MLP) is a unique community for a few reasons. First, it is one of the smallest communities in the city. Second, it has an added zoning as within the community the housing area is indicated as R1 but within the community is also commercial zoning for Chinook Center.

The concerns for Meadowlark Park specifically are as follows:

1. The areas considered in the LAP for increased densification would increase the population of our very small community by MORE THAN DOUBLE of the present population.
  - a. Chinook Center has A DC bylaw approval for a significant tower development of 2 towers of mixed commercial, residential and possibly hotel units. This development alone would increase the population of MLP to DOUBLE its present population. These towers and the units available to people would increase the use of MLP's green spaces in the residential areas of the community and increase traffic/parking along the residential streets. The addition of the towers and units would and will affect the whole of the MLP community. This development is a good idea and will come to fruition within the next decade or so as it would greatly improve the Chinook Center mall and meet the densification the city desperately needs. I am in favour of this development. This development also corresponds well with the other development approvals along the Eastern corridor of Macleod Trail.
  - b. The further areas of increased density indicated for Meadowlark Park are around the central green space, the homes along the southern green space, the homes along the northern green space, the homes along Elbow Park, and the homes facing the mall (5<sup>th</sup> street). The densifications in this area, if allowed to proceed would increase the density of Meadowlark Park to MORE THAN DOUBLE the present population of this community. Added to the issue is the lack of infrastructure to accommodate this kind of increase in density. Further to this issue is the current densification already occurring along the perimeters of MLP in the adjacent communities of Kingsland and Windsor Park. These developments will also increase the density of MLP as members of these communities use the green spaces of MLP and will continue to do so as the population of these neighbouring communities increases. The usage to the amenities, parking and roadways within MLP will be greatly affected by the increased density of the surrounding communities, let alone the densification already approved for the towers within the MLP community.

2. Context of the community. From what is indicated in the LAP booklet, context is to be a main factor in considering the type of housing and where this increased density housing is suggested.
  - a. According to the LAP indicated for MLP, context does not seem to have been considered at all. The context of MLP is a quiet, inclusive community of single detached homes. The density that the city is needing from every community has been met by the DC of two 35 storey towers that have already been approved for our community. In terms of fairness and equity for all communities, no other community in the city is seeing a DOUBLING of their population in their LAP proposed plans.
  - b. The LAP map that highlights the areas aforementioned areas of every property adjacent to a main road or green space is NOT acceptable. Putting 4+ story redevelopments in these locations is completely outside the context of the MLP community and should NOT be considered in a 30-year plan!
  - c. The density and high density that is planned for the MLP community is unreasonable (MORE THAN DOUBLE THE PRESENT POPULATION, that is higher than any proposed LAP plan for any other community in the city!!!!). Along with the increased density proposed for MLP, there are projects currently underway immediately adjacent to MLP (the high-density projects on 58<sup>th</sup> avenue AND the high-density project across Glenmore Trail) that would further increase the traffic, parking, and green space usage for MLP.
  - d. Presently there are several properties within MLP that have secondary suites and more that have applied for secondary suites. These suites do fit within the context of the community and will aid in the city's goal of increased housing along with the two 35 stories residential towers would increase the present population within MLP to more than double.
3. Proposed blanket city-wide re-zoning. This initiative would remove a lot of time and red-tape in creating the much-needed housing for our city, however in doing so it would remove the voices of citizens and remove anyone's ability to raise support or concern over what is happening in their community. I STRONGLY OPPOSE THIS INITIATIVE OF BLANKET RE-ZONING. Unless, there is a way for citizens to have an opportunity to have some say on what type of buildings and homes are to be built in their community. There MUST be a process for any residence to voice their support or concerns regarding any building outside of the present context to be publicly known by the community and have a process for support or concerns to be debated and decided upon by the community and city at large. The present system, although imperfect, does allow for communities to be involved in what is built within them. The new blanket re-zoning proposal DOES NOT allow this to happen. People invest hundreds of thousands of dollars in renting and owning their homes, they MUST have a means to be heard to have a choice regarding their lifestyles, their living choices and their investments of their families and finances.

Communities as well as individuals need to have a place to ensure that their investment in their homes will be reflected and respected by the city. Citizens need to have confidence that when they choose to live in an area, they can predict what kinds of developments will be permitted next to them and in their community as a whole. Calgarians need to be able to have choices as to what kind of community they would like to reside and to be able to predict the future of that community. Some Calgarians would choose a very dense, close to shops/restaurants, high activity communities. Some Calgarians would choose smaller communities with a quieter, calmer

lifestyle. Some Calgarians would choose something in the middle. The City of Calgary would do well to consider different types of communities in their overall plans for the city that would allow citizens a range of choice. It seems like the present LAP is to have density in every single community of every type of density. That does not allow Calgarians choice of different styles of community, nor does it fit within every community.

For fair and equity in our communities, MLP will have more than met the requirement with the current bylaw approval for 2 towers of 35 stories along with secondary suites that are currently available and those being proposed. Any further density in the community would be unfair as it would MORE THAN DOUBLE our population. It would further be unfair in that the density proposed in the LAP of properties adjacent to any major road and green space would be well outside the context of the MLP community. And the blanket city-wide rezoning would remove any voice of any Calgarian as to what was built next to them or in their community is absolutely ridiculous. How can it be that a person or family makes the choice to invest their hard-earned dollars into a rental or real estate only to find they are facing a building either immediately next door or within their community that goes against their residential choice that greatly negatively impacts their lives, well-being and financial investment?? How many other communities within the city of Calgary would face more than double an increase in it's population in the next 30 year LAP proposals?

Meadowlark Park is a great community located within a wonderful city. MLP with it's present DC bylaw approval and secondary suites within the community will help the city reach it's goal of increased homes for present and future Calgarians from all walks of life. Diversity is our strength and the community of MLP will be a big part of meeting these goals.

As our elected representatives, I hope you hear your constituents' voices and represent our concerns when debating and voting on these proposed LAP's and Blanket Rezoning initiatives. I will be looking forward to both hearing your responses to my concerns and seeing how you vote in these matters.

Yours respectfully,

Laura & Kelly Mergen



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

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First name [required] Gary

Last name [required] Allan

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear City Council, I'm certain to have heard and will continue to hear from many experts on how blanket rezoning will not make housing more affordable. So I won't inundate you with more facts supporting this argument. What I will ask, is that you carefully consider the comments of all Calgarians, respect those comments and then if necessary amend the proposed zoning changes in accordance to the desires of Calgarians in each community. I live in an R-1 community and acknowledge that SOME sites are better suited to a change of use than others, however, based on my experience in dealing with the city planning department, they are not the ones best suited to identifying these prospective sites. I think each community and the city would be better served and our communities better reflect the desire of the communities if the city worked closer with community associations to identify and approve sites.

Well there is at this time a significant demand for housing, this demand will slow as it always does (Mayor Nenshi wanted basement suites in every home, then demand stopped). Calgary is just in a cycle of demand, which is currently being addressed by the private sector, I see no need to potentially destroy some communities for the sake of trying to get in front of a cycle of demand. Furthermore, I think great cities require great things, strong vibrant city centres, exceptional public transit, wonderful public spaces, world class shopping and entertainment, and "aspirational" communities. Communities that residents dream of living in, then work hard to make that dream come true. This is my story.

Please don't destroy our city with short term thinking or the threat of losing financial support from our federal government. Please work together to design and build a great city. If you require evidence of what short term thinking can look like, look no further than Calgary's City Centre. Perhaps one of the ugliest and dysfunctional on the planet, as council in the 1970's and 80's allowed mass densification without carefully considering the long term affect on the core. There is no turning the clock back and we all must live with this mess.

Please do not make another mess.



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First name [required]                      Daron

Last name [required]                      Torrens

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning for Housing

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have lived in the Wildwood community since 2003. The reasons I bought there was that I liked the larger lots with mature trees, lack of congestion and lifestyle of being close to the Core of downtown. We bought this as our forever home and have put in a substantial amount of money into the house and yard to make it the space we want to enjoy. We didn't like the population of other areas so we paid a large premium to be in this area for the above reasons. It is not right that the city is pushing the densification of communities such as ours. We are not limited for space like other congested cities. I think the space that Calgary has to offer is attractive to people outside the city/ province.

Densification in areas such as Wildwood, will not improve affordability, it just increases the tax base for the city, adds unwanted congestion and drives down long term owners property value & quality of life. If you want to help with affordability, the council needs to look inside at their own spending, look at ways to be more efficient with the tax base they have. Stop supporting mis-led agendas that are destroying our local and national economies (Carbon Tax/Climate Emergencies etc). Let's quit catering to the minority opinion and use common sense.

As a taxpayer to the city, the province and Canada, I honestly expected better of the council we voted in. Instead we have a mayor with and bunch of the councilors in her back-pocket that are completely out of touch with the majority of the tax payers not to mention reality.

Kind regards,  
Daron Torrens



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First name [required]

shali

Last name [required]

Mankar

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

rezoning my block

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

Neither

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

on 26th Ave after 18th street sw . there are newly built infills which are is really great condition and still have 2 or more decades life left in them . please refrain from rezoning such plots . only those which are very worn out and not livable could be rezoned . roads are extremely narrow in terms of width as there will be parking , bike lane , foot paths , more and more addition of such rezoning and multiplexes adds up to road side parking and all this results in MUCH MORE ACCIDENTS . why not just increase road width with more n more multiplexes , this for sure is a long term happening but city does not take in to consideration as a side effect of such narrow roads structure in a short term study of city planning .



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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

If more density is the desire BEFORE stretching your tentacles into RESIDENTIAL Communities the City of Calgary should be forcing Commercial Developments/Buildings in ALL Communities of Calgary to INCREASE their Density BEFORE you TOUCH ANY RESIDENTIAL Property in our Communities. How many Strip Malls sit in ALL our Communities for years with little to no improvements? One Single Layer of Commercial Shops with no Density to the Development whatsoever. We are there not Residences above and shops below on all Strip Malls before you come after and destroy our Historic Residential Communities? Yeah like forced Commercial Density in Calgary Communities should be the City's priority and leave our Historic Residential Calgary Communities alone.



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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Signal Hill IS already and ALWAYS has been a Community with Diverse Housing Zones built in! Housing that represents ALL incomes and Age Levels. Why do you Councillor Pootman's and City Administration feel you have the right to carte blanche walk into our Neighbourhoods and with BLANKET ZONING CHANGES? Like NO! Single Family Lot Home Owners in Signal Hill HAVE PAID a Premium at time of purchase for their Single Family Home Lots and they wish to keep them that way! Historical Neighbourhoods Matter. Leave our already Master Planned Diverse Community alone! If there is any kind of plebiscite of this issue. Please ensure that only Calgary Property Owners get to vote on City Plebiscite as they are the only Calgarians with skin in the game!



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First name [required]                      Sonia

Last name [required]                      Yarmuch

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live In Ward 1. I'm totally opposed to allowing most of the city to build multi residential housing everywhere. We paid more for our lots, feeling comfortable there would not be 4 families living next door with only space for 2 cars (but four families who potential could have 8 cars!) Please don't make a mockery of our beautiful city. I'm shocked this is even being considered.



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First name [required] Santosh

Last name [required] Raju

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council meeting - Public hearing on Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the proposal to approve blanket rezoning for housing for Calgary. This is not a wise move and would bring about further difficulties and strain to already stretched communities. This would increase the population density on the communities which do not have the necessary infrastructure to support this increase. Infact, the current infrastructure is already crumbling under the present density. These communities weren't designed for this increase in density.



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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

My family and I is in opposition for the rezoning. Thank you.



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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly in support of this blanket rezoning. I have lived in Glamorgan for almost 25 years now (out of 36) and I want more diversity in my community. I want this community to be a brighter and more vibrant version of itself and I do think that rezoning is a way to get there. I have lived in an apartment, a condo, a townhouse and a single detached house and all of these made sense for the different stages of life that my family was moving through. I know how difficult it can be for lower income families (I have personal experience here) to make these transitions and giving them more options to choose where to live and allowing them an affordable home will not only better their lives, but the lives of those in their communities and ultimately will better Calgary as a whole.

When you're making this decision, please consider who this is for... the majority of the people opposed to the rezoning are not the ones struggling with affordability.



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First name [required]                      John

Last name [required]                      Vardalos

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Citywide Landuse Designation Amaendment

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am very disappointed at the lack of engagement and consultation by the City of Calgary with communities and outside advisors.

This blanket approach to addressing housing and affordability in our community demonstrates a lack of appreciation for the majority in our city that have made important choices about how and where they want to live. A blanket approach will make room for opportunistic developers and financially motivated real estate investors to take advantage of the City's desire to increase density with little regard to the downstream impacts of public spaces, parking and safety in neighbourhoods.

I am shocked that City Council can make such broad sweeping changes vs making strategic decisions about density that consider urban planning in context of unique pockets in the city that bring the right mix of transportation services, employment and small business opportunities, cultural and multi-generational housing needs, etc...I certainly understand the need to create more housing but if we had a clear sense of how much and what type of housing was actually required - then we should be able to identify specific opportunities and make the right kinds of investments that could be co-created with communities rather than this current approach which seems lazy and politically driven rather than community-led.

In summary, the lack of consultation also makes me think that the City has done enough analysis on whether we are facing a housing supply problem or an affordability problem. Either way, it feels like more consultation and transparency with communities and experts rather than an internal assessment done by city officials and their preferred partners is warranted.



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First name [required]                      **Garett**

Last name [required]                      **Couturier**

How do you wish to attend?

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

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

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

[required] - max 75 characters                      **Zoning Changes**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a mortgage broker of almost 8 years in Calgary, and have reviewed the zoning proposals and consider myself well-read and abreast of the challenges our city faces in terms of housing. It's my opinion that we must approve this zoning by-law change in order to increase supply of housing. I do not want Calgary to become a delayed version of Toronto or Vancouver. We are fortunate in Calgary: we can increase zoning capacity in the City, while also facilitating single-family-home development. We have the land and resources. Although some infrastructure development will be needed, let it not stop us. Parking is often cited as a concern - not everybody wants, or needs, a car. Calgary's transit has the third highest ridership in North America - we can do this. Having 2/3/4 units on a well-suited lot is not going to deteriorate from a current homeowner's living experience. If you drive through wealthier areas in Montreal, you will see lots of 2/3/4 units on a lot, mixed with single-family homes, and they command high prices and are highly sought after. We want people to move to Calgary, but we need appropriate housing to match it. The increase in City tax receipts for the changes is compelling. As a mortgage broker, my clients wanting to legalize suites or build additions, or increase zoning, tell me it is an exhausting process that takes too long - my clients have waited 8-12 months for a simple common-sense zoning change RC-1 to RC-2. We need to get serious about housing supply in this City, or we will be another Vancouver story. The zoning change will mean my clients will be able to deploy capital in building housing within a matter of 6-12 months. Calgary is the jewel-in-the-crown of opportunity for Canada - let's keep that the case, and be brave.



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First name [required]	Todd
Last name [required]	Humphreys
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Citywide Land Use Designation (zoning) to implement the Home is Here.
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hi,  
My name is Todd Humphreys and I am a property owner in Edgemont NW Calgary. I received a letter indicating the proposed redesignation of my property. It is proposed to the Residential-Grade-Oriented Infill (R-CG) District. In review of this designation, along with the lack of meaningful respectful conversation with property owner's, I am opposed to this. This type of decision is for the masses, and because this is City wide, it must be put to a plebiscite. A board of Council does not have the right to vote on something this impactful. Only Calgarian's can vote on this.  
In Edgemont, we already have parking issues. I was denied a parking pad in the front of my house when I tried to resolve. This zoning will make parking worse. There is no community impact study presented in this zoning Grade. In addition, I purchased my property with the current zoning. Thus, a contractual agreement. If you proceed, without my permission, I will initiate legal action.  
Thank you, and I look forward to your change of course in this draconian initiative.



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First name [required] Carolyn

Last name [required] Cox

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My comment deals with Equality and the Development Authority's process of approving development permits. Is the City of Calgary and the Development Authority going to implement a process that is equal to all homeowners affected by rezoning. Already it is clear that the Secondary Suite Amnesty Program favors landlords while the onus of proof in addition to the financial burden of objection lies on doorsteps of impacted neighbors. "In planning we regulate the use, not the user. Whether the residents rent or own the property does not have bearing on the planning decision. We also don't regulate the number of people that live in a house or the number of cars they own, whether it's rented or owner-occupied." "We are focused on reviewing the impact of the proposed use rather than the potential or perceived impacts of the user." as stated by a City of Calgary employee.

Neither the Municipal Government Act nor the Land Use Bylaw require that applicants notify adjacent neighbors of their intent to develop or redevelop. Similarly, neither the Municipal Government Act nor the Land Use Bylaw require that applicants obtain letters of support from neighbors. The onus is on impacted residents to continually self-monitor an application via a website without having a definitive timeline as to when the application has been approved and when the Public Notice advertisements have begun. Given that an impacted resident is limited to having 21 days to launch an appeal against the Development Authority's decision then they should be able to request direct notification from the File Manager on the progress and decision of the file. Debra Hamilton told me in 2021 "My staff deal with high permit volumes, and with many permits having submissions from multiple citizens, it is not feasible for our staff to provide individual and customized responses to each person manually.



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First name [required]                      Hansine

Last name [required]                      Ullberg

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Public Hearing on Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The "blanket" rezoning is too fast and not enough analysis, impact assessment or feedback has been solicited and considered. It is an issue that affects everyone and once changed it will be virtually impossible to change back. Why not pilot these zoning changes in a specific area, assess the impact, and then decide on broader implementation? The city piloted Bike Lanes, so why not start slow and obtain ongoing information on impacts, success and failures, to improve the concept before applying it in a "blanket" way. We need to balance the impact on current communities, citizens and infrastructure, with the need for affordable housing.



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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to blanket up-zoning of RC-1 & RC-2. This has the potential to negatively impact the quality of life in our neighborhood, Varsity. I am concerned about the environmental effect it can have within our community by removal of green space and old growth trees and the negative impacts that can occur with higher density housing. I believe these decision should be made at the community level, as they are now, in a democratic process.



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First name [required]

Lynn

Last name [required]

Parkin

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm not opposed to rezoning but please, let's do it properly as it was when the city was in its initial stages. Each street and avenue should be considered and then rezoned individually to determine what type of structures are suitable. For example, row housing is not suitable in many neighborhoods where owners have worked hard to create value in their homes as it absolutely devalues our homes while done under the guise of creating affordable housing. If row houses were to be erected on a street like mine in an inner city neighborhood, they would be anything but affordable, yet, done on the major arteries surrounding the neighborhoods, they could be. Some streets should be zoned for row houses with price points that reflect the neighborhood they are in. By saying that it'll be easier to apply for permits, etc. without having to change ones zoning is really a lazy way out in the part of the city. I think the city needs to do its job of properly by evaluating each street, Avenue, etc. to make a determination of what type of zoning is suitable instead of blanketing all neighborhoods as they are intending. "Making it easier" for us is just a lazy way for the city to say they're doing something to address the housing shortage crisis and issues without having to do anything. Reallocate and start spending the taxpayers money wisely!



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First name [required]	Eva
Last name [required]	Enkelmann
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	rezoning of housing RC1 / RC2
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I like the trees, gardens and quietness in my neighborhood. I am concerned this will be lost without the democratic process that I am entitled to as a member of this community



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First name [required]	John
Last name [required]	Kastamonitis
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Proposed R-CG Blanket Zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket City Up Zoning to R-CG.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please reconsider the Proposed Blanket City Policy. The only winners will be developers. If the city council were truly concerned with affordable housing, it would add purpose built rentals to Calgary Land Management's inventory.

Wednesday, April 3, 2024

## Re: Proposed Blanket City Up zoning to R-CG for Varsity

---

I am opposed to the City of Calgary Council proposal of a 'Blanket City Up Zoning to R-CG for the community of Varsity.

- This community was built in the 1960's and was designed with a mix of single detached homes with a good percentage of multi-family residences. The blanket policy is ludicrous .
- To take a 50' x 120' property and allow any type of high density development with the potential of 12 housing units is **unacceptable**.
- Such development would create issues such as inadequate infrastructure, parking, increased noise and lack of privacy.
- Overall this lack of parking would contribute the the congestion already in place as most of Varsity is within walking distance to Market Mall, the University of Calgary, the Children's hospital and the Foothills medical Centre.
- Over the years, transit service in Varsity has been cut so much that it is infrequent and unreliable.
- Building so close to the property line will increase damage to nearby housing in the event of a fire.
- This will have everlasting consequences for the community as a whole. The community of Varsity should remain as an R-1 as it was originally designed to be.
- Furthermore, this will do nothing to solve the affordable housing crises.



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First name [required] **Matthew**

Last name [required] **Guilherme**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) **Rosemont Blanket Rezoning Feedback Summary.pdf**



ATTACHMENT\_02\_FILENAME  
(hidden)

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

In January-March 2024, the Rosemont Community Association provided information to residents via an open house and online document repository. We strived to provide balanced, unbiased information and committed to our residents that we would gather feedback and submit to council. We asked residents to be respectful and provide thoughtful responses (i.e. don't just say you are for/against it, please provide rationale or specific things you like/don't like about the proposal).

Attached is a summary of that feedback. In general, >95% of residents provided feedback against the proposal, with parking, efficacy of the policy on affordability and set-back requirements being the most cited concerns.

Thank you for your consideration in this matter. This has also been sent to Councillor Chu's office.

President, Rosemont Community Association



## Blanket Rezoning Feedback Summary

### Background

- Rosemont Community Association hosted an open house on Jan 24, 2024
  - 11 pages of internally-developed information was distributed/available
    - *RC-G vs RC-1 vs RC-2*
    - *Maps before/after rezoning*
    - *Summary of Development Permit Process*
    - *Local Area Plans - what are they, how are they related to rezoning*
    - *City Documents (Contextual Development, Permit Process)*
    - *Additional Resources & Ways to Provide Feedback*
  - 1+ hour Q&A session with Councilor Chu
  - Feedback tables (sticky notes & pens) with prompting questions:
    - *What are you concerned about / What do you like?*
    - *Assuming blanket rezoning gets approved, what changes would you want to tweak?*
    - *What questions do you want to ask Administration / Council?*
    - *What information do you feel are still lacking on the issue?*
    - *On a scale of 1-10 how informed were you about this topic before the open house?*
  - Approximately 50 attendees, about 43 were Rosemont residents
- Webpage set up on RosemontYYC.com
  - Information from Open House provided
  - Feedback form to gather resident feedback
- Sandwich sign boards on Rosehill Drive advertising open house (2 weeks)
- 6 emails sent to residents on our mailing list about open house and feedback opportunities

### Summary

<b>Open House Responses*</b>	30-43
<b>Online Responses</b>	11
<b>Total Responses</b>	41-54
<b>% of Rosemont Residents</b>	4-5%

<b>For Blanket Rezoning</b>	<5%
<b>Against Blanket Rezoning</b>	>95%**

*\*Difficult to determine exact number of respondents due to nature of open house (i.e. some may have provided multiple comments, some may not have provided comments)*

*\*\*Difficult to determine exact number. 2 respondents provided support for blanket rezoning, all other comments appear to not be in support or convey significant concerns*

## Common Concerns

Concern	Responses	Example Comment
Lack of Parking	19	<i>Parking needs to be included in every development</i>
Will it actually result in Affordable Housing	9	<i>Ironically, when an older bungalow is replaced with infill or row housing that housing is most often more costly to live in than the original home. This is no solution for affordable housing when the developers are the big winners.</i>
Setbacks and Large Buildings	7	<i>Limit footprint of multi-dwelling homes so neighbouring homes do not have a home looking into their backyard</i>
Purpose of Development Process	6	<i>Will there be any means for residents to meaningfully oppose a development permit?</i>
Consultation / Plebiscite	6	<i>Why can't citizens vote on this issue, that comes so close to home?</i>
Impact on Trees, Water, Sewage, Infrastructure	6	<i>If intensive housing is brought in, typically the lot is completely or almost completely paved over. This allows no water to seep into the ground in these intensely occupied areas, impacting groundwater tables and contributing to drought conditions.</i>
Impact to Community Character	5	<i>I don't think this community lends to anything more than a duplex. It will lose its charm if row houses, townhouses are permitted</i>
Rezoning Should be Targeted	5	<i>We need to ensure our established communities stay vibrant so I agree with increasing density. However the blanket rezoning seems to be a crude way of accomplishing that. There needs to be something more nuanced</i>
Lack of Backyards	2	<i>90% of people want a yard</i>
Impacts to Property Value	2	<i>I purchased and built a house on [my street] because the lots are not sub divisible. I have invested significantly in my property for this very reason.</i>
Investment in Transit	2	<i>With zero parking spots / unit, will transit budget increase across city? How will transit be addressed?</i>



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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

With the rezoning of an area from RC2 to RCG there will be less trees and more concrete. This will put strain on our already water processing facilities. Less trees means more of a strain on climate change. More housing on where there used to be perhaps 1-2 cars now means 8-10 cars. Parking is more of an issue. Also these houses are not affordable housing. The cost of the houses in an older area will skyrocket where a developer can now build 4 properties on one lot. Blanketing rezoning is an abdication of thought and care to the already home owners. Please consider my point of view in being opposed to this item.



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First name [required] Kevin

Last name [required] Screpnechuk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Vehemently opposed to upzoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

2. Blanket Upzoning is not Required to Meet Current Housing Needs
  - Calgary presently has zoning in place in established areas to provide for an additional 262,451 units.
  - Greenfield sites have vacant land capacity to accommodate another 178,235 units for a total of 440,000 units.
  - Upzoning disproportionately impacts older inner-city neighbourhoods without recognizing or protecting their unique nature.
  - The proposed blanket upzoning is indiscriminate and ignores the principles and goals that might support densification. For example, densification is most beneficial where there is adequate upgraded transit. However, by taking an approach that allows upzoning in any location, regardless of access to transit, leads to unnecessary development away from transit and hollows out existing neighbourhoods.
  - Upzoning should therefore be targeted to areas that have increased transit and should not be used without thought or consideration in a blanket approach.
  
- Most of Calgary's mature trees are in areas that will be disproportionately impacted by blanket upzoning. Increased dwelling units, including both permitted main houses, secondary units and backyard suites and driveways, squeeze out vegetation on lots that once had only one dwelling.





ATTACHMENT\_02\_FILENAME  
(hidden)

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

hi from i understand the issue of affordable housing in our city. but this problem is different than increase density. which this bill will only accomplish.  
in point form

1-as tax payor and a citizen who chose to live in a certain area for various reasons. . this was my choice based on where i wanted to live at this stage of life . i should not be mandated to change to accommodate , increased traffic, parking , safety of community and there children .

2-contractors make a living on buying existing lots tearing down current structure, building higher density on lot , reselling for profit . in most cases for price increase over original home . how is this affordable housing?.

3-i do agree in allowing a house condemned or buying to build on existing lot if affordable to be built on same footprint with a little extra feet and not disturbing view of existing owners. or building a approved suite on house or garage for rent .

4- for those who wish to live close to downtown, again there choice they can or do accept the city currant zoning in these area so they know what to expect based on there decision.

5- rezoning of currant city parks is a non starter for me. if you don't plan to develop om them why change rules.

in closing the reason our mayor boood at hockey game, because of loosing trust with citizen's of Calgary. Many council members are making major major unpopular decisions without support of people. something of this magnitude need to part of election campaign.. i have spoken to so many unhappy citizens. thanks for you time



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First name [required] Michael

Last name [required] Hall

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I received a letter about potential re-zoning of my neighborhood. It makes no sense... this is largely a single family home community with a few duplexes.... and owners bought in this area because of this. If we wanted to live in an area with in-fills and four-plexes etc, we would have bought in Glenbrook, Killarney, Altadore, etc.... If you wish to make a huge change like this, you can at least hold a special meeting in our community at a time when people can attend... not at City Hall. This will allow home owners the opportunity to express their opinions to Council. Why does the whole community have to do down to City Hall?

If you are looking to improve the amount of housing in Calgary, there are plenty of areas where this is already happening... Glenbrook, etc... I am sure that there are plenty of more opportunities in those existing communities to increase the density. I emphatically disagree with changing the place that I built my home without having a specific meeting to address this. I believe that it is illegal and will be challenged in court.



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First name [required]

Kim

Last name [required]

Barclay

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

blanket rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

It is unfair that the city is going to suddenly change property values of houses in helping those who cannot afford housing for what reason??? We paid for our houses and our lots and often for the community which we bought in and it is completely UNFAIR and I am totally against it, to change the rezoning areas of areas that were NEVER meant for high density housing.  
Also what about the water ways and the electricity grids?? They also were not made for high density housing in older neighbourhoods!! Totally disagree with this idea for all neighbourhoods ...make better decisions instead of arbitrarily just rezoning neighbourhoods Please!!!



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First name [required] Jeanette

Last name [required] Petrie

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 Residential - Grade-oriented Infill (R-CG) District

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am concerned about the proposal for this global change for a variety of reasons. As being a resident in Deer Run for over 25 years we bought into this community as it is quiet, without major construction, nice lot sizes, and close to parks. People can apply for permits to get additions or backyard suites on a case by case basis. With this proposed change of the zoning to allow for 4 flex, rowhouses, etc this will cause potential impact in a few ways. 1. Parking - the streets have much of the on street parking being used, how will parking volumes be handled for new multi-unit residences. 2. House pricing - with the change to the zoning people trying to buy houses will be competing with developers to buy the location - one to move into the home and the other to change the home on that site with no additional permits. This has the potential to drive housing prices up and reduce the existing home from being purchased as a home. 3. Purpose of ownership - with these multi-unit homes what is preventing them from becoming airbnb or other short term stay options vs long term homes with the purpose of making more affordable housing? I am also concerned with park space being rezoned. If it is going to remain a park and not developed why is it being rezoned. How do we prevent these park spaces from being developed in the future if they are zoned for it. I strongly oppose the proposed rezone for the deer run area of the city.



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First name [required] Ginger

Last name [required] Cochrane

How do you wish to attend?

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

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters re-zoning to make more room to build housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please excuse me if I happen to find the housing issue deeply personal!! I'm 51 and had my rent go from 1200.00 to 2000.00 which left me living in my camper all winter!!! My QUESTION is this...will these newly zoned lots be low income, geared to income units, co-op units? Will the homes be built using local, provincial and federal funds? Are these proposed lots already pre-designated? I have a suspicion that this forum is simply a formality. Who will be purchasing and building these homes? Canadian people? I am sick, broken scared and wounded. I broke myself working as hard as most men might my whole life...to wind up on a side street in Calgary unable to afford this nightmare brought upon us Canadians. You know what I can almost afford now, that I don't have to pay a racist, sexist, criminal foreign landlord? I can afford to walk into nofrills for kraft dinner! Something I hadn't been able to do in almost a year before I got pushed out for to accommodate new comers. Yeah, I'm taking it pretty personal, sorry to offend anyone! I'm pretty offended first! Quit with the politics and do something NOW! Also, if you wouldn't mind, would you please tell the feds to stop giving our country away?!



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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

U am a 4th generation Bownesian and all of the new development is destroying our beautiful historic community. Bowness has an ARP, as many communities created, that was developed and should be adheared to. You are taking away privacy, old growth trees and not replaced, enjoyment of ones property, parking, overcrowding, huge building on what usedbto be single lots.  
This should be a plebasite question or a referendum. The city does not speak on behalf of thier constituents if we have no voice.



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First name [required]	Mary
Last name [required]	Weich
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 24, 2024

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

[required] - max 75 characters	Rezoning for housing
--------------------------------	----------------------

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not in favour of rezoning. I own 1/2 duplex which I have renovated for providing care to my mother. I am a full time caregiver. At the time when my husband and myself purchased our home over 30 years ago, we were looking ahead to our senior years, a place close to a hospital, doctors, a mall and main roads for easy access re: Elbow Dr, Macleod Trail and Glenmore Trail. When the time came where we are unable to drive, we have an excellent bus route on Elbow Dr and with the hospital, doctor appointments and mall for shopping, we could use a taxi without paying high price fares. I have put a lot of funds into improvements of my home. I take pride in my home and look after the inside and outside. My grass is always mowed and I have hired a snow removal company to look after the sidewalk and driveway. I pray the city council will consider the requests of the many people not in favour of rezoning in their areas. Thank you for reading my concerns.



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First name [required] Richard

Last name [required] Ruggles

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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



---

ATTACHMENT\_01\_FILENAME  
(hidden)

City of Calgary Rezoning.pdf

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Office of the City Clerk

City of Calgary  
Rezoning for Housing

April 1<sup>st</sup>, 2024

Comments regarding this change:

I write this letter regarding my issue with the re-zoning of my neighbourhood.  
(Edgemont NW)

It was my families desire to move to Calgary 8 years ago and buy a home in a R-1 zoned community. Now the city council seems to be taking the direction to change the zoning for the funds the Federal Government is handing out, to fix their mistakes which has caused the housing shortages.

I received the details about this in the mail and it states “this means the zoning of your property today may only allow YOU to build a single detached home. The proposed re-zoning would allow YOU to build different types of homes – for example Row Homes.

This quote using YOU – to me means not ME, but the developer who purchases it and rebuilds.

Let’s be honest if I or my neighbor sells our home, the new owner (developer) will be the ones to build the multi-family homes. All the while not living next door to it themselves, and dealing with traffic, parking, etc. I do believe the developers will build the maximum allowed for the lot, which also increases the risk of the fire spreading. If I, or my neighbour sells, do we really care what happens to the neighborhood after we’re gone? I would say no. So please don’t use the “YOU”

Infills are supposed to fit in but and you can see, there are numerous times a 4 plex or 3 story building has been built in an older neighborhoods’ and many “Do NOT” fit in. Also, they block the sun to the neighbours’ yard and the street is full of parked cars. I’m sure the city likes it as they get double the taxes (the developers are licking their chops just waiting for the word go) and both parties seem not to care that a modern home is build next to the original smaller character home.

What about the Water, Sewer and Gas Lines, when our neighbourhoods were developed the utilities are sized as such, the age and size, has anyone considered this? Will the extra use mean the lines will need replacing too?

In closing I hope Sean Chu and the rest of the councillors listen to all the constituents and make my voice heard that I and my family are totally against this proposal.

Regards  
Rick & Judy Ruggles  
219 Edgemont Dr. NW T3A 5E5  
[jmrj@shaw.ca](mailto:jmrj@shaw.ca)



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

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First name [required]	Judy
Last name [required]	Ruggles

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 housing
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Are you in favour or opposition of the issue? [required]	In opposition
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City of Calgary Rezoning.pdf

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Office of the City Clerk

City of Calgary  
Rezoning for Housing

April 1<sup>st</sup>, 2024

Comments regarding this change:

I write this letter regarding my issue with the re-zoning of my neighbourhood.  
(Edgemont NW)

It was my families desire to move to Calgary 8 years ago and buy a home in a R-1 zoned community. Now the city council seems to be taking the direction to change the zoning for the funds the Federal Government is handing out, to fix their mistakes which has caused the housing shortages.

I received the details about this in the mail and it states “this means the zoning of your property today may only allow YOU to build a single detached home. The proposed re-zoning would allow YOU to build different types of homes – for example Row Homes.

This quote using YOU – to me means not ME, but the developer who purchases it and rebuilds.

Let’s be honest if I or my neighbor sells our home, the new owner (developer) will be the ones to build the multi-family homes. All the while not living next door to it themselves, and dealing with traffic, parking, etc. I do believe the developers will build the maximum allowed for the lot, which also increases the risk of the fire spreading. If I, or my neighbour sells, do we really care what happens to the neighborhood after we’re gone? I would say no. So please don’t use the “YOU”

Infills are supposed to fit in but and you can see, there are numerous times a 4 plex or 3 story building has been built in an older neighborhoods’ and many “Do NOT” fit in. Also, they block the sun to the neighbours’ yard and the street is full of parked cars. I’m sure the city likes it as they get double the taxes (the developers are licking their chops just waiting for the word go) and both parties seem not to care that a modern home is build next to the original smaller character home.

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In closing I hope Sean Chu and the rest of the councillors listen to all the constituents and make my voice heard that I and my family are totally against this proposal.

Regards  
Rick & Judy Ruggles  
219 Edgemont Dr. NW T3A 5E5  
[jmrj@shaw.ca](mailto:jmrj@shaw.ca)



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First name [required] **Megan**

Last name [required] **Matters**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 **No Agenda posted yet/ Notice of public hearing on planning matters**

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



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(hidden)

Letter to The City of Calgary April 4, 2022.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 4, 2024

City of Calgary Planning Department  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

Dear Planning Department,

I am writing to express my vehement opposition to the proposed citywide land use designation amendment that would allow for higher density zoning across various neighborhoods in Calgary. This amendment threatens to erode the unique character of our communities, diminish the quality of life for residents, and undermine the very essence of what makes Calgary a desirable place to live.

As a resident deeply invested in the well-being and preservation of our neighborhoods, I strongly believe that the proposed amendment is a reckless and shortsighted approach to urban planning. Introducing higher density zoning without due consideration for the existing infrastructure, amenities, and character of each neighborhood is a recipe for disaster. It will lead to overcrowding, strain on resources, increased traffic congestion, and a loss of green spaces and recreational areas that are essential for the health and vitality of our communities.

Furthermore, the proposed amendment fails to adequately address the concerns of residents who value the tranquility, privacy, and sense of community that low-density neighborhoods afford. It disregards the preferences and needs of families who have chosen to live in single-family homes with ample yards and greenery, seeking refuge from the hustle and bustle of urban life.

I implore the Planning Department to reconsider this ill-conceived amendment and instead focus on preserving the unique character and livability of Calgary's neighborhoods. Rather than prioritizing short-term gains and arbitrary development targets, let us work together to ensure sustainable growth that respects the diverse needs and preferences of our residents.

In conclusion, I urge the Planning Department to listen to the voices of the community and reject the proposed citywide land use designation amendment. Let us strive for a future where Calgary remains a vibrant, inclusive, and livable city for generations to come.

Thank you for your attention to this matter.

Sincerely,

Megan Matters



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First name [required] Joanne

Last name [required] Flack

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 Notice of Public Hearing on Planning Matters

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



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(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

For the record, please be advised that I am against the blanket rezoning of established communities.

I fully understand that there is a shortage of housing and affordable housing in Calgary and Canada. And yes – we need to build additional housing. However, I am saddened that the City of Calgary is proposing to change zoning in established neighbourhoods in order to receive some “funding” from the Federal government. And let’s be honest. We won’t know how much funding until the deadline for applications has passed. Also - this funding is not free money. It is being borrowed from our federal tax revenues which will eventually have to be repaid by the younger generation. So there is an argument whether it makes any difference whether the money comes from the federal government or our municipal taxes are raised to pay for affordable housing. (Yes - there is a difference in perception). The money ultimately comes from the residents. I feel that those of us that have worked and saved hard our entire lives to “live the Canadian dream” are being penalized. Where is the fairness in changing the land use rules after we have purchased our homes? And this land use change is setting precedent for future land use changes. Today it is four plexes – but tomorrow it may well be 12 story apartment buildings - completely and irrevocably changing the neighbourhoods and our communities where we bought and built homes and love!

I realize that it is expensive for the City and Council to review every single land use application. However, one suggestion to reduce some of the costs is to set up a separate committee to approve land use applications similar to CPC. Also – it is my understanding that housing density along the future Green Line will be medium to high density. So can we focus on building the Calgary we all want - inclusive, affordable and stable by getting the Green Line built - along with those high density developments instead of interfering in parts of the city that do not need fixing?

Thank you



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First name [required]

Keith

Last name [required]

Pedersen

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 Meeting on Planning Matters

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

In opposition



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ATTACHMENT\_01\_FILENAME  
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I OPPOSE the rezoning proposal. Allowing fourplexes in older communities will increase traffic and NOISE levels and the VISUAL environment. NEW communities with a variety of housing, including single houses, duplexes, fourplexes, apartments and condos, are DESIGNED and ZONED for this variety of housing (for example, Walden, Legacy, Chapparal). When I drive around the City on Stoney Trail, I see so much land available for housing. Older communities are NOT ARCHITECTURALLY DESIGNED for this rezoning.



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First name [required]

Gary

Last name [required]

Cross

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 in Calgary (could not find an agenda)

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

In opposition



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My comments are in response to the proposed change 1.C.4 from the proposed "Home is Here" housing strategy. This is (as far as I can determine) a blanket change to the zoning in the city of Calgary to allow for multi unit buildings on any lot in the city. I see this change as an opportunity for profiteers to build multiunit complexes in the lot next to my single family home. This is an impact to me because: parking will become an issue with more people living in the same space with no accomodation for additional parking, the value of my will likely drop due to the proximity of likely rental units that are less desirable than single family homes. As there are currently mechanisms to change zoning when needed, I don't understand how this will help provide more affordable housing by making it easier for builders to profit from the the absence of due dilligence. I have read through the remainder of the housing strategy and there are many reasonable proposals to help with affordable housing, changing the zoning across the city, I believe, is not one of them. I ask council to reconsider and not implement this change to the zoning of the City of Calgary. The zoning rules and mechanisms are there for a reason, changing them will not assist the issue with affordable hosing, only negatively impact current residents and property owners in this city.



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First name [required] Bonnie-Jean

Last name [required] Marconi

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 House is Here - Rezoning ; City of Calgary Housing Strategy

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

My husband and I are ADAMANTLY OPPOSED to Council's proposed rezoning of R-G (low Density Mixed Housing) in Calgary and all Rezoning of residential areas that would be affected by your autocratic plan. The taxpayers of Calgary should have been given the opportunity to VOTE on this blanket, aggressive proposal. For those who can't get to a Council meeting, this is an issue that should be voted on by all taxpayers. Home prices would be adversely affected should a neighbor decide to add a suite or fourplex to their property. We pay exorbitant taxes right now (which is another form of money grabbing by the Council) for the right to live in a single home only development. Your closed door proposal/plan smacks of socialistic values and is not conducive to democratic values. Homeowners (irregardless of race, gender etc.) should not be subject to this authoritarian proposed rezoning plan. It is another example of the Council's poor leadership and values that actually promote bias and prejudice, contrary to what your statement on Equity and Racism states. No Blanket Rezoning in Calgary is what we, the taxpayers, want.



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First name [required]

Eva

Last name [required]

Macharacek

How do you wish to attend?

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(max 75 characters)

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Council Meeting, Public Hearing on the Blanket Rezoning

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

In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition of the blanket rezoning proposed for the City of Calgary. I am in utter disbelief of this proposal. It is not well thought out and does not address the needs or wishes of our communities. COMMUNITIES is the operative word here. In my 14 years living in the South West I have seen numerous developments around the area of luxury condos and homes "starting from the 800K mark. Areas where building row homes and other types of affordable homes would have been perfect. But no, mansions were built. Now you want to take my little community of Strathcona Park where each and every home are unique single family dwellings, with 50+ year old spruce trees and allow developers to come in and bulldoze homes with large lots and build 4 plexes. We do not have adequate parking on our streets as it is. Not to mention losing sunlight on my property. I'm planning on investing in solar panels, but now what is the point of that if something goes up across my street or beside me and blocks the sun?

I frequent Toronto several times every year. I saw the huge campaign that was smeared all over the subway stations across the city (paid for by my high taxes). "Come to Alberta" "Affordable Homes" You created this problem!!! You wanted your city to grow and now you have an influx of people moving here and no place to put them. And now I have to pay MORE taxes to help YOU destroy this city!! I believe in growth, but it needs to be carefully planned, with proper zoning and infrastructure. YOU HAVE DONE NONE OF THAT.

Blanket rezoning is not the wish of most Calgarians. Calgarians were not given the opportunity to vote in the next municipal election on the city's blanket rezoning proposal. We have the right to say what happens to the communities we invested in. This proposal will DESTROY COMMUNITIES!!!!



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First name [required] Neil

Last name [required] Chapman

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Members of Council: I am submitting my letter of opposition in relation to your proposal to redesignate zoning my land to R-G. I moved to Kincora 17 years ago & have taken a positive and active voice in the community. Please note the following impacts to consider in making blanket changes to zoning:

1. Kincora is still a relatively new area in terms of planning. It was designed with a premise of mixed development for the community including in relation to current and future development in the area. Kincora already has high density zoning & housing, some of which has taken many years to develop such as the Emerald Sky Condo Development. This condo structure has been under construction for the past 10 years which has caused significant disruption to the community.

2. There has not been proper consideration for the impact of parking. The ability to add additional living space will increase the number of vehicles possibly in some cases more than 2 or 3 more vehicles per house. Street parking is prevalent in our community, and the zoning change will only add additional parking requirements. What impacts to city services (waste pick-up, snow plowing, and sidewalk clearing)? Parking impacts safety in our community, in particular on school bus pick-up/drop-off areas. Street parking is also not viable for EV owners as plug-ins will need to cross sidewalks.

3. Increased congestion: I feel council members believe that bussing, biking and walking are viable alternatives. Traffic is already problematic in our area. Additional vehicles in morning & evening commutes in Kincora will negatively impact the community. Traffic increase by way of car, bus or bike in the area will exacerbate traffic along 37st, Symons Valley Parkway / Beddington Trail and other commuting routes.

4. Blanket rezoning also does not take into account increases to current infrastructure. If my neighbours decide to develop basement suites, what of the impacts on water and sewer services? of electricity for the additional draw placed on the supply system because of additional fridges, stoves and possible EV charging stations? Will city services for waste pick up or water supply be impacted?

In summary, the proposed rezoning has not been properly considered. Calgary has long been a city where affordable two-storey family houses have been developed into friendly communities. Allow home-owners to propose their own land use and apply for zoning changes that fits neighbourhood interests. Thank you.



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

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

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First name [required] Donna  
 Last name [required] Heerensperger

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 Ré zoning officials housing project - land use designation amendment

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

As the owner of two properties that will be affected by this amendment I have the right to express my deep concern. My parents bought the lot and built their home in 1960,;and my son, daughter-in-law and grandchildren live in this family home. My husband and I bought our home in a neighborhood close by in 1983, where we raised our family and continue to reside. These properties were purchased after close inspection of the bylaws and land use regulations to insure that we would have the protections promised under law. This impacts the value of the property, the privacy provided by the size of the lot, as well as recognizing that the infrastructures that was put in place at the time of construction (I.e. sewer systems) would handle the demands that the area placed on them. These systems were not designed for the usage of multiple families/businesses or the need for parking for multiple vehicles, or the changes to parking and traffic patterns. The ability of contractors to build additional housing units while relying on systems that were never designed for the increased workload has significant ramifications for current property owners, as well as for any new owners that become part of the community. This blatant land grab is a disgrace... and conducting it under the guise of benefitting people who have unmet needs is a manipulation of facts. There are other ways of addressing the housing issue ... and the fact that this council will not put their proposal to the public in a referendum demonstrates that you recognize this is not an appropriate plan. We did not elect a council to "parent us" or treat us as if we are too ignorant to make important decisions.



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First name [required]

Lynn

Last name [required]

Gregor

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council - Blanket Rezoning

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

In opposition



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Under the current zoning bylaws, we have enough space in the city to supply housing for the next 40+ years. Under current rules, a developer can apply for a rezoning of any property when they apply to start building on it. Both are usually approved in the same time frame. Of the last 290 applications for rezoning, 275 were approved. Blanket rezoning will take away citizens' ability to protest a new development in our neighborhood.

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

Where there was one kitchen, one hot water heater, one furnace, and maybe one ac unit, there will now be 8. For each development that goes in, we more than octuple the drain on our power grid.

Each of these units is only planning on 0.5 parking stalls per unit. So on one lot, you can have 2x 3bedroom units, 3x 2bedroom units, and 3x1 bedroom units, and 4 parking stalls. If we assume 1 car per bedroom, which is a low estimate, for every one of these developments there will be 11 new cars parked on the street. Your plan to address this is to charge more for street parking, further inconveniencing those affected. There is no large-scale investment in public transport planned to accommodate the increased population density, beyond the outrageously expensive green line Ctrain.

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

Blanket rezoning is an abdication of thought and care on the part of our mayor and you council members. Council should be ashamed.



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First name [required]

Dawn

Last name [required]

Lamont

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 of my neighbourhood from R-C1 to R-CG

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

In opposition



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Residential zoning changes can have a significant impact on neighborhoods, affecting factors such as density, traffic, and property values. As a resident of the community of Willow Park in Calgary, my husband and I would like to express our opposition to the proposed rezoning of our neighborhood from RC-1 to R-CG. We chose to live in this community because of its peaceful environment and proximity to amenities. We do not want to lose these qualities.



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First name [required]

Karen

Last name [required]

Runciman

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Public Hearing Meeting of Council

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

In opposition



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I vote NO to the blanket rezoning initiative for Calgary.

I have read the application in detail and do not agree that rezoning will provide "affordable" housing. The new rezoned duplexes at \$1M are hardly "affordable". It will increase the city's tax base and benefit developers.

Rezoning fails to follow the established city urban plan mapped to 2050. Why are we abandoning a thoughtful researched urban plan to trust developers who do not represent the interests of Calgarians? And building multi-storey dwellings next door will most definitely impact my property value.

Rezoning reduces the intercity canopy and increases green house gas emissions when detached home properties are replaced with multi-storey buildings. What about that climate emergency?

For rezoning to be effective, it should be directed firstly to areas with under-utilized land. I have read that the city owns such land and can

The rezoning assumes that it is safe to park vehicles for multi unit dwellings on the streets surrounding the same piece of land, blocking and congesting streets. It does not consider the 3 waste removal bins to also be placed on those roads or the fact that I have not paid taxes for 50 years to turn the city streets into a parking lot.

Please preserve the tapestry of the Calgary that we have built and stay with the existing urban plan.

It is your responsibility to find a better way.



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First name [required] **Carrie**

Last name [required] **Brown**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

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

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

[required] - max 75 characters **Blanket Rezoning.-In opposition.**

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



Public Submission

CC 968 (R2023-10)

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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket Rezoning.-In opposition. Majority of Calgary does not want this and it should go to plebiscite to decide. Your Heritage Communities project in the SW is a great example of how rezoning should be handled in Calgary. Something of this magnitude needs careful consideration and this council has not expressed this at all. You were all voted in by the people of Calgary and work for the people of Calgary. Do better.



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First name [required] Sharon

Last name [required] Hill

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Let me begin with saying that I have lived in neighborhoods that have been zoned for homes that are not single family detached dwellings and I have not had a problem with that. However when my family decided to buy a house of our own, we sought out a neighborhood that was of the single family detached concept because we like the feel of such a neighborhood. If the City of Calgary goes through with blanket rezoning we will lose the variety that our city offers in the way of these urban gems. I agree that our city needs to offer more housing and from what I see, it is happening all around us. However not all neighborhoods should succumb to that. We must preserve some of the spaces that have been well maintained and treasured as they are. Please don't make our city a metropolis of a hodge podge of mixed housing everywhere with no character. Calgary is a beautiful city. Please keep it that way by offering the variety of having neighborhoods that are serene and untouched by the influences of mixed housing.



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First name [required] **Brent**

Last name [required] **Tort**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 of older neighborhoods amending to R-CG**

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Understanding there is a need for available housing in the city, however I'm concerned with the development of older neighborhoods. There is a reason people such as myself have purchased and lived in these communities. We like having bungalows that will allow us to grow old and live in our homes as long as possible. These communities have been the fabric of Calgary for many years and to destroy these fabrics out of desperation is ridiculous, the only people who want to tear these homes down and put in multi family units are developers and landlords. To allow this to happen will destroy our community and I think destroys the character of the city. I do understand that some communities haven't been maintained and are due for upgrading, however my community, Westgate, is a community where residents have spent money to upgrade and improve their homes. The road systems aren't keeping up to additional density and in some places have been made worse by adding additional blvd space. Having recently been in Marda Loop and seeing it's development, I don't want to go there it's a nightmare to navigate and impossible to park I feel sorry for the residents there. We're becoming a city that can't socialize as there is no parking in high density communities for family and friends and to put up restricted parking and making Calgarians pay for parking passes is unconscionable.

Please don't blanket change the zoning in this city, this will cause the city more problems with infrastructure in the future. Also, please crack down on builders who continue to cut corners at homeowners expense, we need to look at mandatory requirements, the use of vinyl siding and asphalt shingles is costing all of us with the storms that come through the city. We as a city aren't here to make developers lots of money at the expense of hard working Calgarians, developers using terminology such as "affordable housing" is a misnomer as average Calgarians can't afford the majority of "affordable housing".  
Thank you.



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First name [required] Megan

Last name [required] Baxter

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the new blanket rezoning plan for housing. Blanket rezoning does not account for the communities needs or infrastructure. Calgary is a car based city, our transit system and lifestyles are not supportive of not owning a car, as many people in Calgary go to the mountains on the weekends or travel for work. Blanket rezoning will add density to neighbourhoods increasing car traffic and the need for more parking spots. Developers rezoning to build more units into one land plot are not going to include adequate parking for units as it will cut profit margins.

In addition, the homes that will be built are not going to be built for those who need lower cost housing, they will be built for the highest bidders. Look at the new developments your council approved over the last few years, they are not communities for first time home buyers, they are large homes with high end finishing's starting at 800K because the higher the price the higher the profit for developers. If Calgary really wanted to improve the housing needs they would be building homes at an affordable rate.

In addition, Calgary should be looking to adopt a system like Whistler Housing Authority in BC, where low income families own their condos, and are only able to sell them at a rate determined by the city to keep them affordable While home owners would not benefit from selling at a market rate, it would provide home ownership, housing security, and the opportunity to save for buying a market rate house in the future.



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First name [required]

Bruce

Last name [required]

Chrumka

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Calgary Housing ReZoning

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

In opposition



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The concept of a blanket rezoning is applying all the thought and insight of a bumper sticker to an incredibly complex problem.

The neighborhood of Wildwood, for example, is comprised almost entirely of single family homes that have graced the Edworthy escarpment for over sixty years. Allowing row housing and in-fills might delight some developers however the people who are searching for housing affordable to the low/medium financial demographic will not find it in this district.

Nor will they find it in other established neighborhoods. Do you believe the residents of Mount Royal will placidly stand by while triplexes replace mansions? Or will this be another Council's problem?

Council cannot even figure out what to do with the Greyhound Building let alone provide Calgary with a replacement to McMahon Stadium and the Saddledome, a C-Train line to the airport (or the length of 17th Avenue S.E.) or sub-urban sprawl.

Council was elected to represent Calgarians effectively and efficiently. This ill-conceived notion of a 'One Zone Fits All' rezoning scheme deserves to be deleted. Where are the people who have actual academic accreditation in civic planning? Let's consider detailed proposals from those who have earned such skills in project management, urban development and the realities of social engineering.

Bruce Chrumka, P. Eng.



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First name [required] **Kathaleen**

Last name [required] **Berting**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 **Residential rezoning and backyard suite parking proposal**

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

Rezoning.docx

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## Rezoning

The City of Calgary is proposing blanket residential housing rezoning. We (homeowners) are **grandfathered** under the existing residential zoning and are therefore not subject to rezoning changes. We bought and paid for our properties under the current zoning and **industry practice** and intent have set precedent that **legally** would not allow the city to proceed with their rezoning proposal for existing residential areas.

We chose our areas based on **density**, (property setbacks, architectural controls, sight lines, views, etc.), **amenities** including parking, alleys, parks, green spaces, roads, etc., and the **character** of the neighborhood. Any changes to any of these especially views, setbacks, shadows, parking, etc. would impact **market values**. And you can't tell me that I'm going to get the same price for my property if I have a single family home versus row housing beside me.

Even basement and backyard suites could materially impact property values and would impact the character of the neighborhood. Technically based on our existing zoning backyard suites should not be allowed as they are not within the original footprint of the home and basement suites had to go through a permitting process so as not to materially affect the existing neighborhood to even be allowed.

We also don't have the **infrastructure** to handle the increase in housing in existing areas. Our sewer systems, water treatment facilities, utilities (electricity, nat gas, internet) roads are not sufficient to handle the increase in existing areas for an increase in housing. We already have trouble with our electricity grid having brownouts as well as slow internet within areas at peak times with the increase in wifi requirements. Ie. Smart tvs,, security, phones, etc. In addition we are already going to have to go thru water restrictions. All of this needs to be addressed before you make changes to new areas as it will impact us all.

## Parking

Parking has become a hot button issue within the city especially when the city started charging people to park in front of their own homes. And now they are proposing that backyard suites should not have to provide any parking so where are they parking – in existing residential areas under grandfathered zoning. Our housing zoning required (or intended or could be reasonably assumed) that adequate parking be provided to each homeowner in the front or side of our properties (in order for the single family homes to be built) and that now is being compromised with the proposed rezoning and especially with backyard suites proposal not having to provide any parking. There was no trouble with parking in front of one's own home until the city allowed universities, colleges, etc. to charge for parking which was free prior and therefore students started to park in residential areas for free parking so people couldn't park in front of their own homes. So permits were required. Now the city is making homeowners pay for parking permits and some residential areas are not allowed any permits where they had existed prior because of businesses. If the city doesn't make businesses etc, pay for adequate visitor or staff parking that should be free it is not the fault of the homeowner. There is no way that homeowners should have to pay to park in front of their own homes and backyard suites not having parking would acerbate the situation. Next are we all going to have to pay to park in front of our houses.

### Affordable housing

You are looking for more affordable housing but what does that mean adding more housing does not necessarily mean affordable housing. There were times where there were incentives to build rental units within the city but when the market got good the units were sold so this could happen again and we'd be in the same boat. Even the new development proposal in Cliff Bungalow is not going to be affordable housing where it existed prior. Building more doesn't mean affordable and how do you keep it affordable if designated there has to be some provision that it can't be sold or if sold it has to be at an affordable price but someone would have to govern.



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First name [required]

Ken

Last name [required]

Hadley

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

R-CG Blanket Rezoning

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

In opposition



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Approval of proposed blanket residential rezoning will cause:

- legalizing infills regardless of the appropriateness of the site
- loss of the residential public hearing process removes a critical owner defence
- major increase in developers leverage
- erratic future residential development
- guarantees future reduction in green/treed residential areas
- greater residential parking scarcity
- decline in future residential affordability

This means:

- city is discarding years of past prudent residential zoning differentiation
- city is abdicating its control of future residential development
- this is another proof that our city has lost all understanding of financial prudence.  
(Budget mismanagement and lack of residential affordability)



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First name [required]

Last name [required]

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are seniors living in the beautiful area of Lake Bonavista for the past 37 years. We scrimped and saved every penny we had, cashing in bonds, savings and kids' savings to purchase and continue to live in this area, well-known for its single-family dwellings and ample parking, along with a private lake. We could have bought elsewhere at a much lower price but made this sacrifice to live in Bonavista and be able to watch our investment grow, and to leave it to our children. If zoning will now allow rowhouse-style housing with 4 units and the potential for each unit to have a secondary suite and a backyard suite, next door to us, our 'investment' will be greatly depreciated. EACH unit could feasibly have 10 people if they each had a secondary and backyard suite (40 people!) The parking, traffic and noise would be untenable. You may call us the 'self-ish few' but I believe replacing lovely old homes would be such a waste, would have a very negative impact on the community, and would still not be affordable for the poor. In the newer areas of the city, people have a good idea beforehand what they're buying and what the density will be. Or there must be public lands that could be developed with these rezoning plans without uprooting existing older homes. A plebiscite next year at election time would not be very expensive. The public hearing on April 22nd is not sufficient. Thank you.



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First name [required]                      Howard

Last name [required]                      Williamson

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to any rezoning of the Parkland neighbourhood.



## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]

Susan

Last name [required]

Anderson

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

rezoning

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

In opposition



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing on behalf of my husband and myself to register our very strong opposition to the proposed changes to the rezoning bylaws as they pertain to our property in Canyon Meadows.

We purchased this property in good faith as an R1 single family dwelling in 1978, a full 46 years ago. As young parents, we raised our family, paid our taxes and maintained our property to a very high standard. Imagine now our feelings of frustration, anger and especially helplessness when we realize that should the new zoning laws be passed by this council, our reward for loving and caring for our home over all these years is the possibility of having a fourplex unit being built next door and enduring the resulting chaos re increased traffic and parking issues.

We do understand the need for more housing units given our city's dramatic increase in population in recent years but feel more strongly than we can say that there are surely other options for the location of these units than at the expense of our enjoyment of our home that we have lived in and cared for our almost entire adult lives.



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First name [required] Theresa

Last name [required] Trotter

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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: citywide rezoning

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



---

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We support the initiative to allow for higher density residential construction on a city wide basis. However, why are only the most outlying suburbs designated as low density mixed housing? Big cities typically have the highest density near the centre, and gradually become less dense the further away the properties are from the centre. The rezoning as currently proposed is the opposite of this. Low density mixed housing is often occupied by people of lower socio-economic means - if this type of housing is far from city centre, these people are forced to commute long distances for work, often relying on public transportation. The negative effects of this were made abundantly clear during the Covid pandemic.



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First name [required]                      Craig

Last name [required]                      Lewington

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Public Hearing on Land Use Designation Amendment

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not believe the current zoning amendment will achieve the desired outcome of providing more affordable housing nor increase the housing supply in the City of Calgary. The evidence to support those desired outcomes is limited. Simply there will be no incentive for builders nor developers to achieve any such aims with the given policy to develop affordable housing. Looking at Vancouver, you see that densification has not had the results of providing affordable housing nor increasing the housing stock to keep up with demand. Further, other City policies or strategies need to be in alignment, and from my perspective, I feel the City is looking at these issues in silos. How does the Transit Strategy interact with this? We live in a City that struggles to provide effective service in suburban areas, but you want more people in those areas, where their choice is only going to be a car. What about the recent proposal from a counselor about trees on private properties and our urban canopy? In this case, you will see a loss of urban canopy with increasing the units on private property - there will be no other result. Also what is challenging is that our planning department authorizes projects that meet the bare minimum requirements and create distasteful street environments. What about building codes? I live in an area, where houses were built much closer together, but there were no changes in building codes - for example fire retardant materials. We see multiple houses burning down at a time. This doesn't seem to be addressed in the materials the City has provided.

For such a large change to City zoning, I feel the City needs to have a more comprehensive proposal that looks at things holistically. From what I have read, the current change does none of that. My worry is that this will be implemented and the City will just implement and deal (or not) with the problems this creates later. I would like to see those issues addressed before I could give my support to such a change.



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First name [required] Carolyn

Last name [required] Mercier

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We live in the Community of Richmond, specifically the Wedge. One of our main concerns is how Minto's plans are exempted or impacted by the rezoning. We understand the R-CG designation requires ground floor entrances to dwellings. How is this going to impact and apply to Minto's plans at 2501 Richmond, because their current proposal is zoned very differently. Are they getting an exemption and if so how fair is this to the neighborhood residents to not only increase its density through the City's proposed plan but also throw in the proposed Minto plans of up to 2500 residences on 11 acres? Another concern is that we moved into this area precisely for its current zoning which to us meant less density, less traffic, less parking issues and more quiet with backyards and garages that allowed for creative use of space and hobbies. Changing most of the districts seems to favor new homeowners while not considering the existing homeowners. What areas will be left for the traditional communities with yards, garages, and lots big enough to develop gardens, etc., where one doesn't have to worry what will be built beside you when a home is sold? Thirdly there are so many areas in the city already designed for high rises and multi unit residences in corridors along travel routes, transit and pathways. Why not look there to increase housing options? Lastly, Calgary, by nature of its climate and urban sprawl, has never been a totally walkable city, in our opinion. It seems to have the cart before the horse to build and change all the districts without first upgrading and improving facilities that enable citizens to walk, bike, bus to areas of high use in our climate. So instead people drive as much and park in more congested areas. We recognize that housing availability and affordability needs to be addressed in the City. Rather than a blanket approach to change for the sake of seeing what might work best, we want to see a more measured and long term planned approach to benefit all residents, not just new homeowners.



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First name [required] Patricia

Last name [required] Schwartz

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council Meeting - Public Hearing regarding rezoning

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



---

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am definitely not in favour of the proposed rezoning for housing project. I have seen what happens first hand when this comes to fruition. It does not help provide 'affordable' housing but does affect the ambiance of a neighbourhood and cause huge parking and infrastructure issues.



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First name [required] Wendy

Last name [required] Humphreys

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning proposal

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



---

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the City Wide Rezoning proposal  
I do not believe the increase supply of housing will allow for greater housing variety that will be affordable to many Calgarians  
In addition the increase in density will impact vehicle parking and outdoor living space will be decreased.  
We worked hard and made sacrifices in order to purchase land/property in an area which gave us the quality of life we looked for.  
Please reconsider your Rezoning Proposal that affects Calgary Communities  
I would much rather see empty City owned parcels of land developed to accommodate Affordable Housing  
Thank you



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

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

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

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First name [required] **Norine**

Last name [required] **Miller**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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**



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not in favour of this issue as I truly believe that this will have a negative impact on the value of our homes. Until I have concrete reports showing that this is not the case, I will not be in support of this. The fact that this council has decided to make such a HUGE decision without involving the citizens shows the a remarkable lack of respect. I understand that the council are elected officials and are supposed to be representing the public, but to make a "blanket" decision does not consider the citizens and the diversity of the city. I completely understand that there is a housing crisis, but to open it up to have a duplex or four-plex to be constructed next to a 3,500 sq ft home makes no sense. The "application approval" process has not been outlined for the citizens to review. This is like putting the cart before the horse, or like what has happened so many times and constructing communities without the infrastructure and causing traffic congestion. There has not been enough due diligence put into this plan.



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First name [required]

Chris

Last name [required]

GIRODAY

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Calgary rezoning for housing

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

In opposition



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose the short sighted proposal for blanket rezoning in Calgary residential communities. The one size fits all approach is not the way solve our housing shortage. This initiative will negatively impact current housing values, community aesthetics and more importantly put are larger strain on our already over congested infrastructure. Over populating communities is not an appropriate solution to the housing crisis.



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First name [required]	Jackie
Last name [required]	Pascal

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We do not support the proposed blanket, cross-city degradation of zoning restrictions. We do not support removing the requirement for parking for backyard suites. Major issues, such as this, that will have irreversible long term impacts merit resident input beyond public hearings typically followed, and attended by special interest groups and benefiting businesses. Far reaching changes to zoning restrictions merit input from all residents. The broad application of "grade oriented infill" including rowhouses, into many Calgary neighbourhoods will adversely and irreversibly impact many established communities that were designed and habited following historic zoning limits. We are not optimistic that these new homes will "remain compatible with the surrounding community" based on examples through the city. Where changes to the zoning restrictions are deemed necessary for a property or an area, they should undergo a public review process. That was a fundamental understanding when people moved into these areas. Street parking in some Calgary neighbourhoods is very challenging despite garages, even without heavy snowfalls, and before the introduction of secondary and backyard suites. Garages converted to backyard suites will further reduce off road parking.. "We take steps to ensure that there is enough parking available by managing the space with permit parking, time restricted parking or paid parking. We also work with builders to make it easier to use different modes of transportation for future residents, such as providing bicycle parking and building better sidewalks, another other things". The objective appears to be to drive the reduction of vehicles. The infrastructure is neither adequate, nor safe enough to support that across our 5,100 km city at this time. City staff, directed by our elected representatives, should spend more time assessing the situation and options, targeting vacant lands, non-park public lands and selecting areas and streets that are more able to integrate increased density than others, as well as other creative solutions. We did not buy our properties in order to have them devalued by this ridiculous rezoning idea. Most of the townhomes, apts and homes with basement suites are not affordable. There are areas where a lovely 50s bungalow is sandwiched between massive buildings on either side. This is not living in a community that you started out in and enjoyed. It becomes a nightmare.



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

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First name [required] Amber

Last name [required] Mudie

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters This will diminish peoples investments and quality of home life.

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The rezoning should not occur. Peoples homes we go down in value, quality of home life will decrease. People invested in their homes because of being in detached-home only community. This is not okay. Has parking been factored in these already busy areas.



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First name [required] Danuta

Last name [required] Ngan

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 refining for housing land use designation

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the proposed Land Use Designation to my residential property as it will fundamentally change the look of the neighborhood, make it a mish mosh of poorly planned developments, decrease the value of existing homes, increase traffic in the area, limit parking and possibly increase crime. A definite NO!



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First name [required] **Paul**

Last name [required] **Rosenberg**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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**



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Very simply, this is an appalling over-reach of City Council that affects the property values of tens of thousands of Calgary home owners who have worked lifetimes to build their property's value. For most seniors and those who have owned their homes for a significant amount of time, the majority of their total net worth is associated with homeownership (according to some estimates, it could be as much as 80%+ for seniors) be it detached houses or condominiums (77% according to 2022 Ipsos survey). Their very retirements and future ability to sustain themselves will be at risk with blanket zoning -particularly those who are currently RC1 or 2. It is impossible to even consider that the owner of a small 1,100 sq/ft bungalow will not be harmed when the 50 foot lot next door all of a sudden has four units and the potential for each to have a secondary suite. The value of the 1,100 sq/ft bungalow will decline- that is what will happen and there is no logic to say it won't. How can it be possible that a city council can destroy people's life savings (their home value) with so little regard and without allowing the citizens of this community decide. Pure arrogance.



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First name [required] **Kenneth**

Last name [required] **Haddock**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 of Calgary considering a change to the zoning of my property**

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I purchased my property in a R-CI zoned area because I wanted to live on a single family housing street. I strongly disagree with the city council deciding arbitrarily to rezone my property.  
The idea of changing the zoning so a building with four units on a typical 50 foot lot, with the potential for each unit to have a secondary suite and a backyard suite being built on the street I reside on is absolutely absurd. Has the city considered where the minimum of the four vehicles that would be associated with the four unit building would park considering there is 50 feet of frontage. I have witnessed the transformation in the Killarney and Glengarry area's and the parking is extremely hard to find. Adding more population to the my district will inevitably increase the crime rate and reduce the potential resale value of the single family properties. I do not believe this is the solution to the city's housing problem.  
Once again I must strongly object to the proposed rezoning.



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First name [required] Everett

Last name [required] Altenhof

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

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

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



**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

Submission to City regarding rezoning.docx

ATTACHMENT\_02\_FILENAME  
(hidden)

Windsor refusing federal government money.jpg

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

The City has NO Mandate to impose city wide up-zoning on property owners. A plebiscite MUST be held.

We are native Calgarians and have owned a home in Calgary since 1973 and the unprecedented move by the City of Calgary to up-rezone the entire City of Calgary is, without question, the biggest attack on property owners in our lifetime.

The City of Calgary is attempting to FORCE enormous land use changes on the entire City without having signalled the intent to do so during the municipal election campaign and importantly without the approval of city residents. The word "FORCE" is specifically used in this submission because it is the absolutely precise word to describe this.

There have been many hundreds of thousands of property transactions throughout the years with people making their decision as to where they wish to live and the character of the neighborhood they choose realizing that the purchase of a home is the biggest decision of their lives. These home owners have done their due diligence and made their decisions accordingly. Yet, City Council WITH NO MANDATE has decided to ignore property owners.

Not only is the City of Calgary FORCING these radical land use changes without approval of city residents it is deliberately ignoring the thousands of restrictive covenants (RC's) that have for years and decades have been legally and properly registered (many by the City itself) to prohibit lot subdivisions and density increases (among other things) on private property land titles. The City is proposing up-zoning which it knows full well deliberately and knowingly directly conflicts with those RC's and using the excuse that RC's are civil agreements.

By ignoring the wishes of property owners and the thousands of properly registered RC's on land titles, the City of Calgary is essentially colluding with developers to force property owners to initiate law suits to compel adherence to restrictive covenants. We believe this to be a systematic and deliberate full frontal assault by the City of Calgary on the property rights of the citizens of Calgary and seems to have been undertaken with the collusion and economic power of developers.

There are instances where developers have joined their considerable economic forces to fight against property owners with limited resources and who are attempting to have legitimate RC's respected. And of course while developers can write off legal costs as business expenses they may incur to try to overpower RC's the property owners who are trying to enforce the RC's but cannot and so must absorb those costs personally. That is a classic bully tactic which reveals the severe imbalance between the parties that exists in both available resources and the treatment of legal fees. Consequently, the "level playing field" concept defined broadly as all competitors following the same rules to get equal opportunity to compete REGARDLESS OF SIZE OR FINANCIAL STRENGTH simply does not exist. That appears to not be accidental.

As this City wide up-zoning concept was not raised during the last election campaign, this City Council does NOT have a mandate to force this city wide rezoning concept onto the citizens and property owners of the City of Calgary.

The simple question really is, who has the authority to pronounce what the citizens have decided is the "public interest"? Certainly there are some politicians that mistakenly believe election results have somehow magically bestowed upon them the carte blanche authority to pronounce what the public interest is. And directives of City administration and City "experts" hired by the City are even LESS in a position to make such a determination. The danger is as obvious as it is great.

City Council cannot decide a shift in public policy of this magnitude on its own. The City of Calgary MUST hold a plebiscite on the matter.

In closing, it is our view this is the biggest collateral attack on the property rights of citizens of Alberta as long as we have owned property (and paid property taxes) for over 50 years. And that is why we have contacted all of the MLA's in Calgary as well as Premier Smith and Ric McIver, the Minister of Municipal Affairs to put a stop to this end run and force a plebiscite or a referendum on the matter. They will also be copied them on this submission.

Finally, as an example of how City Council SHOULD conduct themselves in a matter of this magnitude is clearly articulated in a letter from the Mayor of Windsor, Drew Dilken on a similar situation, a portion of which is quoted below for your reference (an image of that letter is attached to this submission).

**“Without question, there is an urgent need for more homes, here and all across the country. As Mayor of the City of Windsor, I am steadfast in my commitment to safeguard Windsor neighbourhoods and the vital infrastructure that supports them. I refuse to compromise our neighbourhoods and to do away with fair public consultation with our residents in exchange for uncertain funding that will be tied to sacrificing the makeup of our communities. Windsor residents deserve better.**

**City Council will continue to represent the best interests of residents and do what we can to protect their most valuable asset – their homes.”**

City of Calgary residents deserve nothing less. Unfortunately, it seems clear that trust has been broken and we suspect (as do many, perhaps the majority) that this public input process is little more than window dressing and the public will be ignored as it very often is with the City of Calgary.

It is clear the City knows full well it is out of step with Calgary citizens and the FORCED rezoning cannot withstand public scrutiny which is why the City is in a rush to impose its will and refuses to hold a plebiscite. Govern yourselves accordingly.

Everett Altenhof  
Diane Altenhof  
April 4, 2024

January 31, 2024



Drew Dilkens  
Mayor

Today, Canada's Housing Minister Sean Fraser delivered a disappointing message to the City of Windsor and our residents by denying support for our Housing Accelerator Fund application and the major initiatives put forward by City Council to help address Canada's national housing predicament.

The Minister rejected our reasonable proposals and said "no" to densification along 47 km of transit corridors. The Minister rejected reasonable densification on almost 1000 acres of land in commercial and mixed-use nodes, that once built-out would allow us to exceed our housing target many times over.

Despite City Council's resolution and strong plan to deliver thousands of housing units, Minister Fraser continues to insist on four units and four stories as-of-right on all residential lots - without public consultation or understanding what makes sense for Windsor. This does not work for our city, and I will always support our residents.

Windsor's proposal represented a willingness to do more than our part to help the federal government shoulder the burden of a national housing crisis. Minister Fraser, on behalf of the federal government, has essentially responded with a clear message of 'no, thank you... not good enough'. Where we have offered a reasonable, sensible and measured approach, the federal government has offered consequences.

Without question, there is an urgent need for more homes, here and all across the country. As Mayor of the City of Windsor, I am steadfast in my commitment to safeguard Windsor neighbourhoods and the vital infrastructure that supports them. I refuse to compromise our neighbourhoods and to do away with fair public consultation with our residents in exchange for uncertain funding that will be tied to sacrificing the makeup of our communities. Windsor residents deserve better.

City Council will continue to represent the best interests of residents and do what we can to protect their most valuable asset — their homes.

City Hall, 350 City Hall Square W, Suite 510, Windsor, ON N9A 6S1  
T: (519) 255-6315 E: [mayoro@citywindsor.ca](mailto:mayoro@citywindsor.ca)



As a result

I realize that Premier Danielle Smith has a deep interest in land owner rights which is why I am sending this correspondence to her office as well. It is within the power of the provincial government to put an end to this practice by the City (and other municipalities as well) by demanding, at the very least, that any land use changes cannot be imposed without approval from affected citizens and that no such approvals can be granted unless and until matters regarding charges registered on title are resolved.

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Public interest, in the words of Felix Frankfurter, is a “vague, impalpable but all-controlling consideration”. It carries legitimacy and justifies coercion; and it has done so ever since ” *Salus populi suprema lex esto*” rang as a maxim from Cicero's *De Legibus* to Locke's *Two Treatises* and beyond. Its vagueness, combined with its extensive range, explains the concept's success just as it is responsible for its failings. When judges assess the public interest, they consciously or subconsciously project their cultural roots, ideological convictions and political circumstances into its meaning, while politicians believe that election results have given them *carte blanche* to pronounce what the public interest is. The danger is as obvious as it is great. A man's appraisal of what is good for the community may well turn out to be but the vessel for the ulterior motives of factionalism and self-possession. Thucydides' famed observation to that effect has certainly not lost its edge in modern times. Thus, even the most virtuous man's imposition of his view on public interest should alarm us. And perhaps we should be most on our guard when such an imposition is disguised by the well-worded manner of its delivery. After all, Cicero's eloquence in his *Catiline Orations* has prevented generation after generation from considering that perhaps it was Catiline's demand for social equality that might have fulfilled the *salus populi maxim best*.

With the aim to limit the vagueness of public interest and establish boundaries to tame its all-controlling potential, this quest for the concept focuses on three questions: (i) how does the content of public interest form; (ii) how does it manifest itself; and (iii) what role does it play in the legal system? First, even if in a rather simplified manner, this opening chapter discusses several standards of public interest constructed from leading theoretical accounts on just political organisation. These accounts were chosen according to their capacity to represent distinct approaches to the problem at hand, which again, taken as a whole, may give a pretty good idea of the overall spectrum of what is (more or less) commonly taken to be “the public interest”.

|

#### 4.3. WHO GETS TO DECIDE WHAT THE PUBLIC INTEREST IS?

Following the path taken up to this point, there is little contestation on who gets to decide what the public interest is: the members of the political community (or citizens, for short)<sup>85</sup> decide. In our liberal-democratic tradition, there is little scope for a different answer. What matters, as described above, is how the citizens arrive at their judgement. But it's not all that matters. In asking "who gets to decide what the public interest is?" one also (and some would argue: essentially) has to ask: "who has the authority to pronounce what the public interest is?", or, to be precise, "who has the authority to pronounce what the citizens have decided the public interest is?". And here, a common denominator does not exist. Approaches that rely on an enlightened elite, such as Plato's philosopher-king or Burke's experienced public officials, seem to be the most problematic in this regard. However, they might be constructed in the way that they don't seek to replace the communal judgement by the judgement of superior minds, but in a way that those who are best-positioned, due to their knowledge and experience, are the ones who are able to isolate what is closest to the public interest from the myriad of voices embodied in the political community.

January 31, 2024



Drew Dilkens  
Mayor

Today, Canada's Housing Minister Sean Fraser delivered a disappointing message to the City of Windsor and our residents by denying support for our Housing Accelerator Fund application and the major initiatives put forward by City Council to help address Canada's national housing predicament.

The Minister rejected our reasonable proposals and said "no" to densification along 47 km of transit corridors. The Minister rejected reasonable densification on almost 1000 acres of land in commercial and mixed-use nodes, that once built-out would allow us to exceed our housing target many times over.

Despite City Council's resolution and strong plan to deliver thousands of housing units, Minister Fraser continues to insist on four units and four stories as-of-right on all residential lots - without public consultation or understanding what makes sense for Windsor. This does not work for our city, and I will always support our residents.

Windsor's proposal represented a willingness to do more than our part to help the federal government shoulder the burden of a national housing crisis. Minister Fraser, on behalf of the federal government, has essentially responded with a clear message of 'no, thank you... not good enough'. Where we have offered a reasonable, sensible and measured approach, the federal government has offered consequences.

Without question, there is an urgent need for more homes, here and all across the country. As Mayor of the City of Windsor, I am steadfast in my commitment to safeguard Windsor neighbourhoods and the vital infrastructure that supports them. I refuse to compromise our neighbourhoods and to do away with fair public consultation with our residents in exchange for uncertain funding that will be tied to sacrificing the makeup of our communities. Windsor residents deserve better.

City Council will continue to represent the best interests of residents and do what we can to protect their most valuable asset — their homes.

City Hall, 350 City Hall Square W, Suite 510, Windsor, ON N9A 6S1  
T: (519) 255-6315 E: [mayoro@citywindsor.ca](mailto:mayoro@citywindsor.ca)



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First name [required] **Colleen**

Last name [required] **Byers**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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**



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the mass rezoning planned for Calgary. In the past, the main requirement for a "mother-in-law" suite, was the need for it to have its own parking space. It seems as though, with the new zoning plans, what was up until now the top priority of adequate parking ,— the number 1 priority— is now being thrown out. This "quick fix idea" idea will create chaos and hostility between neighbors and the community. Please consider spending a bit more time considering higher quality solutions, instead of looking for the easy answer. Thank you.



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First name [required] Jodene

Last name [required] Padfield

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(max 75 characters)

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 in Council Chamber re Land Use Designation (zoning) amendmnt

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against the rezoning from R-C1 to R-CG primarily as parking will be a major issue. These neighborhoods do not have backlanes so all parking is in front attached garages and on the street. As most families average 2 cars, the prospect of adding row housing and secondary suites could potentially see 16 cars trying to park where a normal 2 car single house used to be. Please do not allow established neighbourhoods to turn into crowded areas where laneways and traffic flow will be impacted as they were never originally designed for this purpose. Also please consider how garbage and recycle bin pickup would ever fit on the street with the increase of cars parked there.



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First name [required] Claudia

Last name [required] McKinnon

How do you wish to attend?

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(max 75 characters)

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

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

1. Citywide rezoning (with the exception of allowing secondary and backyard suites) does not benefit the homeowner. Never say never, but most homeowners cannot afford to and likely don't want to tear down their home and replace it with row housing or a four-plex. This rezoning will only encourage developers and investors to tear down existing homes and build whatever will make them the most profit when they flip it.
2. This rezoning is to help "market" housing only. It does nothing to help those people who need affordable non-market housing.
3. Mainstream media reports indicate the population of Alberta decreased through 2014-2021. Unprecedented population increases in Alberta in 2022 and 2023 are reported to be from interprovincial net migration (27%), permanent immigrants/residents (23%) and the balance temporary immigrants. Given the volatility in economies and population trends, it makes more sense to go slower with zoning changes that will forever change Calgary's established neighbourhoods.
4. "Densification" has already begun. Within a 10 minute walk of my home, two significant developments are going up consisting of multi-family housing only. If the goal is to have that housing option available in every community, then it's already here. Take that into account when you decide what crisis it would solve to allow the proposed rezoning in my community.



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First name [required] **Robert**

Last name [required] **Bell**

How do you wish to attend?

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(max 75 characters)

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**



**Public Submission**

CC 968 (R2023-10)

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ATTACHMENT\_01\_FILENAME  
(hidden)

Public Hearing Submission - Citywide Rezoning - RGB.pdf

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## **Re: Public Hearing Submission – Calgary Citywide Rezoning**

As a home owner and resident of Hawkwood for 38 years and a City of Calgary taxpayer/voter, I am completely **opposed** to this proposal. This proposal is an infringement on my rights, would cause negative, unintended consequences and also ignores local circumstances and conditions.

I will further explain my concerns and issues with citywide rezoning by providing my answers and comments to some of the “Frequently Asked Questions” on the City of Calgary “Rezoning for housing” web page as follows:

### **FAQ - The approved Housing Strategy recommends proactively rezoning land parcels in Calgary that don't currently allow for more than one or two houses. What does that mean?**

Citywide Rezoning eliminates the rights of citizens to object to rezoning at the Land Use change Amendment application stage. The only remaining opportunity to object to a specific redevelopment will be at the Development Permit stage. Citizens will have lost 50% of their rights to object.

### **FAQ - Can our infrastructure handle R-CG as a base zoning district?**

The City's Response is, *“Yes. Most established area communities, especially those built prior to 1980, are below their historical peak population. Due to declining population in those areas, and higher efficiency houses being built, there is existing infrastructure capacity (roads, transit stops, water and wastewater management, etc.) to handle more types of housing.”*

What about electrical infrastructure? Has residential per capita electrical demand been analyzed? The move to EV's and electrical home heating will likely increase per capita consumption significantly.

Further, my experience from living in the same house for 38 years (1986 to present) suggests that there has been no discernible population trend within my 12 residence cul-de-sac as the property ownership continues to change. Currently, there are as many children in this cul-de-sac as there has been since the homes were built.

### **FAQ – What is the relationship between new housing supply and broader housing affordability? In addition, these new homes are expensive, how can they do anything to help housing affordability?**

The City's Response includes, *“Research shows that adding new homes improves housing affordability for Calgarians. Even when new housing is expensive, adding more homes means fewer people are competing against each other to find a home that fits their needs and budgets.”*

Please provide the “Research” that supports this claim.

The City's Response also includes, *“Allowing a variety of housing types saves Calgarians money because more options mean households only have to pay for what they need for their lifestyle. Adding new homes in an area can reduce rents nearby because older homes need to be priced more competitively to attract households.”*

Negative Unintended Consequence – Principal residences often represent main financial asset for people and many citizens have their retirement incomes tied up in the equity in their home. The City of Calgary’s citywide rezoning proposal threatens residents’ retirement funds.

**FAQ - If a rowhouse is built next to me, will my property value be negatively affected?**

The City’s Response is, *“Sales data analyzed by Assessment & Tax does not show a loss in value of properties adjacent to new rowhouses. Administration will monitor property values in areas of redevelopment to confirm if changes to property values occur.”*

Please provide the “Analysis” that supports this claim. Has the City done an analysis of the average value of comparable properties in all communities relative to the percentage of rowhouses in that community?

**FAQ - When growth occurs in my neighbourhood, how will the additional waste and recycling be managed?**

The City’s response to this question fails to address some major safety and City liability issues. I live in a cul-de-sac and regularly observe Waste and Recycling trucks having to back up several times to navigate the “Turnaround Portion” of the cul-de-sac even when no vehicles are parked on the street. Rezoning/densification will likely result in increased street parking and significantly increase safety issues and related City of Calgary liability exposure.

**FAQ - Can my neighbourhood manage the additional parking required for increased congestion as a result of growth and redevelopment?**

The City’s Response is, *“Yes. On-street parking is for everyone. Where parking congestion is an issue on streets, we take steps to ensure that there is enough parking available by managing the space with permit parking, time restricted parking, or paid parking. We also work with builders to make it easier to use different modes of transportation for future residents, such as providing bicycle parking and building better sidewalks, among other things.”*

The policy referred to in the City’s response is **discriminatory**. All residential properties pay property taxes based on the same mill rate and should be treated equally. It is **discriminatory** to require some residences pay for parking permits, etc.. The second part of the City’s response demonstrates City Hall’s anti-car biases.

Additionally, the proposed R-CG zoning includes only 0.5 parking stalls per unit. This is totally **unacceptable**. This level of parking requirements should only be considered if and when the availability, quality, reliability and safety of Calgary Transit has improved tenfold or more. Again, this proposed requirement demonstrates City Hall’s anti-car biases. Additionally, all secondary suites should be considered units with respect parking stall requirements.

Further, the City’s proposed changes to secondary suite rules that would remove the need to provide a parking space on the property for the backyard suite is **unacceptable**.

## Recommendations

### **The Citywide Rezoning Proposal should be rejected.**

Failing rejection of the Citywide Rezoning Proposal, then the following amendments should be incorporated:

1. Citywide rezoning for cul-de-sacs should be removed from the proposal.
2. Citywide rezoning for lots with less than 50 foot frontages should be removed from the proposal.
3. All secondary suites should be considered units with respect to parking stall requirements.
4. Only one secondary suite should be allowed per property.
5. Backyard suites, a.k.a. laneway suites should only allowed where there are laneways.
6. The proposed R-CG zoning should a minimum of 1.0 parking stalls per unit.

Best regards,

RGB



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First name [required] Kenneth

Last name [required] Haddock

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 of Calgary considering a change to the zoning of my property

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I purchased my property in a R-CI zoned area because I wanted to live on a single family housing street. I strongly disagree with the city council deciding arbitrarily to rezone my property.  
The idea of changing the zoning so a building with four units on a typical 50 foot lot, with the potential for each unit to have a secondary suite and a backyard suite being built on the street I reside on is absolutely absurd. Has the city considered where the minimum of the four vehicles that would be associated with the four unit building would park considering there is 50 feet of frontage. I have witnessed the transformation in the Killarney and Glengarry area's and the parking is extremely hard to find. Adding more population to the my district will inevitably increase the crime rate and reduce the potential resale value of the single family properties. I do not believe this is the solution to the city's housing problem.  
Once again I must strongly object to the proposed rezoning.



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First name [required] **Colleen**

Last name [required] **Byers**

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First name [required] **Jodene**

Last name [required] **Padfield**

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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](#).)

[required] - max 75 characters **Public Hearing in Council Chamber re Land Use Designation (zoning) amendmnt**

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



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ATTACHMENT\_01\_FILENAME  
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First name [required] Claudia

Last name [required] McKinnon

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

1. Citywide rezoning (with the exception of allowing secondary and backyard suites) does not benefit the homeowner. Never say never, but most homeowners cannot afford to and likely don't want to tear down their home and replace it with row housing or a four-plex. This rezoning will only encourage developers and investors to tear down existing homes and build whatever will make them the most profit when they flip it.
2. This rezoning is to help "market" housing only. It does nothing to help those people who need affordable non-market housing.
3. Mainstream media reports indicate the population of Alberta decreased through 2014-2021. Unprecedented population increases in Alberta in 2022 and 2023 are reported to be from interprovincial net migration (27%), permanent immigrants/residents (23%) and the balance temporary immigrants. Given the volatility in economies and population trends, it makes more sense to go slower with zoning changes that will forever change Calgary's established neighbourhoods.
4. "Densification" has already begun. Within a 10 minute walk of my home, two significant developments are going up consisting of multi-family housing only. If the goal is to have that housing option available in every community, then it's already here. Take that into account when you decide what crisis it would solve to allow the proposed rezoning in my community.



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First name [required]

Olga

Last name [required]

Harandi

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Land Use Designation (zoning)

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

In opposition



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Proposed rezoning in the Inner City of Calgary will cause: more traffic; shortage of parking; danger to drive; road rage; more dust and pollution; less or no trees and green spaces, less birds, wildlife; drastically reduced sunlight inside houses; increased stress and aggression in people. What I listed is happening now, but will be much worse. There are lots of other areas in Calgary that need development. There is no need to overload areas, that are already under a lot of stress from construction.



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First name [required] **Gordon & Lori**

Last name [required] **Hetherington**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

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

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

[required] - max 75 characters **The citywide Land Use Designation (zoning) amendment.**

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are very concerned with the proposed citywide blanket rezoning amendment. Our concerns are as follows:

- 1) Lack of adequate parking garages resulting in increased parked cars on the residential streets.
- 2) Increased traffic without proper changes in infrastructure to handle the substantial increase of population per neighbourhood.
- 3) Decrease in tree canopy per lot resulting in potential environmental concerns, such as water retention, bird and insect habitats, etc.
- 4) Decrease in community feel with such an increase in population per lot.
- 5) We are not sure that the increase in this style of housing will provide for more affordable housing.



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First name [required] **Scott**

Last name [required] **Taylor**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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**



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I can't believe I actually am writing this email - I struggle to see how any council member can see this as good for Calgary or Calgarians.

I understand the need for more housing but firmly oppose blanket rezoning as laid out by this project that the City of Calgary is proposing.

I have a son who works at Alpha house and understand that there are people without homes to live in. These are complex issues that involve Federal, Provincial and Municipal levels of government. What this council is proposing to Calgarians is just not well thought out - relying on emotion rather than good decision making.

I live in Shawnee Slopes in a home that backs on what used to be the golf course. In the area where the golf course was, the zoning appropriately allows for multi family units while protecting neighbourhood aesthetics and property values. This was designed with purpose after a rezoning application process. It balanced the need to protect current homeowners and allow for more multifamily homes. What the city is proposing could allow my neighbour to take down his home and due to the size of his lot put up a fourplex or sixplex. Or worse a developer could buy three lots and put up an apartment building. We purchased in this neighbourhood because of the green space, large lots and trees (which the city does or does not value??) We paid a premium to get this. This would highly devalue my property and many properties nearby. Most Calgarians have mortgages secured against the current value of their properties and would take huge financial losses if they were to sell in this situation. You would be interfering with people's financial futures. For a council so invested in green energy, this could also potentially cause many situations where a homeowner invested in solar energy only to have a taller complex built next door that would block their solar (this is already happening without the rezoning) and this would only get worse.

Even blanket approval of secondary suites is a bad idea. Each street should be reviewed for current infrastructure and parking before it gets approval for secondary suites. As an example, my neighbourhood might be good for secondary suites as there is lots of parking etc.

Please - what we have does works - things get rezoned after a process. New neighbourhoods are zoned to allow for a mix of properties. But leave current neighbourhoods alone - and keep the process in place.

Thanks

Scott Taylor



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

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First name [required]

Jeremy

Last name [required]

Burkhardt

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am extremely concerned with the proposed rezoning that you have before you. My neighborhood is a single family residential area built in 1973 - 1975 that has large lots and low density population. I have already been approached by developers looking to buy homes in the area for the purpose of redevelopment due to this proposal. This will lower my house value and, subsequently, my quality of life. With this proposal and no requirements to have parking for any additional units that are built, the vehicles associated with these developments will be parked on already overcrowded streets. The density of homes proposed under this rezoning will impact the nature of the community and affect the aesthetic of the area that I purchased my home in .

I am extremely disappointed that city council is ramming this through without proper thought and feedback from the communities that will be largely affected. This proposal is ill thought and not in the best interests of communities that will be most affected due to their vintage.

Make this an issue during next year's election and see what people really want versus pushing something through because of someone's personal agenda.



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First name [required] **Tom**

Last name [required] **Campbell**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

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

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

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

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is the biggest issue facing Calgarians in my lifetime, as a born and raised Calgarian, that must be put back to a referendum or plebiscite for all Calgarians to decide on, not this council and mayor to decide. I am against this for 3 reasons. First, the new builds are rental units whom will only benefit the developers who are already charging unaffordable rents and The City of Calgary benefits collecting more property tax revenue from these rental developments. Second, these rental developments will cause a parking crisis. By not requiring an equal number of parking stalls to match the number of built units will bring parking chaos for both existing residents and new residents as there will not be enough street space for all parties involved. Thirdly, the secondary basement suites being allowed at 400 sq. feet living space is an unacceptable space for any human being to live and prosper in, especially if there are children living in them, and I physically saw a new one just completed being rented out at \$1100.00 per month plus 40% utilities. Calgary is blessed with so much land to build larger units for these size rentals. All of this will lead to a deteriorated quality of life for all Calgarians.



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First name [required] Jan Paul

Last name [required] Jansonius

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters Change in Land Use Designation from R-1 to R-CG

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a home owner in Scenic Acres, I am in favour of changing the land use designation to allow different and higher density housing in the area.



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First name [required] Diana

Last name [required] Scheper

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 of Housing

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I understand the economics of increasing the housing supply for Calgarians, with the intent of improving access to and affordability of rentals and lower-value properties.

I am concerned that the rezoning proposal paints the entire city in broad strokes as open to rezoning without regard for planning and implementation in a manner that would reflect the changes that occur within neighbourhoods. My family lives in Edgemont. We feel fortunate every day to live in such a beautiful community. It is getting older, but the model and style of homes in this neighbourhood would look odd and unplanned if turnover resulted in mixing in side-by-sides, rowhouses and townhomes next to one-for-one infills/rebuilds or existing homes.

I would like to ask for a more deliberate approach to planning and implementation for such rezoning, neighbourhood by neighbourhood. Perhaps we can look more closely at how, when and where higher density housing options would best be incorporated into neighbourhoods.

Thank-you.



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First name [required] Roy

Last name [required] Wright

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 Banket Upzoning- Housing is Here CPC 2024-0213

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



**Public Submission**

CC 968 (R2023-10)

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ATTACHMENT\_01\_FILENAME  
(hidden)

Roy Wright Letter to Council on Blanket Upzoning.pdf

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 4, 2024

Calgary AB

Yours Worship, Members of Council

Re: Blanket Upzoning Public hearing April 22, 2024

I am writing to express my concerns regarding the blanket upzoning proposal before Council. I have lived in four Calgary neighbourhoods over the decades and have lived in Mount Royal since 2007. I also am a Registered Professional Planner (RPP), employed as a neighbourhood planner (among other duties) at the City of Calgary until 2000 and was a CPC Commissioner from 2011-2017.

On March 7, CPC reviewed the recommendations of the Housing Task Force which included increasing housing choice in all communities, increasing housing affordability, and making the land use application process faster by eliminating opportunities for citizen engagement. These objectives should also align with the long-range strategy of the City and its Municipal Development Plan, its foundation document that guides us out to 2070. All laudable goals, but the methods to achieve them will likely not be successful, and in some instances will be counter productive.

### **1. The MDP and the City Vision**

The Municipal Development Plan (MDP), adopted in 2009, sets broad principles for the growth of our City until 2070. Key principles include:

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

I spoke in favour at Council in 2009 suggesting that this was a well-reasoned, thoughtful forward-looking plan. However, many in the development industry spoke against it as it curbed their ability to develop in places to maximize profit, while advocates of compact growth argued the other way. It was indeed a compromise plan that struck a balance.

However, the blanket upzoning proposal ignores the MDP and throws it away, even though the administration suggests the blanket upzoning supports the MDP. The CPC report selectively chose five elements of the MDP to indicate alignment, but it did not acknowledge the three foundational and key principles outlined above.

It is Council's job to develop and approve policy. It has developed and approved the MDP, a logical plan, with appropriately zoned lands. Council has an obligation, in fact a duty, to indicate to the industry that "If you want to build in Calgary, follow the Plan and we will ensure the process moves fast." There is presently land zoned in greenfield and established areas to accommodate 440,000 more units that follow the Plan principles. This is not the time for Council to erode or ignore the central tenants of the MDP.

## **2. Affordability**

The Housing Task Force and its supporters focused a lot of its attention on the “housing crisis” and affordability. The CPC report outlined new construction costs (\$1.6 million for single, \$.9 million semi and \$.6 million for town houses.) Those are not affordable and will not help the 84,000 households, including my children, who are struggling to find affordable housing. Unfortunately, the blanket upzoning proposal will, in some established neighbourhoods, displace existing affordable housing such as older single detached housing, some with basement suites and post-War low-rise apartments. These properties are likely to be “picked off” to develop new town houses, making the affordability crisis worse. In other, more expensive neighbourhoods like my neighbourhood of Mount Royal, new town houses will be built that will exceed new construction costs with even more luxurious town houses therefore undermine the goal to increase the stock of affordable housing. By way of example, a 1940’s bungalow at the corner of 14<sup>th</sup> St. and Joliet Ave was purchased for \$550,000 in 2019 and an RCG application was made to build four town houses with a price point of \$1.2 millions each. The developer decided to sell the property after community opposition and a new single detached home is being built now, that also does not meet any affordability goals.

Presently about 3.6% of Calgary’s housing stock is identified as non-market. That needs to increase; however, it is naïve to expect the private market to service that need because the private sector is in the business of making a profit, not to address a social need. It falls to senior levels of government to provide assistance for such housing if government believes housing is indeed a right, which I support. While primary responsibility lies with senior levels of government to address non-market housing, the City can and has contributed through use of its excess lands to build non-market housing.

## **3. Stability in established neighbourhoods**

In the 1950’s and 1960’s, established neighbourhoods across Canada struggled, and many families moved to the new suburbs. Many older neighbourhoods saw speculative up-zonings, deterioration of housing stock, school closures and a general lack of re-investment. The federal government introduced 10 programs to the National Housing Act in the early 1970’s. Some of the programs provided funding for infrastructure, for non-profit and co-op housing and rehabilitation of housing. One program was the Neighbourhood Improvement Program (NIP) which required cities to firstly stabilize land use in neighbourhoods through local plans and secondly, develop a robust community participation program to build those plans. In Calgary, Design Briefs were first produced until provincial legislation recognized neighbourhood plans with the Area Redevelopment Plan process. I spent 20 years working in Calgary’s established neighbourhoods (1979-2000) helping repair damage resulting from the dis-investment and speculation we experienced in the 1950s and 60s. We downzoned thousands of properties and collaborated with neighbourhood groups. The result is the vibrant and healthy established neighbourhoods of today.

Blanket upzoning will re-create some of the same issues we faced in the 1960’s. Residents may start to leave established areas because they do not feel comfortable investing in their houses because indiscriminate redevelopment will undermine the stability of their street with town houses or apartments that are inappropriate. They may realize it is their land rather than their house where the value lies and “cash out.” These changes will not address affordability but rather destabilize our

neighbourhoods. If blanket upzoning is approved, in 20 or 30 years, Calgary will be facing the same challenges neighbourhood planners faced in the 1970's and 1980's.

#### **4. More Housing Choices in our neighbourhoods.**

The Mount Royal Community Association was established 90 years ago. It includes 17<sup>th</sup> Ave. as a mixed-use district, Lower Mount Royal as a transition area from high density Beltline to the single-family homes of the Estate Area and the Garden Suburb Area of Upper Mount Royal. Our housing choices are robust. Thirty-three percent of our housing is single and semi-detached housing (the City average is 61%). Fifty-five percent of our residents are renters (the City average is 31%). Mount Royal has matched or exceeded the principles of choice outlined in the Housing Task Force study.

It is true that our Mount Royal population has dropped by 8% since 1970, but we also increased our housing stock by almost 29% over the same period. Our schools are at capacity and Western Canada High is now using a lottery system to allocate spaces. Our community meets today's standards of a 15-minute neighbourhood, provides choice in housing, has a stable population, has significant tree cover, and combines a blend of historic and modern designs. Our community, like the others in Calgary, is unique. Blanket upzoning is a blind and blunt instrument that will destabilize our neighbourhood and other neighbourhoods in Calgary while not meeting its stated goals.

In conclusion, I would ask that Council:

- a. Abandon "Proposed Amendments to the Land Use Bylaw 1P2007" as outlined in Attachment 3, CPC2024-0213
- b. Respect and support the MDP in terms of directing growth to nodes and corridors and respect the stability of established neighbourhoods.
- c. Inform the development industry that the way to help build Calgary, is to embrace the concepts outlined in the MDP.
- d. Continue to use the Local Area Plan process to refine areas where additional growth makes sense from both the MDP and community perspectives.

Yours truly

Roy Wright RPP, MCIP



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First name [required] **Rodney**

Last name [required] **Buzan**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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**

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



Public Submission

CC 968 (R2023-10)

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

Please note that the Planning department should be admonished if there is a housing crisis. To the mayor, first we have an energy crisis, now a housing crisis; by what definition of crisis are you going by? My pertinent comments are: (1) low cost housing and affordability are 2 separate issues, please do not confuse this. The ability to re-build in older neighbourhoods is primarily for developers not for individual home owners correct? This program will create parking issues, change neighbourhoods for which we purchased our homes primarily for the available amenities, schools and single home dwellings. Stop this proposed change immediately.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

My name is Davin Chandler and I am a 30 year resident of the varsity area and I'm resolutely opposed to the city wide land use designation amendment. I also believe that such a significant change like the one being proposed here, should be dealt with by way of a plebiscite. I chose to live in the Varsity area years ago because I wanted a large lot and some space between my neighbours. The additional space also allows for more trees in the area and a place to have a garden. This amendment is nothing more than a knee jerk reaction to a problem created at the federal level where they are now trying to fix their mistake by throwing money at the cities. Allowing the construction of million dollar town homes in Varsity isn't going to fix a perceived housing shortage. I visit friends in Marda Loop and Erlton and the congestion and parking in those areas are a disaster. The city allows the construction of town homes that have parking for one vehicle when most dwellings have 2 or 3 vehicles associated with them which then causes huge parking/congestion issues.

I think it is just wrong to change the rules after the fact. I equate it to being in a curling game and you are up 2 going into the eighth end and the other team decides the game is going to 12 ends. Doesn't seem right.

We live near the newly developed University district. Great place to walk through and I think well thought out but its not where I chose to live. I like the idea that people can bike through the streets or play basketball or street hockey on the street without a risk of getting hit by a car. Your changes will have a negative affect on my personnel and mental well being and all for some short term cash from the federal government.

I go back to my first comment, I believe that this should be voted on by the citizens of Calgary

Thank you  
Davin Chandler



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First name [required]	Valerie
Last name [required]	Mitchell
How do you wish to attend?	
If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 9, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	rezoning
Are you in favour or opposition of the issue? [required]	In opposition



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(hidden)

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

It would be lovely if the mayor council members and planners understood how important this issue is

## PLEBISITE FOR PURPOSED CITY OF CALGARY REZONING

**Congratulations to Terry Wong (our current counsellor), Andre Chabot, Sean Chu, Peter Demong, Dan McLean and Sonya Sharp for having the courage to challenge and stand up for their constituents regarding the above matter.**

**I am more than impressed that these individuals realize that the Mayor and City Council represent and work for the taxpayers who pay their salaries of \$213,000.00 and \$120,000.00 per year and not the reverse.**

**I have lived in Calgary my whole life and have loved the city. I have been a resident of Tuxedo Park for 50 years (far before it became a highly desired, trendy, inner city neighbourhood) and I feel that Canadian politicians at all levels are making short sighted, autocratic decisions based on virtue signaling and short term political goals, rather than decisions based on future prosperity and long term livability. The blanket rezoning initiative is a great example of this.**

**The rezoning initiative, if passed, has the capability to make our communities congested, unlivable places. We already see it in our inner-city communities where developers are clear cutting our urban canopy and building 3½ story dwellings that overshadow their neighbors. These are NOT affordable properties. I understand that the City of Calgary Mayor and counselors have historically been in the developers' pockets, but this takes it one step further. Do you really believe that developers will do what's in the best interest of communities? Of homeowners? No, they will do what they have always done, maximize profit at the expense of community standards. Both current and future residents will have no choice but to live in communities that have no standards, no cohesiveness, no parking (but that's another issue being rammed down our throats), and the urban tree canopy will be decimated. And all of this will be done with NO**

consultation, no input from the people paying for it, the tax paying public. The people who pay the bills, the taxpaying citizens should have more input into the future of THEIR communities, and I believe a plebiscite can make this happen.

Our neighbors and our family have been blessed to have a terrific, vibrant street which we have cultivated because of our love for this community. This is becoming greatly changed because of the “new affordable, environmentally friendly new builds.

I’d like to also address Jasmin Mian’s comment “it is a fact that new communities have had different rezoning bi-laws since their inception, so it should be a blanket city policy” might be true, however, a home purchaser who buys in these communities is aware and has the choice to live in such communities. What you are purposing in this rezoning is to change the profile of older, established neighborhoods without input, thought or respect for those living there. A plebiscite would put the issue to rest. The taxpayers and residents will CHOOSE what happens to their communities.

Some items of concern:

1. The city says it wants to address the environment and climate change, matter of fact, I think the Mayor called it a “climate emergency”, yet there’s been no mention of the tens of thousands of mature trees and shrubs that have and will continue to disappear from Calgary’s Urban Canopy under this blanket rezoning. Not to mention community aesthetics. Developers currently come onto a site and ‘clear cut’ it, bulldozing everything in their path and plant a stick (which may or may not be nurtured by the new homeowner). This will only continue to worsen under the blanket rezoning initiative.
2. The city says we need affordable housing. The vast majority of developers are not building affordable housing, they’re

maximizing their profit and building McMansions. As an example, the property across from us 2 homes (3 suites) were modest and affordable. They are gone, plowed under. The new builds haven't increased the number of suites available, still only 3 but the new builds range in price from \$800,000.00 per side of the duplex to \$1.2 Million for the single dwelling. Something tells me this is more about tax revenue than it is about affordable housing for Calgary residents.

3. Parking is another issue. These streets and alleys are narrow with new builds requiring only ½ an off-street parking spot per dwelling. Each dwelling in realty has a MINIMUM of 2 vehicles each. Shockingly, people who buy a million-dollar home do not take transit. This creates even more neighbourhood "issues" and exponential growth in congestion.

Oh – but the city has a solution for that!!! They'll introduce permit parking which does absolutely nothing to remove residents' vehicles from the street (congestion), but now residents get to pay a large sum of money annually just to park in front of our house. Again, who wins? The city who gets to collect the money for the permit parking, while they're the ones who created the issue in the first place by not requiring developers provide parking with their dwellings.

4. Another concern is the fire hazard that is created when such large, tall buildings are built with almost zero side yard. The roofs of the new builds almost touch, if one were to start on fire, it would certainly spread to its neighbours.
5. The increasing height of new structures keeps increasing with no concern or respect for adjacent homes. Many current residents

have invested tens of thousands of dollars in landscaping and gardens which are now sunless thanks to the new dwellings beside them. Many of us cannot enjoy our outdoor space anymore. Does this not count for anything? Are we not citizens (who have invested heavily in our homes) too?

6. Our roadways are like a roller coaster, repaired with asphalt and left to sink. I know the city collects funds from the builders to fix our roads once construction is complete, but this never seems to happen. I know of what I speak as my husband used to be a builder in Calgary. This no longer happens. I believe these funds go into general revenue and no repairs are done. Just drive down 22 Ave N.E. from Center Street to 4 Street NE. We deserve better.

I do not live in a bubble and I am aware that increasing property values will benefit every resident once they decide to sell. However, in the meantime, we choose to live in our homes, and we should be allowed to see the sun in our backyards, not to have our inside lights on all day because the side allowances do not allow light to enter our homes. We also deserve to not worry about our safety due to fires.

I am concerned that these rezoning changes will be community specific with greater voice being given to affluent areas such as Crescent Heights, Eagle Ridge, Rideau Park, Elbow Park and other affluent communities. They are heard at a higher level than Tuxedo Park, Huntington Hills, and Forest Lawn.

I am very much in favor of a Plebisite to let the residents and taxpayers decide what is best for the communities that we live in. The mayor, city counsellors, and city planners who may not even reside in affected communities should not mandate to the actual community residents how they should live.

**The public does not yield their sovereignty and their decision making to those who serve them. You SERVE the taxpayer. The people do not give their public servants the right unilaterally decide what is good for the taxpayer.**

**The City of Calgary has had many plebiscites such as daylight saving time, infrastructure, water system and fluoride, the Olympics, V.L.T.'s however you feel the people who pay your wages do not deserve to voice their opinion via a plebiscite. Do the 9, who voted NO, not believe this is a very important issue. Lets not use the dollars spent and time as an excuse. You have spent more of my tax dollars and your time behind closed doors on so many other issues wasting our money!!! GIVE US A VOICE and not at one of your so called public meetings. ENOUGH!!!**

**V.C. Mitchell**

**251-22 Ave N.E.**

**Calgary, Alberta**

**T2E 1T6**

**403-512-7888**

**cc. Mayor Jyoti Gondek**

**Gian-Carlo Carra**

**Richard Pootmans**

**Raj Dhaliwal**

**Evan Spencer**

**Jasmin Mian**

**Courtney Walcot**

**Kourtney Penner**

**Jennifer Wyness**





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First name [required] **Robert**

Last name [required] **Weaver**

How do you wish to attend? **In-person**

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters) **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](#).)

[required] - max 75 characters **rezoning for housing**

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



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(hidden)

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

We look forward to speaking to Council regarding the proposed rezoning plan and the negative impacts that this will have on the historic community of Upper Mount Royal

Office of the City Clerk

April 4, 2024

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100, Postal Station "M"

Calgary AB T2P 2M5

Re: Calgary Housing Strategy

To introduce our submission, we draw the following text from the Mount Royal Community Association website, which references the earliest planning considerations for our community.

*In the years before and after the turn of the century, the City Beautiful Movement was at its height. This movement had its genesis in the World's Columbian Exposition at Chicago in 1893, which is credited with raising public interest across North America in civic design and beautification. Garden City and Garden Suburb concepts emerged at much the same time and together they formed the beginnings of town planning, of moulding the environment to improve the quality of life for the inhabitants.*

*The development of the Mount Royal subdivision followed the precedents of such residential subdivisions in North America such as the plan for the suburban village of Riverside, Illinois, designed by Frederick Law Olmsted, the founder of the landscape architecture profession, in 1869. Some of the precepts proposed by Olmsted seen in Mount Royal are curvilinear circulation systems that respected the natural contours and features of a site; the planting of roadside trees; residential lots with ample setbacks and side yards; generous open spaces for parks and recreation areas; and separation of different types of traffic routes. As a result, Mount Royal is an excellent example of the Garden Suburb.*

We believe that Upper Mount Royal/this Garden Suburb needs to be preserved and should be exempt from the Calgary Housing Strategy Rezoning. We refer in this submission to the Bylaw No. 1Z98 approved in council 19 January 1998 identifying approximately one-half of Upper Mount Royal as a Direct Control District; not subject to this rezoning initiative. The stated Purpose: The purpose of this district is to preserve the unique characteristics of a special area of the city.

When looking at the community of Upper Mount Royal, and the Garden Suburb we suggest that the boundaries of this DC designation should be extended to cover the entire community where the precepts proposed by Olmsted of curvilinear circulation systems that respected the natural contours and features of a site; the planting of roadside trees; residential lots with ample setbacks and side yards; generous open spaces for parks and recreation areas; and separation of different types of traffic routes are common throughout all of Upper Mount Royal (refer to the map on page 3).

This extension of the District Control to the entirety of Upper Mount Royal where permitted land uses are restricted to “modest single-detached dwellings” would result in preserving the character, streetscape, and historical value of this community.

This leads to our second point – a consideration for the historic nature of this special inner-city community. Calgary, as a relatively new City has little in the way of Heritage and Historic foundation – especially when applied to settlement in the early 1900’s and the influence of the railroad and prominent citizens. Mount Royal, by following the Garden Suburb design is unique, and when looking at our community more than 100 years later, little has changed. Some older homes have been replaced with more modern single-family dwellings, fitting to the streetscape and basics of this original Garden Community concept. Ample green space, the preservation and planting of roadside and residential trees, setbacks from the street and development keeping within the 45% lot cover requirements are the core for preserving this unique Mount Royal character.

The proposed rezoning will do away with the development criteria that have defined Mount Royal and resulted in preserving this special inner city residential neighbourhood. Proposed increases to the building height, increases to lot coverage, the development of multifamily buildings and reducing the requirement for on site parking will all result in changing the unique character and special historic place that Mount Royal represents in this modern and growing city.

To attract investment, encourage employment and to ensure economic prosperity and business development, it is common to highlight the positive attributes that distinguish and promote Calgary. In this regard one can profile prominent features and attractions such as the setting – close to the mountains; a modern downtown with an impressive skyline; a young and skilled workforce and architectural accomplishments such as the Peace Bridge, the Central Library, the new BMO conference centre and the soon to be built recreational and sports complex. Hand in hand there is also an opportunity to showcase special residential communities steeped in history and unique to the city, close to downtown and very walkable areas such as 17<sup>th</sup> Ave and 4<sup>th</sup> St SW, and most important – the very fact that Mount Royal represents a unique Garden Suburb community, based on 1893 planning concepts. The preservation of Mount Royal as a community consisting of single-family homes on each lot with development criteria that ensure the preservation of green space, mature trees and landscaping, setbacks, and building sizing consistent with the neighbouring properties will ensure a streetscape that represents both the heritage and uniqueness of this historic community.

A move away from these basics will over time change Mount Royal into what one might consider a hodgepodge of development – historic properties next to boxy multifamily suites. Trees removed to maximize development space. The uniqueness of this special community will be lost – the ability for the city to showcase this special place will disappear and over time Calgary will lose this iconic neighbourhood. When one looks to other Canadian cities such as Montreal: Westmount, Vancouver: Shaughnessy Heights, Ottawa: Rockcliffe Park, or Toronto: Rosedale, these neighbourhoods hold a special place in the identity of these cities – providing living examples of how focused and restrictive planning and a defined development model can preserve and protect the unique character of a place. Calgary can do the same with Mount Royal.

Don't relax and take a broad-brush approach out of administrative efficiency; rather, carefully assess the positives that Mount Royal community presents and ensure that the planning and development guidelines provide for the preservation and presentation of this historic and unique residential community.

Respectfully submitted,

Elizabeth and Robert Weaver

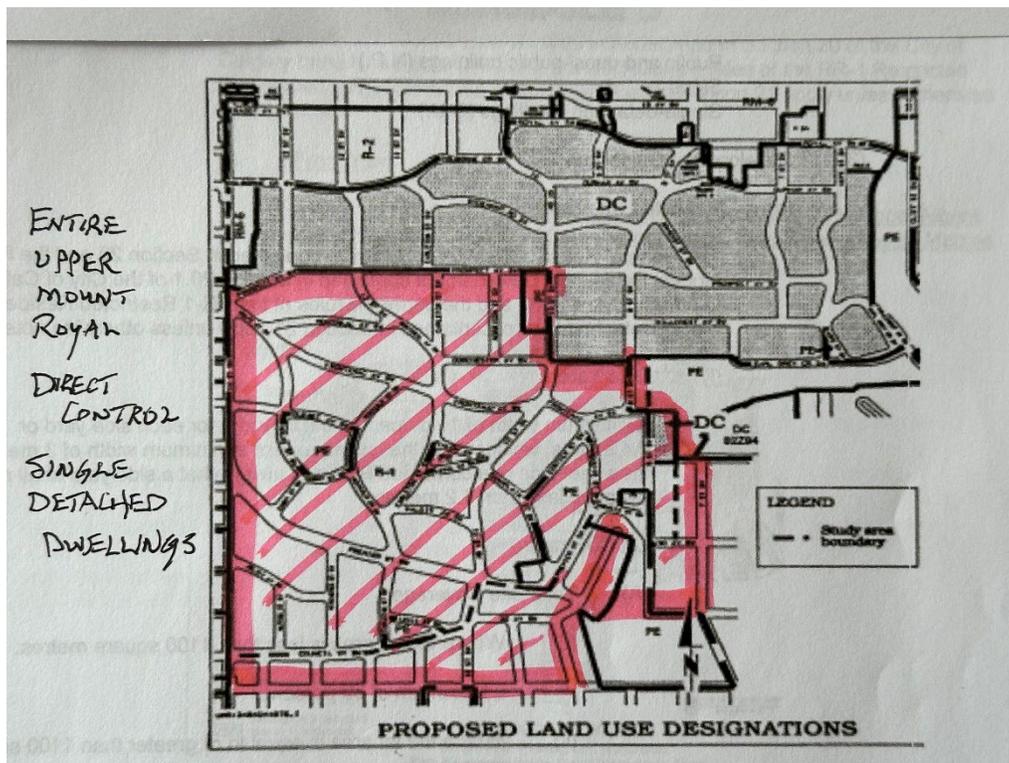
2713 10 Street SW

Calgary AB T2T 3H3

EM: [weavers@telus.net](mailto:weavers@telus.net)

PH: 403 870 1687

**Proposed Direct Control Zone for Upper Mount Royal** – to preserve the unique characteristics of a special area of the city.





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First name [required] **Kimberley**

Last name [required] **Gordey**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 **PUBLIC HEARING ON REZONING FOR HOUSING**

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



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(hidden)

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

I oppose this blanket land use designation for two reasons:

1. research shows that the only way to create affordable housing is to have it supported by government and subsidized. creating blanket density will not address the housing crisis as is suggested.

2. I come from a family of home builders. For years, our family worked with municipalities to build neighborhoods that support safety (minimum fire regulations etc) community feel and development including parking that meets the realistic needs of communities. The purpose of a municipal planning department is to guide and inform not only these elements, but to also create the vision for what a city will look like in 10 - 20 - 30 - 100 years. This is a significant responsibility with a very long lasting legacy. To open up blanket zoning, in my opinion, is irresponsible and plays directly into private sector developers who may not be interested in the functional or aesthetic legacy of their buildings. Cheap buildings thrown up in a housing crisis is not community building. To be clear, I support density - I live in the increasingly dense neighborhood of Garrison Woods/Marda Loop and appreciate what density brings to communities. I have also seen some of the eyesores that have been allowed to develop (the steel jailhouse rental unit on 33rd and 22nd by the petrocanada). I also don't agree with the perspective of council that if there is no room to park, people will stop driving. Alberta for the foreseeable future, is a 2 car household and not ensuring parking that reflects current lifestyles of Calgarians is irresponsible. Mission has great examples of high density high rises with obviously tons of parking because there are not cars everywhere. Let's ensure the density comes with proper parking.

Calgary has a history of creating beautiful neighborhoods with varying density and aesthetic. Garrison is a great example of building with a vision, encouraging walking and housing exteriors that are classic and built to last (Brownstones). Calgary city council, keep the bar high for this beautiful city and be a responsible player in the future of this city.

I VOTE NO ON BLANKET REZONING.  
But do support responsible density.



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First name [required] **Becky**

Last name [required] **Hall**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

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

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

[required] - max 75 characters **City wide rezoning for housing**

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



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(hidden)

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

I am opposed to rezoning the housing for Sundance. I have lived here for 40+ years. I chose to live in an area where there are mostly single family dwellings and not a lot of high density housing. I do not wish to have the density of people increased in the area where I live. I chose to live farther away from the city centre because I did not want to live in a highly populated area.

I chose to live where the lots were wide enough to park a car in front of my home, and where I would not feel like my neighbours were right on top, below, or touching my house. I do not want my street filled up with cars due to secondary suites, or backyard suites- and more people and cars driving around in the community due to higher density. I purposely bought in an area that was not high density and highly populated.

I don't appreciate city council trying to push the zoning to higher density neighborhoods where they are already established as low density neighborhoods. There's a reason the people who bought their homes here, chose to live here.

Our city councillor should be representing the voice of the people who live there, not an agenda that has been pushed by the federal government and our city government.



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

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First name [required] Megan

Last name [required] Roy

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 Residential Re-zoning Initiative

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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are recommending that Area plans, with public engagement, be developed for all neighborhoods in the City of Calgary. These Area plans would identify specific area/sites to be re-zoned for duplex, townhouse or row housing. Density is most appropriate near LRT stations and closer to the City Core, which does not align with the community of Valley Ridge.



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First name [required]

Bill

Last name [required]

McVeigh

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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



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Comments - please refrain from  
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Please see attachment

We are single-family residential property owners in Scenic Acres and our comments specifically relate the proposal to rezone our property to R-CG. We are strongly opposed to this proposed rezoning.

We have 3 general concerns about what has been presented to the public about this proposal.

1. The two documents available, the HATF Recommendations and The City of Calgary's Housing Strategy 2024-2030, are just that, recommendations and strategy. So, it's impossible to decide whether what is being proposed is based on sound analysis and research or not. We don't know if Council got more information than has been provided here, but this doesn't seem like enough to base a decision on.
2. The research papers that were provided do not specifically address the impact of blanket rezoning. Overall, they address more the impacts of redevelopment in low-income areas. And the Helsinki study is of new construction in central neighbourhoods, which tend to be the more expensive ones in European cities. Helsinki is not a comparable location to Calgary. And a CBC news article last year pointed out that relaxed zoning in Portland and Minneapolis had not resulted the expected increase in multi-unit building construction<sup>1</sup>. Developers have always complained about the building approval process, and we fear that this affordability issue is simply being used by them to advance their interests.
3. While there is a listing of the HATF members, their affiliations (interests) are not provided. To us, it is important to know what perspective they are bringing to their work in that a member of the development industry, or of a group that advocates for low-income housing, would likely be much more in favour of blanket rezoning than, for example, a single-family residential property owner. We did google the HATF members, and seven of the ten were from agencies generally supporting affordability, inclusion and homelessness, and the other three were academics. That hardly seems like a representative panel that would weigh equally the interests of all stakeholders. And while we expect they are quite expert in their areas of interest, it wasn't obvious to us that, with the exception perhaps of Teresa Goldstein, they had expertise in land use planning or re-zoning. It was surprising that there were no representatives from the real estate area, from the traditional development area or from the public.

Regarding the report itself and its contents, these are our comments.

1. There doesn't seem to be any projection of how many units will be added under these proposals, or what the timeframe might be. It seems like it would be important to make these projections to determine if these proposals constitute a possible solution.
2. According to several news articles last year, there is a severe shortage of construction workers in Calgary<sup>2</sup>, so isn't this the issue that needs to be addressed first? There doesn't

seem much point in opening a lot more areas for development if the developers can't make use of it.

3. We believe it is obvious that one of the major concerns of existing single-family property owners is the potential drop in their property values if a multifamily unit is erected on the next lot. However, the only mention of this issue is in the response to an FAQ “Sales data analyzed by Assessment & Tax does not show a loss in value of properties adjacent to new rowhouses. Administration will monitor property values in areas of redevelopment to confirm if changes to property values occur.” I find this answer misleading because I believe the only established communities where this rowhouse development now occurs is in inner city communities such as Killarney, where the existing housing stock is often in need of renewal/replacement. Personally, if we were looking for a new house in a more suburban community such as ours, our choice would not be a house next to a lot with three rental units on it. Did Assessment and Tax analyse the impact on the value of adjacent properties of the Habitat for Humanity development in Silver Springs?

4. Additional on-street parking adds to neighbourhood congestion and exacerbates the problem of charging electric vehicles, which we believe is one of the main factors affecting their adoption. Given that the City is advocating for policies that address climate change, and the Housing Strategy specifically mentions this, there should be some well thought out proposals to address residential electric vehicle charging absent individual parking spots. It is surprising that there is no mention of the charging issue at all.

5. While the report states that City services can accommodate additional residential units with the existing infrastructure, there is no mention made of the gas, electric and telecommunication utilities. Were they consulted? We know that TELUS, apart from their Huawei equipment problems, also delayed/abandoned their 5G Fibre project in several communities because of difficult digging conditions. So providing new underground services to any additional residential units, and upgrading the existing underground utility infrastructure, if necessary, may be expensive.

6. In the 2023 Survey on Housing Affordability, this question was asked and received a positive response: “*The Task Force recommended building more housing across the city, including allowing for a variety of housing forms, such as a single detached home, semi-detached and rowhouses on parcels that currently only allow for a single detached home and 1 suite. This doesn't mean that all parcels will redevelop, but if a property owner wants to redevelop, there are opportunities for more housing choice whenever redevelopment becomes an option for that property owner. It also includes creating incentives for more affordable market and non-market housing. To what extent do you support or oppose this recommendation?*”. We suspect that if the question had been: “*Do you support blanket rezoning, increased on-street parking and little opportunity for neighbourhood input in this development process?*”, you would have received a much different response.

7. The report states that, in new neighbourhoods, single family lots are already zoned as R-CG. Our observation, in driving through these neighbourhoods, such as Nolan Hill, is that multi-family units are still grouped together, and single-family houses are still grouped together. You don't see a single-family house next to three row houses next to a single-family house. Perhaps this suggests that developers don't view mixing single-family and row houses in the same block as the optimal development model?

In summary we oppose the proposed rezoning of our property to R-CG for several reasons but would highlight two.

1. If the development permitted by this rezoning occurred on lots adjacent to ours, it would likely have a negative impact on our property value and on the character of our community.
2. The background information and studies provided do not support the proposed rezoning as an effective option to address the housing affordability issue, particularly given the lack of construction workers.

1. <https://www.cbc.ca/news/canada/british-columbia/multi-unit-housing-bc-1.7025796>

2. <https://calgary.ctvnews.ca/no-choice-but-to-solve-this-calgary-construction-association-sounds-alarm-over-ongoing-worker-shortage-1.6797731>



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First name [required] **Jillian**

Last name [required] **Cain**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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’s proposed rezoning. Scenario 1 to allow R-CG property on 50ft lots.**

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



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City Rezoning 2024.docx

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

Please see attached word document.

To Whom it May Concern:

Our names are Jillian and Jonathan Cain and we are homeowners at 155 Silver Crest Crescent in Silver Springs in the NW. Jillian's email is [jillcain08@gmail.com](mailto:jillcain08@gmail.com). Jonathan's email is [cainjonno@gmail.com](mailto:cainjonno@gmail.com).

We are writing to express our concerns regarding the City's proposed rezoning. Since our community was built before 1985, Scenario 1 proposes to allow a R-CG property to allow a maximum of four units per 50ft lot plus a secondary backyard suite for each unit.

We are VERY opposed to this proposal as drafted currently.

Negative impact on property value.

- By adding 4 units *plus* 4 potential backyard suites, the entire lot that currently houses 1 residential house (and one family) will bring unwanted and undesirable congestion to our street with a potential 8 new families per potentially redeveloped lot.
- We have not seen any details in the current plan that addresses how the current mature trees and space will be unaltered?
- When we purchased our house, the location in this older community was done purposefully to have space, mature trees & landscaping. We paid a premium price to have these amenities.
- With this proposal, as currently stated, we see our resale value being negatively affected. Where in the proposal does it address potential negative value drop to property values?
- Our enjoyment of the land, house and community in its current state has a huge emotional and economic value to our family. We purposefully bought this house, in this location, to have space and not be in an infill, highly dense community.
- Parking has also not been adequately discussed or properly considered. These proposed changes will make parking very problematic on our street. To modify a lot as proposed could bring substantially more families to our street. We do not see the current plan discussing parking in areas where there is clearly no room currently to park additional vehicles in front streets. This dynamic alone would dramatically change the atmosphere and friendliness that currently exists in our community.

While we recognize the need for additional housing in our City, I do not think your plan as proposed is appropriate.

- Consider areas on a more individual basis.
- Consider the impact to the community as a whole. Our communities have been established with certain parts already designated higher use. With every community there are areas closer to transit and by busy intersections that are better suited to the proposals if they pass.
- Parking must be more properly assessed. It is unrealistic to assume that people have fewer cars who are living in Silver Springs or other suburban communities. Personally, when

commuting to downtown for work, public transit alone does not work due to the timing of the buses versus hours required to work. Therefore, a car is necessary to access parking lots at the LRT station.

- Will the City consider that people “own” the parking in front of the houses they pay taxes on? People must park on or in front of their paid property.

Affordability, not just more housing is also a consideration. Putting 4-plexes/row houses on estate lots and high view lots does not address the affordability issue!

Notwithstanding the affordability issue, our concerns herein are serious to us and our family, to our neighbours and the Silver Springs community.

Give us a right to reject a proposed development if this does pass. As our lives will be dramatically affected by this, it is our right as homeowners to have say and know that our opposition will be considered and have weight.



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First name [required] Jonathan

Last name [required] Cain

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 zoning changes. Scenario 1 to allow R-CG property on 50ft lots.

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



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City Rezoning 2024.docx

ATTACHMENT\_02\_FILENAME  
(hidden)

Comments - please refrain from  
providing personal information in  
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characters)

Please see attached word document

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First name [required] Laurie-Lynn

Last name [required] Brookwell

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 housing strategy

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



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

LRRegarding the Housing strategy plans:

My household will be out of country on April 22nd so I'm hoping you will bring up these two observations. I'm sure someone has thought of them already but just in case, here they are:

1) Utilities-what about the existing electrical and sewer systems currently in place in the potentially rezoned communities? Will they be sufficient to handle the additional load?

2) Parking-if my 42 foot wide lot is rezoned and I build a four plex, where will these potential additional vehicles park? Residents get restless and angry at lack of space. There must be strict guidelines in place for mandatory off-street parking. What is the plan?

3) What about AFFORDABLE housing? How does this strategy create affordable housing?



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First name [required] Nancy

Last name [required] Penner

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 Proposed citywide rezoning to base residential zone

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



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Office of the City Clerk, City of Calgary

I am a resident of River Park on 15<sup>th</sup> Street SW. Title to my home is encumbered by a restrictive covenant covering most of the properties on 14a Street and the east side of 15<sup>th</sup> Street, bounded by 38<sup>th</sup> Avenue SW on the north and 50 Avenue SW on the south. I am opposed to the proposed rezoning of my property to RC-G for the following reasons, among others.

According to the *City of Calgary's Housing Strategy* Calgary needs more homes and, in particular, affordable homes. The proposed rezoning is intended to increase the supply of housing to meet demand.

Increasing the density of our neighbourhood by building four units and possibly backyard suites on a 50' lot will not allow for sufficient parking spaces for the residents of these units. Street parking will increase. There will also be an increase in vehicular traffic, as there is no adequate transit option to grocery stores or other amenities.

The *Strategy* states that "Most mature communities, especially those built prior to 1980, are below their historical peak population. Due to the decline in population and higher efficiency houses being built, there is now infrastructure capacity. This includes roads, transit stops, water and wastewater management, etc. to handle more types of housing." Although River Park is a mature community there is already a problem with roadways that were not intended to handle even the current amount of traffic. There is often congestion as a result of people driving to River Park to walk their dogs, as well as vehicles cutting through the neighbourhood, using 14a or 15<sup>th</sup> Street SW from Crowchild Trail to get to 14<sup>th</sup> Street SW, especially if there is construction or an accident on Crowchild Trail. Parking on 14a Street and 15<sup>th</sup> Street SW is an issue, because of the dog park traffic as well. With cars parked on both sides of the narrow streets, it is a danger to children playing in the area or crossing 15<sup>th</sup> Street to Altadore school-which is a playground zone with virtually no enforcement of speeders.

The *Strategy* goes on to state that additional benefits of having a diverse choice of homes across the City include "walkable communities with amenities like schools, parks and grocery stores", in addition to "long-term support towards a

sustainable and greener future”, achieved by “pathways and increasing transit options to encourage low-carbon modes of transportation.”

River Park is fairly close to two schools-Altadore and Central Memorial, which are at 91% and 90% respectively enrollment, so they will be unable to accommodate much more density. There is one grocery store in Garrison Woods (other than corner stores) and one in Marda Loop and neither is within walking distance of River Park. The City did spend millions to improve pathways in recent years. This may have improved the experience of those walking or riding a bike but has not significantly affected the amount of vehicular traffic. Biking is, of course, is an option only in the summer and is not suitable transportation for everyone.

As for a greener future, the street on which I live has, mostly, a beautiful canopy of trees, providing natural beauty and character to the street. If, in order to increase density, up to 4 units are built on a 50 foot lot with a potential for backyard suites, the trees on the lot will have to be taken down to accommodate the building, depriving the community of the environmental benefits and the character of neighbourhood. This is an unacceptable trade off.

While rezoning to increase density may be appropriate for some areas, I do not believe it is for River Park. I believe it will cause more harm than any benefits of the rezoning.

Nancy Penner

4112-15<sup>th</sup> Street SW, Calgary, Alberta

nmpenner@outlook.com

**Additional benefits of having a diverse choice of homes across the city:**

- Walkable communities with amenities like schools, parks, and grocery stores.

- Attraction of new businesses and people to Calgary.
  - Creation of interactive spaces which encourage connection.
  - Long-term support towards a sustainable and greener future. This is achieved by access to pathways and increasing transit options to encourage low-carbon modes of transportation.
  - Costs to maintain utilities, roads, and sidewalks and other amenities shared among a larger population. This also helps to keep property taxes down.
  - Allows Calgarians the opportunity to live and remain in the same community as our housing needs change over our lifetime.
- 
- **Rezoning improves choice and affordability**
  - As with other goods, the balance between housing supply and demand influences price and availability. Research evidence is clear: a variety of abundant housing is fundamental to affordability. Rowhouses, for example, give Calgarians a type of home that is in high demand at lower price points compared to single and semi-detached houses in the same community. It improves relative affordability compared to if they are not widely available.

## **Rezoning supports climate action**

Creating attractive communities requires thoughtful planning. The future viability and livability of older communities is being challenged. This occurs as new communities build more housing and absorb larger portions of the city's population growth.

Encouraging housing in existing communities is one of the most powerful actions the City can take to achieve our climate goals. Allowing more housing within the existing footprint of the city improves our sustainability by:

- Allowing more people to live in new, more efficient homes. New housing can be 35-50% more energy efficient than the older housing it replaces.
- Decreasing the distance between trips to work, school or amenities.
- Creating opportunities to get around the city by walking, biking, or taking transit.
- Preserving natural grassland and agricultural land on the outskirts of the city.

For these reasons, the Municipal Development Plan (MDP), the Calgary Climate Strategy, and the Climate Implementation Plan encourage that more housing be developed in existing neighbourhoods.



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First name [required] Donna  
Last name [required] Thorneycroft

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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’s proposal to rezone all residential lots city wide

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



**Public Submission**

CC 968 (R2023-10)

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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like all homeowners have the right to vote on this matter not just a handful of people taking that right from us.



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First name [required] George

Last name [required] Pearson

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 NO rezoning for row housing. Who thinks row housing is a good idea?

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live in McKenzie lake and this is not acceptable in this area. Put this not so fantastic idea in a new area all by themselves. Don't change what I purchased 25 years ago to fix Trudeau's immigration problem.



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First name [required] **Joe**

Last name [required] **Sallay**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] **Apr 5, 2024**

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

[required] - max 75 characters **LOC2024-0036**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

To whom it may concern: It is difficult to keep track of what rezoning application is in progress. First from R-C1 to R-CG which would make sense with the existing buildings on this property. Plus if Council is truly trying to create more affordable housing immediately than the other two structures can be upgraded with minimal effort in a fair less time line. But then all of a sudden another rezoning application is initiated for R-C1 to H-GO before the initial application has been approved? Obviously this does not get people into homes in the shortest time possible by knocking down the existing structures.

I fail to understand why the undeveloped land above the Westbrook LRT station is not utilized. Not even for parking? Plus when the Shaganappi station across from the golf course on Bow Trail was created golf course land was expropriated to maintain two lanes of traffic on Bow Trail. If council really wants to utilize the LRT station than accessing golf course land beside Bow Trail across from the LRT station should be used for H-GO housing.

It seems to me that Council is missing the mark by the "City-wide Blanket Rezoning targets as identified by Administration". Even the premier of Ontario Doug Ford is quoted as saying by developing four plexus in established neighbourhoods is not a good idea. Shame that real time solutions are being sought.

Thank you for your attention to this matter.

Regards: Joe Sallay

PS I received an email at 4:00 today April 4th from Pawanpreet S.Gill from the City of Calgary telling me to forward my comments to council. Please accept the above comments as such.



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First name [required] **Brandon**

Last name [required] **Scott**

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 **blanket property zoning changes**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We bought in varsity estates for the space, peace and quiet--and we paid a premium for that. Developers will be licking their chops at the prospect of slapping together utilitarian and cookie cutter row homes on the large lots, whilst toppling the large trees and quiet wide streets that give the area its ambience. We sold in marda loop due to the traffic congestion and road parking mayhem that has come from the poor land management there. There are currently two exit points from varsity estates. rezone areas that are renter-dense, not areas with multigenerational family homes.



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First name [required] **Graham**

Last name [required] **Lines**

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 **Blanket rezoning**

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Based on my calculations and research Original Strathcona has a high population density 2530pppl per square Km. This is almost double what the city of Calgary is and 1 of the highest in the city, We support duplexes, row housing and subsidized housing. It does not make sense to change our zoning to allow for more homes in what is already a very dense area with congestion. I do not support blanket rezoning in this community. There are many other communities with far less density and diversity. Developers will not make this affordable - as soon as you go west of Sarcee it will be expensive. This seems ill researched. The condo's surrounding Sunterra square could easily be made into apartments why not have a developer put an offer in to buy those and redevelop? Just fishing for Fed money is what this seems to be. Affordable housing does not exist in the west end of Calgary - pls apply some logic.



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First name [required] Pat

Last name [required] Richardson

How do you wish to attend?

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(max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Zoning changes

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Nature of Request: Comments or concerns about a City Policy, bylaw, or Council decision  
Subject: Rezoning  
Comments: I am opposed to blanket rezoning. I feel this will destroy the flavor of my neighborhood. I have watched this happen in nearby neighborhoods like Bridgeland, Renfrew, Mountview, Mount Pleasant and Crescent Heights. They are no longer recognizable. In my experience this type of zoning does not increase the availability of affordable housing but provides more housing near city center for those who are privileged enough to afford these houses. They are rarely rental housing. They are huge and dwarf the existing houses in the area. I bought my property because it was mostly a single family home community. There were ma



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First name [required] **Mark**

Last name [required] **Kuhn**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 my home and the neighborhood of Scenic Acres**

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This note is an expression of opposition to the proposed rezoning designation for Scenic Acres. Any new infill or multi-unit developments will add complete and undue pressure on all ready crowded streets and infrastructure of the neighborhood. We are already challenged with cars parked along the roads for the French School that was added and the C-Train station. There is currently little curb side room in most cul-de-sacs and other streets and have no clue if such new developments occur where people and vehicles in a potential multiple of 2, 3, 4 etc will park and live. Adding higher density to an already fully developed area with little room between existing homes makes little sense to us. We clearly understand the housing pressures that include both affordability and access to more living spaces. Yet, I would like to believe there numerous better options such old and partially vacant small strip malls, unused commercial sites with structures and open land and other areas that need revitalization. Land is expensive and rezoning is not the only option. I would think the city has option to annex, trade and address land access for future development of higher density living areas. Appreciate you considering our thoughts and ideas.



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First name [required] Tracey

Last name [required] Boc

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 Proposal for rezoning properties in Calgary

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is a terrible idea to rezone properties.  
Make it easier to suite a property rather than do a blanket rezoning that only benefits the wealthy people.



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First name [required] **Darshan**

Last name [required] **Nathwani**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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**



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against the decision to approve citywide rezoning.

1. It will increase parking problem on city streets, we are already suffering parking space in our community.
2. It will increase traffic and will create unsafe road conditions for childrens as it brings more unsafe drivers.
3. More people in the community increase crime as it attracts more criminals as there will be lots of food(items) to feed criminals.



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First name [required] Dan

Last name [required] Desilets

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is a bad idea. It will lead to large infills that are higher priced and out of budget for the average person. Make it easier to legalize suites and build new ones. Anyone trying to suite an older developed basement basically needs to gut it and start fresh to meet 2019 build code. Your proposal only benefits the wealthy.



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First name [required] Joan

Last name [required] Karlowsky

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 meeting

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Opposed to having our street open to four pieces basement or lane suites for parking, heavy traffic, and we bought 30 years in good faith under R1 one house dwelling.



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

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

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First name [required] **Barbara**

Last name [required] **Christensen**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 **Re-zoning**

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



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(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I just wanted to let you know that my husband and I live in the Hamptons. We totally disagree with the plans to change zoning. The golf course in our area has been sold and portions of it have been developed into residential. The community wasn't developed with an increase in population in mind. The streets have to deal with additional traffic.

We don't resist having basement suites but a couple of years ago our next door neighbour put in a suite with no permits etc. The tenants aren't a problem but I don't think the owners are paying additional taxes and I wonder if the suite is safe... It isn't listed on the Cities approved suite list.

If a developer could buy a couple of lots side by side and put in multi family homes the neighbours property values would be devalued.

It isn't a great idea to change zoning in existing communities. Do what you want in new ones so owners know what to expect.

Thanks



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First name [required]	Linda
Last name [required]	Janzen

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

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

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

Comments on proposed rezoning for council hearing April 22.docx

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Comments on proposed rezoning for council hearing April 22, 2024

### **Density, Stability, Infrastructure and Community Standards**

I live in the pre-1985 neighborhood St. Andrews Heights which is being proposed for rezoning for R-CG. I am in favor of increased density in neighborhoods such as mine, which is presently zoned for Residential – Contextual One Dwelling. I have, however, looked at the current zoning proposal details to some extent, as well as at the FAQs on the City of Calgary website, and I have some concerns. I am not by any means an expert in urban planning, and I have doubts that anyone will read my comments here, but I'm giving it a shot!

Much as we might admire the housing density and walkability of other cultures and locations and climate zones in Canada and in the world, we should accept that the Calgary situation is different, and practices and policies from elsewhere cannot always be adopted successfully here. The current rezoning proposal seems to be based more on ideology than practicality.

The R-CG proposal of 75 units per hectare, with .5 parking stalls per dwelling unit might fit with the ideology of a dense, car-less society, but it simply is not practical in Calgary. In St. Andrews Heights, for example, proposing 75 units per hectare would increase the number of dwelling units in the neighborhood by a factor of about 5 X. And why are the units in the city's information given in hectares instead of in square feet or acres as is the case in all of our property assessment information? Even if use of that terminology in the pamphlet is not designed to make the proposal more difficult for Calgarians to understand and therefore more difficult to evaluate, it certainly has that effect!

**Physical Infrastructure to support greater density** - While Calgary needs more housing, and increased density is a good thing, it must be accompanied by increased infrastructure. The City website's FAQs on the rezoning proposal states that because the population of older neighborhoods has decreased in recent decades, the existing infrastructure will support more housing and increased density. That is not necessarily the case. While there may be fewer people in a neighborhood, this does not mean that there are fewer vehicles. In fact, the opposite seems to be the case. The proposed zoning to R-CG seems to require/allow only .5 parking stalls per dwelling unit. That is not remotely realistic. Every unit will realistically require at least 2 parking spaces – i.e. 4 times as much as what is suggested in the new zoning proposal. Failure to accommodate parking needs will mean residents won't stay long in such a place, because it simply won't work for them, and neighborhoods will not be stable over the long term. Street parking is not really feasible in the winter for someone who drives to work on a daily basis. Stability, with residents choosing to remain in a neighborhood for a long time (if not a lifetime) is key to the quality of a good neighborhood. The parking proposal seems to be another example of a case where ideology is trumping practicality.

Further with respect to infrastructure, the very different lifestyle demands of current residents in terms of water use, waste production, etc. etc., are vastly greater than they were at the time pre-1985 neighborhoods were built.

**Community standards by-laws to support greater density** - Increased density has to be supported by a change in community bylaws and enforcement. For example, there are many more dogs in the neighborhoods, and the increasing number of dogs means increased difficulty for community members

to live together if dog bylaws are not followed by residents and enforced by the city. Increasing density will also result in a lot of construction in pre-1985 neighborhoods, and this would call for stricter bylaws regarding construction hours, dust, fences, and general consideration of neighbors during the construction process. I speak from experience in saying that living next to a construction site is not a pleasant experience. Increased density inevitably means more vehicles, less green space to cool the environment, more air conditioners increasing energy consumption all over the city, and the resulting contribution of all those air conditioners to the “urban heat island” effect. City bylaws and provincial statutes presently do not regulate air conditioners at all, allowing neighbors to place noisy air conditioners in locations which seriously affect their neighbors’ enjoyment of their own outdoor space, be it a backyard or a balcony. This will be more and more a problem as neighborhoods increase in density, and has to be addressed through bylaws as part of a total package of urban change.

**Transit to support greater density-** Most older neighborhoods were at one time “walkable” in the sense that children could walk to school, but that is no longer the case in most neighborhoods. Especially in recent years it has been a trend to lose local neighborhood shops in favor of larger and more distant shopping areas. Moreover, the climate in Calgary, and the accumulated ice build-up in the winter season makes walking unpleasant and hazardous even for short distances for many people. Rezoning for residential uses would therefore seem also to require rezoning for retail and commercial uses within residential neighborhoods. Public transit would have to be drastically expanded in every way possible to accommodate dense neighborhoods with limited parking for resident vehicles.

**Types of Dwellings to support greater density** - With respect to construction of different types of dwellings, I am concerned about the peculiar definition the City gives for “rowhouse”. The City seems to define a rowhouse as a dwelling unit that has a ground level entrance. This is quite a departure from the historical and widely-accepted definition of “rowhouse” elsewhere. A “rowhouse” is, in common terms, “a single-family home set at the same point on the property line as its neighboring units, sharing a common wall, roofline, and a consistent design”. If something is a rowhouse simply because it has a ground level entrance, this leads to rather grotesque structures such as those which have been built in Marda Loop in recent years. A ground floor entrance to a dwelling opens to a tiny landing with a long, narrow, dark staircase leading up to the living quarters on an upper level. Or a ground floor entrance opens to a tiny landing with a long, narrow, dark staircase leading to a below-ground dwelling, rather like a basement suite, which has as its “patio” a small outdoor space rather like the bottom of a well. These below-ground primary living spaces are not healthy in terms of ventilation or radon levels, and should not be encouraged as part of new development and greater density. Radon mitigation, when necessary, requires fans which produce noise where they vent on the outside of the building, once again contributing to noise and reduction of enjoyable outdoor space. Of 3 “rowhouse” units, only one of those, following the Calgary definition of “rowhouse”, would truly be a ground-level dwelling of the sort where someone would like to live for a long time.

**Stability and greater density** - Stability is important for a successful neighborhood where people want to live for the long term. Uncontrolled construction, construction of dwellings which might meet legal “requirements” but not the long-term needs of prospective residents, and lack of bylaws to support closer living could result in complete failure in making denser neighborhoods appealing for new

residents. Increasing density, therefore, requires concomitant changes to infrastructure and bylaws to make this greater density appealing for people to live in. If increased density doesn't make a neighborhood more appealing, it will result in less stability in our neighborhoods, and as a result of the lack of stability, and a real decrease in the quality of life in the neighborhoods.

.....

**The City's attempts at communication** - Further with respect to the city's attempts at communication regarding the proposed zoning change, the pamphlet the City sent to residents titled "The City of Calgary is considering a change to the zoning of your property" is somewhat disingenuous in its statement that "The proposed rezoning would allow you to build different types of homes...." In fact, of course, it is not the current homeowners (to whom the pamphlet is supposedly addressed) who will be allowed to build different types of homes. It is the developers who buy homes in older neighborhoods who will be allowed to build different types of homes. As the city well knows, it is not within the capability of a typical homeowner to develop a lot from a single-family dwelling to a multi-unit residential dwelling. With respect to the statement in the pamphlet that "The City may also be proposing to change your neighbor's zoning. They would then also be able to build different types of homes on their property", I would only say that developers are not "neighbors". Neighbors are people who live next to you, not companies which own property next to yours.

**In conclusion** – This proposed blanket rezoning, which would completely change the nature of the city's neighborhoods, is too much too fast. Better to slow it down densification, see how it works, and make gradual adjustments in infrastructure, transit, and bylaws to better deal with issues which will arise. Start, for example, by permitting duplexes in neighborhoods like mine.



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First name [required] David

Last name [required] Vasas

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

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](#).)

[required] - max 75 characters The new zoning laws are a horrible idea for the city

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



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(hidden)

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

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First name [required] Marwan

Last name [required] Atiyeh

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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



ATTACHMENT\_01\_FILENAME  
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Members of the Calgary City Council,

I am writing to express my concerns regarding the proposed rezoning for housing that is currently under consideration. While I understand the need for accommodating the growing population in Calgary, I believe that a blanket rezoning approach may not be the most effective solution. Instead, I urge the council to consider a more strategic approach that takes into account the unique characteristics and infrastructure needs of each community.

One of the primary concerns I have is the potential for increased congestion in our communities. As more housing developments are introduced without proper planning, our roads become overwhelmed, leading to traffic and parking issues. This not only affects the quality of life for individuals but also poses safety risks on our streets.

Furthermore, the cost of infrastructure upgrades to support these new developments can be substantial. By rezoning without careful consideration of existing infrastructure capacity such as water, wastewater, electricity, cable, etc, we risk overburdening our city resources and placing undue financial strain on taxpayers. It is imperative that we assess the infrastructure needs of each area before proceeding with any rezoning plans.

Additionally, I am concerned about the potential for clogging in our neighborhoods. Introducing high-density housing without proper amenities and green spaces can lead to overcrowding and a lack of community cohesion. We need to prioritize the creation of livable, sustainable neighborhoods that promote well-being and social interaction among residents.

Rather than pursuing a blanket rezoning approach, I propose that the council explore the possibility of creating mini downtowns across the city. By identifying specific areas where multiple-story buildings can be developed, we can concentrate growth in a more controlled and sustainable manner. These mini downtowns could serve as hubs for commerce, culture, and recreation while alleviating the strain on existing neighborhoods.

In conclusion, I urge the council to carefully consider the long-term implications of the proposed rezoning for housing. We must prioritize smart growth strategies that enhance the livability of our city while preserving the unique character of each community. Thank you for your attention to this matter.

Sincerely,

M Atiyeh



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First name [required]

Tim

Last name [required]

Halpen

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 Zoning Changes

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

In opposition



ATTACHMENT\_01\_FILENAME  
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I writing to express my vehement opposition to the proposed zoning changes to my property and those around me. More broadly, I largely oppose the West Elbow Local Area Plan. Numerous submissions have been sent by my neighbours and our community association. I echo many of those concerns but emphasize the undesirable impact to the single family, historically significant neighbourhood of Scarboro. The Olmstead designed neighbourhood brings great character, feel and charm to Calgary's inner city. This, among many other attractions of the neighbourhood is what led us to purchase and invest in this community. A broad change to community zoning puts the very fibre of Scarboro's (and other affected communities) as risk. I encourage council seek alternative solutions to the housing issues at hand including continued repurposing of commercial buildings, use of stagnant, inventoried city land for high density development, and accelerated development permits for already appropriately zoned properties. Blanket rezoning is NOT the solution.



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First name [required]	Jeri
Last name [required]	Wylie-Smith
How do you wish to attend?	
If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing on Planning Matters on Land Use Designation zoning amendment
Are you in favour or opposition of the issue? [required]	In opposition



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my extreme opposition to the upcoming proposal to change the zoning of Calgary neighbourhoods. This proposal is detrimental to Calgary neighbourhoods and to the investment of Calgarians, and will not result in more affordable housing.

When we purchased our current home, we made the choice of neighbourhood based largely on the type of housing allowed. We made a purposeful decision to spend a lot more money to buy in this particular R -C1 neighbourhood. It was a huge investment for us, and we made sacrifices to be able to buy here. It is unfair of the City Council to now make a zoning change to R-CG, after the fact, that will irreversibly alter the neighbourhood we paid extra to own a house in.

We owned a single detached rental house for nearly 20 years in an area of Calgary zoned as R-C2. We watched over the years as older single family houses were replaced by duplexes. This certainly did NOT create more affordable housing. As a matter of fact, the new duplexes were very, very expensive and they actually pushed the price of all houses in the area up dramatically. Instead of creating more affordable housing, it actually destroyed the more affordable housing that used to exist and replaced it with such that none in the local community could afford. Developers are not in business for charity. They will build whatever makes them the most money which is most definitely not affordable housing. It is ridiculous to assume they will do otherwise as it would be detrimental to their own businesses.

Buying a house is the single biggest investment most people will make in their lives. It is certainly not appropriate for councillors to impinge on my investment, or that of my fellow Calgarians. This is certainly not something you were given a mandate for in the last election. Individuals have the right to be secure in the knowledge that the zoning of their neighbourhoods are not subject to the whim of the times.

I request that you immediately reject this proposal.

Respectfully,

Jeri Wylie-Smith  
Homeowner  
Calgary



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First name [required] Marilyn

Last name [required] Bushell

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council Meeting Public Hearing on Rezoning

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



**Public Submission**

CC 968 (R2023-10)

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Calgary Rezoning by Marilyn Bushell.pdf

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Comments - please refrain from  
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characters)

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## **Residential Rezoning before Council, Monday April 22<sup>nd</sup> 2024**

**Submitted by: Mrs. Marilyn Bushell, Willow Park, Calgary**

**My opposition to the proposed above residential rezoning is based upon the following:**

My concern is that this issue was not an election platform for the current City Council. This rezoning has been introduced via the 'back door' and people have been deceived. Now it appears to be at the forefront of council business as a matter of urgency due to the perceived housing crisis. Everything is a 'crisis' to this Mayor and Council when it is not necessarily so.

My family bought our home after years of hard work allowed us to do so. We carefully selected a well established family area, on a quiet street with single family homes **BASED ON THE EXISTING ZONING**. Our purchase was made on the basis that it would always be zoned for single family dwellings. It is our wish that this area of Willow Park remain that way. It is the largest investment both financially and emotionally that we will have ever made. It has afforded us the quality of life that we aspired to. We have enjoyed seeing the value of our property and those surrounding us increase in value over the twenty years we have lived here. There is pride of ownership in our community and on our street.

If the rezoning in these areas where homes were built pre 1985 is allowed to proceed, we can all expect the value of our homes to decline in value. Our community will lose its appeal. It is fair to assume that there will be increased parking issues, a loss of privacy, increased noise issues, loss of light, loss of trees. This is bound to happen if fourplexes and suites are allowed on properties. It will pit neighbor against neighbor in a negative way. We do not want to be overlooked, we do not want added noise, we do not want loss of light and we do not want to lose our canopy and green spaces.

It will never be our intention to demolish and rebuild on our lot. However, we have no control over what other neighbors around us choose to do with their lots. If they decide to sell, how can we prevent lower cost housing being built that is completely out of character with the surrounding dwellings? Properties will be built by a developer who has no intention of living within the community and just walks away making the ensuing issues someone else's problem.

City Council and Planning have already approved the Transit Oriented Development (TOD) at Anderson LRT Station against the wishes of the surrounding communities. We are to lose some 800 parking spaces. There is to be added retail, high rise, high density residential. Enough. That is this community's contribution to the 'housing crisis'. Our community has been pushed into accepting the TOD. We will have to use public transit to the station due to lack of parking. There is not sufficient and reliable regular public transport as it is now. High density has been forced on these communities and now Planning wishes to allow yet more high density development making an unwanted situation worse.

***I would like to suggest that if City Council feels increased high density development is needed, please do this on lands currently owned by the city. Leave the older, established family areas alone.***

It is apparent that City Council and Planning have already made up their minds about the rezoning. Information presentations throughout the city and in communities are but a feeble attempt to show citizens they are being heard. They are not being heard. That is clear from comments Mayor Gondek has made. In my view this issue is pretty much a fait accompli and that is wrong. City Council should not be making such an important decision without every single homeowner in this city having their opinion heard. Once these 'infills' are built, even if the zoning rules do eventually revert to 'single family' dwellings, the buildings are in situ, nothing will change that, it will be too late.

Far too many tax \$\$ have been spent on mailing out brochures and community presentations which just 'go through the motions' of presenting this as a democratic decision. A plebiscite could easily be held at the next civic election. If Council does not understand the anger now, it most certainly will if a plebiscite is held. There has already been anger and unfortunately violence at meetings over this rezoning issue. There will be even more problems if it goes ahead against the wishes of property owners.

This is being pushed through quickly and I believe strongly that one reason is because City Council has seen the \$\$ sign dangling in front of them in the form of large federal monies being thrown at it by this Trudeau Liberal government. This City Council loves to spend money so not content with raising our taxes every year, such anticipated Liberal money encourages an even bigger spend.

I am more than upset. I put it to City Council that you are afraid of holding a plebiscite. City Council's attitude needs a reset. Calgary plebiscites have been held in the past to deal with much less impactful issues. If there is not a timely plebiscite now, this will turn into an election issue and potential repeal in the near future. Do not forget, members of City Council are here to serve us, the citizens of Calgary, not for it to arbitrarily impose its edicts on all of us. We pay huge taxes and as such have a right to express our views, be heard and have Council react in a way that shows understanding of our feelings. This current attitude is divisive and not a reflection of what the Citizens of Calgary want for their communities.

Respectfully,  
Mrs. Marilyn Bushell  
Willow Park



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

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First name [required] Dominique

Last name [required] Denis-Lalonde

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services.  
(max 75 characters)

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 favour



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a member of the Valley Ridge Community, I would like to express my support for the rezoning of our community. Please note that while you may hear strong opposition from some of our community members, their views do not represent the community as a whole. While their voices do seem to be loudest, I would like to encourage them to visit any of our city's great but overwhelmed shelters, and to talk to the individuals and families who are homeless or at risk because of the housing crisis. While blanket rezoning will not solve this problem overnight, it is a great step forward and evidence that our city's mayor and councillors truly do care about ALL Calgarians and are willing to disrupt the status quo and try something. I am a registered nurse and I consistently see people who are struggling to find housing they can afford. Those who oppose this seem intent on leaving these people out in the cold in favour of limiting their own mild discomfort. Again, I support the rezoning of Calgary's communities, including Valley Ridge, and hope Council will as well. Thank you.



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First name [required] **Miranda**

Last name [required] **Keller**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

Date of meeting [required] **Apr 4, 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**



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I fully support this proposed rezoning. I hope the municipal politicians are sincere about addressing the housing crisis and the climate crisis. This is a solution to both. More housing is needed. Urban sprawl is not needed. Density is happening. This is a cost effective way to addressing both crises. People need this! And I believe this process is not engaging those most impacted by these crises. The ones most impacted are the hardest to engage. They will have the least resources, such as money, support, and time. I call on this council to engage with the people most impacted by these decisions.



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First name [required] **Orville**

Last name [required] **Eby**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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: City's Blanket Upzoning Proposal**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm a senior citizen and for 54 years have lived in the community of Westgate. I have taken the time to view the blanket upzoning proposed changes in particular, R-CG changes which would take effect in our community. I have a modest home and look forward each year tending to both my vegetable garden and flower garden. Should an adjacent home be sold to a developer and a 3 story structure built, I would not only lose sun light to support my hobby, but also lose my privacy as well. I love this city and my community and have volunteered for the last 60 years with various organizations: I do not support this upzoning proposal and wish to live my remaining years in the home that I love and cherish. This proposal, if passed, would definitely cause much grief for me and other seniors who live in bungalow communities like Westgate. Thank you.



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First name [required] **Bharat**

Last name [required] **Dixit**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

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

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

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

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



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_01\_FILENAME  
(hidden)

20240130 Calgary ReZoning Objection.pdf

ATTACHMENT\_02\_FILENAME  
(hidden)

20240405 City of Calgary Rezoning proposal objection 01.pdf

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

I am writing to express my strong opposition to the proposed re-zoning, in my case, from R-C1 (residential designation for single detached homes) to R-CG (residential designation rowhouses, side-by-side and duplex homes that may include a secondary suite, and also allows for single detached).

We had bought our property as a single detached home as the only zoning so that we may enjoy privacy, small neighbourhood, and the view of the mountains. The proposed rezoning would change all this for the worse and result in the opposite to why we had initially purchased the property – loss of privacy, high density occupation, and loss of our view.

We oppose the proposed re-zoning because of the following reasons:

- Loss of privacy – lots more homes and neighbours;
- Much higher housing density – up to four homes where there is currently one;
- Loss of view – obstruction to the spectacular view we currently have, and for which we had paid a premium;
- Inadequate infrastructure – roads, parking, water, sewage, and electricity infrastructure is for single family homes. This would be inadequate when each house is replaced by four, or more, houses;
- Overwhelm local schools – building of rowhouses, duplexes or fourplex, side-by-side house etc. would result in influx of additional people that would overwhelm community schools, local shopping, community associations;
- Change the character of the community and neighbourhood and make them less esthetically pleasing;
- Why are estate areas exempt from this proposed change? If they are exempt, other parts of the community should be as well. Same rules should apply to all.
- Rushed decision-making – aggressive haste by current city council to bring in change that has not been fully thought through, shared with the affected communities, and prevented or mitigated adverse effect;
- Lack of trust – absence of robustness of the proposed re-zoning, lack of trust and credibility in the current council, and no thought of unintended consequence that might occur;
- Irreversible change – inability of current residents to oppose, modify, or mitigate what would happen in their surrounding places. Once re-zoning has occurred to a fourplex or rowhouses, no going back to single family housing;
- Absence of lessons-learned – no assessment of other cities where such re-zoning experiments have been put-in-place. No input or revisions from the experiences there; and
- Loss of value – we paid a premium for our home in this neighbourhood. Property



City of Calgary

I am writing to strenuously object to the City of Calgary Housing Strategy and the proposed rezoning very large parts to R-CG (residential designation rowhouses, side-by-side and duplex homes that may include a secondary suite, and also allows for single detached).

In your 2021 campaign to become Councillor for Ward 2, you stated that “[t]he current city council is ineffective”, and that “[i]t is up to the elected councillor to share this information.” I hope that this sentiment is still applicable – more than half way through this council’s term. No members of the current council had campaigned on, or even raised the matter of, and re-zoning. To have a matter that affects early all property owners discussed and decided by councillors without a plebiscite is outrageous and undemocratic.

I am disappointed in the communication from the city regarding the Strategy and proposed re-zoning to R-CG as the default.

I think that it is incumbent on the city to state, clearly and in plain language, what is the problem and why changes are necessary. Neither the postcard sent by the city of the referenced website (Calgary.ca/rezoningforhousing) explains why this, why now, and why the proposed broad-brush proposal is the solution to this problem. Further, the city communication plan does not explain what studies or analysis were undertaken to come up with solution, and what contingencies are in place to avoid and mitigate unintended consequences.

I am of the view that the citizens of this city and your constituent in Ward 2 should be heard on their reaction to the proposed change, and how what they have to say would be incorporated in the decision-making regarding this proposal. Is the proposal *a fait accompli*?

I am writing to you, as my Councillor, to advocate for my views and similar views of vast numbers of your Ward 2 constituents. I have sent these observations to the website soliciting comments and seek your input on how these views would be advanced when Council deliberates on the Strategy and the proposed re-zoning proposal.

Thank you for your consideration.

Regards

Bharat

I am writing to express my strong opposition to the proposed re-zoning, in my case, from R-C1 (residential designation for single detached homes) to R-CG (residential designation rowhouses, side-by-side and duplex homes that may include a secondary suite, and also allows for single detached).

We had bought our property as a single detached home as the only zoning so that we may enjoy privacy, small neighbourhood, and the view of the mountains. The proposed rezoning would change all this for the worse and result in the opposite to why we had initially purchased the property – loss of privacy, high density occupation, and loss of our view.

We oppose the proposed re-zoning because of the following reasons:

- Loss of privacy – lots more homes and neighbours;
- Much higher housing density – up to four homes where there is currently one;
- Loss of view – obstruction to the spectacular view we currently have, and for which we had paid a premium;
- Inadequate infrastructure – roads, parking, water, sewage, and electricity infrastructure is for single family homes. This would be inadequate when each house is replaced by four, or more, houses;
- Overwhelm local schools – building of rowhouses, duplexes or fourplex, side-by-side house etc. would result in influx of additional people that would overwhelm community schools, local shopping, community associations;
- Change the character of the community and neighbourhood and make them less esthetically pleasing;
- Why are estate areas exempt from this proposed change? If they are exempt, other parts of the community should be as well. Same rules should apply to all.
- Rushed decision-making – aggressive haste by current city council to bring in change that has not been fully thought through, shared with the affected communities, and prevented or mitigated adverse effect;
- Lack of trust – absence of robustness of the proposed re-zoning, lack of trust and credibility in the current council, and no thought of unintended consequence that might occur;
- Irreversible change – inability of current residents to oppose, modify, or mitigate what would happen in their surrounding places. Once re-zoning has occurred to a fourplex or rowhouses, no going back to single family housing;
- Absence of lessons-learned – no assessment of other cities where such re-zoning experiments have been put-in-place. No input or revisions from the experiences there; and
- Loss of value – we paid a premium for our home in this neighbourhood. Property values would decrease and we would be the losers while the current city council would be long gone.



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First name [required] **Suhel**

Last name [required] **Mishra**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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 favour**



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(hidden)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please include S-FUD in the rezoning plan to also allow subdivision. Thanks



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First name [required] **Doris**

Last name [required] **Murphy Dunlop**

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

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

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

[required] - max 75 characters **Public hearing on rezoning**

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



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ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I disagree completely with blanket rezoning. The zoning changes you propose are inappropriate for our neighborhood. The numbers used as the basis for this change are questionable and the rezoning options unrealistic (e.g., backyard suite access and parking in neighborhoods without alleys??!)



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First name [required] Danielle

Last name [required] Nelson

How do you wish to attend?

If you are providing input on the Rezoning for Housing item, please indicate if you require language or translator services. (max 75 characters)

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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



ATTACHMENT\_01\_FILENAME  
(hidden)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

There are environmental and social issues that are not being considered with this blanket rezoning strategy.

With the change in zoning rules to allow buildings to take up to 80% of the lot (with parking pads, patios) the sheer amount of concrete will impact where the rainwater and snow runoff will go. This will put more strain on our sewers and water processing facilities.

With this high density change where there used to be one kitchen, one hot water heater, one furnace, and maybe one ac unit, there will now be 8. The lack of space left for trees in these units will mean the AC unit will also be the only form of climate control for these new builds. For each development that goes in, we more than octuple the drain on our power grid. And yet there is no plan to upgrade these services.

Each of these units is only planning on 0.5 parking stalls per unit. So on one lot, you can have 2x 3bedroom units, 3x 2bedroom units, and 3x1 bedroom units, and 4 parking stalls. In a city where the average person has 1.7 cars. If we assume 1 car per bedroom, which is a low estimate, for every one of these developments there will be 11 new cars parked on the street. Council's plan to address this is to charge more for street parking, further inconveniencing those affected. My elderly parents live next to one of these builds. There is NEVER a time that they can access close on street parking to their home as the street is constantly filled up by the cars from the unit next to them. This impacts their ability to get out into the community and impacts their mobility needs.

Finally, the reason given to support this blanket rezoning is to improve access to housing. Unfortunately the price tag these high density homes have is unreachable for most of the population looking for housing. It caters to families who can afford upwards of \$600000 for a small "starter home." This is not conducive to providing access to housing for the general population. Council you can do better. The rush to approve this without considering the population you reflect is disappointing and frustrating to Calgarians.



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First name [required] Virginia

Last name [required] Carr

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I purchased my house in my neighborhood for the express reason that I am in an area with single family homes. As we look at newer areas, with houses closer and closer together with serious fire hazard issues among other issues like no parking etc, I am happy to live in an area with room between houses - mostly for safety reasons. If the city blanket changes the zoning, they are reneging on the reason I purchased my home. This would drastically change the value of our homes, as I do not want row-houses or 6 plexes on my street or next to my house. We have those in the neighborhood, which I do not have a problem with, as if you purchase a home next to that type of building you are fully informed. This crazy idea would allow developers to radically change all neighborhoods - which is breaking the contract of the homeowners who specifically did not purchase in that type of area. This is an UNACCEPTABLE change, and is not well thought out. I would ask - can we start by building rowhouses next to every council member's and the mayor's homes, to see if they would enjoy this type of change? That should certainly put this into perspective. Will we have rowhouses beside homes in expensive areas? Does not sound appealing in any way? Consider the ramifications of this change in a realistic manner - as this will NEVER be a good idea. People purchase homes in areas for a reason - and if they choose to live in areas with rowhouses and dense living, that is fine. I purchased my home expressly for the reason it is in an area zoned for single family homes. It is irresponsible for the City to think they can change this for every area. I do not agree with this in any way. It is unacceptable. If I wanted to live in a high density area - I would.



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First name [required]

MARK

Last name [required]

FAIRSERVICE

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Land Use Designation (zoning) ammendment

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a home owner in the Huntington community of NW Calgary and am opposed to the proposed zoning change. Our area is an older area of the city and feel the current infrastructure could not support and increase in housing density. The streets are narrow so adequate parking would not be possible. There are times that if I did not have a garage off the alley i would not be able to park in front of my home. The area is on a hill which also makes winter travel an issue. The side streets being narrow are hazardous and as is evident by how often Calgary Transit puts the area on Snow Detour travel is difficult as it is now. There are also an abundance of mature trees which would be lost if there was a change to the type of housing on a given plot. I am also concerned as to the impact of the value that would be placed on my home after such a change. The majority of property owners in the area are long term owners who are here because the community is quiet and pride of ownership is evident. I feel that more dense, affordable housing options should have to go through an appropriate process for approval prior to construction.

Thank you  
Mark



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First name [required]	Igor
Last name [required]	Ermakov
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land Use Designation (zoning) amendment
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hello. First I think it should be public vote. Second (most important), why is somebody (city in this case) make a decision on my most valuable assets in which I invested most of my and my family earned money. We are leaving in democratic country with respect of private property and nobody can make a decision on my property expect me and my family.  
Thank you.



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First name [required] Cheryl

Last name [required] Bottomley

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



## Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am wholly against the proposed Blanket Rezoning that the City of Calgary is proposing. This flies in the face of City Planning and I do not believe for a second this will help create more housing. The issue isn't zoning, it's the chronic delays at the City to approve existing projects. Blanket rezoning doesn't help a dysfunctional DP & BP approval process. This is why it takes so long for housing to come online. Smaller builders are literally leaving the city for other jurisdictions that do not have such an onerous process. I'm also against the rezoning because I live in a strictly R-1 neighbourhood with 2 small areas zoned R-C2 to allow for legal secondary suites. These R-C2 areas aren't even built out and you've allowed the creeping in of secondary suites on streets that were never designed for this density. What does that mean? Excess street parking in a family neighbourhood. Loss of visibility for vehicles driving down streets with kids on it. And now you want to turn my neighbourhood into an R-CG zone? Are you kidding me. A 4 plex with secondary suites is now ok? My neighbourhood doesn't have back alleys.....it's bad enough secondary suites are being let in but now there can be up to 8 residences on 1 regular sized city lot with no back lane? This is MADNESS. Not only will it ruin the beautiful neighbourhood I live in, it will become a street parking nightmare.....give up your pipe dream that people will stop driving cars. Every family needs a car - we don't live in Hawaii. Lastly, where is my & my family's right to live in an R-1 neighbourhood? Where do I go now if I don't want to live with all this density and basically no adherence to the spirit & good planning my neighbourhood was built on? Tell me. Where do I go? Who speaks for my right not to live in this chaos being proposed under the guise of addressing a housing shortage?? I worked very hard to live where I do and now I feel like I'm being pushed out of my own neighbourhood. In speaking with many of my neighbours.....no one wants this. Who do you think you're speaking for? I feel completely unrepresented in this debate. Thank you.



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First name [required]	Hal
Last name [required]	Hamilton
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	R1 Community Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Dear Council4 April.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Council

4 April, 2024

The blanket upzoning of all R1 communities is a radical proposal that has many of us upset and frustrated. Our community of Rideau/Roxboro is absolutely against it.

My wife and I have lived in Calgary since 1980, and Rideau/Roxboro since 1996. We have been successful in life and were able to buy in an established upscale community. Like my neighbors we have invested hundreds of thousands of dollars in upgrading our home, with the understanding we would continue to enjoy the lifestyle associated with an established R1 community like Rideau/Roxboro. Reasonable size lots, low to moderate density and like-minded neighbors who want the same lifestyle. The upzoning will greatly increase density, stress community infrastructure, impact site lines, cause household shading, impact parking and traffic and reduce property values.

If there is a real, or perceived, need to increase population density in Calgary there are ways to do so without a broad based one size fits all strategy. My suggestions are as follows:

1. There may well be communities that want upzoning, we don't, go to those communities and ask them to approve an upzoning change. This should be a local decision made by the homeowners, not a broad-brush administrative mandate.
2. Focus densification on those communities that are already multifamily. Owners there have already bought into the concept, it is easier for them to accept.
3. With the downturn there are a large number of old high rise office buildings in west downtown. Go to those building owners, and the development industry, and incent them to take down those buildings and build new high-density housing.
4. Unlike Toronto and Vancouver there is lots of undeveloped land around Calgary. We have also invested in a world class Freeway and Light Rail transit system which allow people to move easily around Calgary. Go out and develop some new high-density communities, where people know the situation they are buying into, instead of forcing us to arbitrarily change what we have developed and invested into.

There is no need to make "one size fit all", especially when you are taking away rights and privileges from long standing homeowners.

As politicians, please make the right decision for all of us.

Hal and Susan Hamilton



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First name [required]	Greg
Last name [required]	Thurn
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 16, 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 policy
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

1. Calgary has enough land for development for the next 35 to 40 years. There is no lack of space around Calgary to continue development into the future.
2. A blanket rezoning policy is unnecessarily broad in its impact. A more targeted approach to building housing in certain areas would be much more acceptable.
3. Current policies have been workable and in place for decades. Homeowners have bought properties based on the assumption that these policies would continue.



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First name [required]                      Jordan

Last name [required]                      Klassen

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly oppose the possibility of someone coming into my neighbourhood, tearing down my perfectly good family home to either rebuild with high density homes or duplexes. While I agree this is an appropriate strategy for the city, you cannot possibly adjust the vast majority of the communities in Calgary to accept this re-zoning classification.

I live in Tuscany, NW. I live in an estates community, in a cul-de-sac. Family homes around me are 2600-3200 sq ft and cannot imagine a practical reason someone would tear down these homes and replace with high density. I moved into this home/area to avoid that possibility.

My purchase of this home, and the value it currently has, could drastically be changed if my neighbours are allowed to make significant changes to the type of homes in my area. This is absolutely unfair to those that have made significant investments in existing properties. Does the city plan to reimburse me for the cost of moving to a different home if the value of my home drops significantly if we all of a sudden have high density or low income high occupancy homes in my cul-de-sac? Why do politicians make such silly decisions?

The map indicates that the VAST majority of the city communities will be re-zoned. I object.

Pick and choose locations that do NOT have existing homes on them already, thereby avoiding the back lash of current home owners that could see significant changes in home value as a result.



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First name [required]                      Melanie

Last name [required]                      Fioratos

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Land Use Amendment in Mahogany, Rezoning from R-1N to R-G District

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My husband and I purchased our home at 226 Magnolia Square SE in 2020, in an R-1N designated area. We purposely re-located from the downtown to enjoy the suburban lifestyle and live in a neighborhood filled with mostly single-family homes. We wanted to reside where most of our neighbors were homeowners, and there was less density in people and traffic. As first-time homeowners who are potentially impacted by the proposal of rezoning our area from R-1N to Low Density Mixed Housing R-G, we are strongly opposed to this amendment. Street parking is already challenging, and we already experience high traffic conditions both entering and exiting the community. The infrastructure and community planning of Mahogany created by the Developer Hopewell was not designed to support the R-G designation and land use. Therefore, we ask that this amendment be rejected. Thank you for your consideration



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First name [required]

Cory

Last name [required]

Payne

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning is a gross oversimplification of a complex problem that the City has been complicit in and is now trying to skirt. Uncontrolled property tax increases, non-stop building code changes, and an \$87 billion "Climate Emergency" all contribute to the cost of building new homes. These should be addressed, for example is the City tracking the practical costs of building code changes being implemented?

Additionally, it is offensive that the City is so incredibly biased in this rezoning issue. You used tax dollars to mail documents to my home that explicitly state "Will citywide rezoning help? Yes!". Much of this opinion is based on a New Zealand study that has since proven to be mostly debunked. The City could at least PRETEND to not be biased, rather than pushing their opinion using my tax dollars. Let's call this for what it is - a money grab. The City sees ways to increase property tax revenue from the same parcel of land and wants to use this to feed its insatiable appetite for spending money.

In times of hyperinflation, the City is contributing to the problem rather than genuinely seeking to address ongoing tax pressure. Chart the annual CPI changes over the last 20 years and then overlay City property tax increases on that same chart. If the tax rate is higher than annual CPI (which outside of election years, it most assuredly is) then YOU are contributing to the problem, not solving it. How about a 5 year plan that holds or reduces taxes as a plan to reduce the cost of housing/taxes in this City? How about reigning in new hires, consultants, bike lanes, and recreational programs that are utilized by only a tiny fraction of the city population? How about focusing on core city functions like emergency services and garbage removal, rather than trying to be kingmakers in Arena deals and Arts buildings? The City desperately needs to look in the mirror and reign in spending to truly give a chance to future homeowners. Thank you.



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First name [required] **Barbara**

Last name [required] **Jenkins**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against blanket rezoning in Calgary. In my opinion, it is the simplest "solution" to the housing situation but does not take into account the many negatives that will result from it, both in the short term and the long term. It will not make housing more affordable. It will destroy neighbourhoods by making what are currently low-density, walkable areas with lots of green space into high-density areas. Parking will be a big problem and I suspect the "solution" will be limiting and/or charging for parking. If you want to rezone, do it in new areas where people moving there can do so with full awareness. Don't pull a bait-and-switch on families that moved into communities looking for the experience of living in an area of single-family dwellings and what that means. PLEASE don't do this.



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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm apposed to the citywide blanket rezoning. I saw the Mayor on the news this morning saying that it is not possible to have four townhouse with four secondary suites, plus four units off the alley on a 50-foot lot. She failed to mention what is possible, would it be 10 units instead of 12? The residential homes that are being removed now are striped of all trees and the new building or buildings do not allow for a tree or even grass. There maybe no onsite parking available to the residents and they could be parking their vehicles three blocks away. With every unit there needs to be three bins for the different waste products, could this be thirty bins need for the 50-foot lot? I do not see this as being the answer, there is still available room downtown to build high rise apartments where the LRT trains merge.



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First name [required]                      **Natasha**

Last name [required]                      **Joachim**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Frustrating as I had planned to renovate my basement to help afford rising interest rates on mortgages. However the city made it impossible to afford renovations. So, I took what I saved and invested it elsewhere. Now rezoning is happening! I wish I had waited! However even if I had, the overall cost to renovate a basement-I was quoted on average \$50K. Who can afford that in this economy? In this economy rezoning it's still not enough! The costs for all the permits and inspections and extreme safety measures are still way too high. Which means even with rezoning you still make the average income earner unable to move forward with renovating their property. Rezoning is a start but it's not enough. Give homeowners true incentives to do this. Frankly I have 1/2 my garage filled with kitchen cabinets I had planned to put in basement before I learned the cost of Reno's made renovations unrealistic for me to pursue as I am only one income. So I am asking council in addition to rezoning what incentives do you plan to give homeowners? Otherwise this is yet another thing that only benefits the rich getting richer rather the "Everyman" getting a leg up.



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First name [required] Nathan

Last name [required] Dytnerski

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Grade-Oriented (R-CG) for Hawkwood

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My family and I strongly oppose the City plans for rezoning Hawkwood to R-CG. We moved to Hawkwood because it is a quiet community with large lots, abundance of parks, nature and pathways for our children to enjoy. With plans of rezoning would only increase the traffic and density, create smaller lots, and increase noise. Not to mention if nearby houses start to develop multi-family homes, we could protentional have an obstruction of our beautiful mountain views, and this would create parking issues. We chose Hawkwood for the style of life it brings, this rezoning would absolutely destroy that lifestyle. I do not not want council to dictate my choice to lifestyle because they can't come up with another plan when there is abundance of land in Alberta. Please do not ruin Hawkwood!



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First name [required]                      Fay  
Last name [required]                      Wadman

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Calgary rezonig

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The Calgary Rezoning that council is putting forward to the public and having a public hearing to "explain" to the public what this means is also saying, we will explain everything but we are doing it. Does council really think it is fair to make decision on behalf of ALL Calgarians. This is huge and effects everyone in the City. This should be going to a plebiscite and having the people of Calgary decide. Just because Council has an idea it doesn't mean it's a good one. Also, I think this council is forgetting who is actually paying them. It is time the City Council of Calgary start paying attention to what the citizens want not just give explanation of what council is going to do whether the citizens agree or not. This is really not the role of a city council. It is time for this council to start listening, paying attention, respecting the citizens of Calgary who are paying their salaries and expenses AND quit being "bullies"



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First name [required]                      Stephen

Last name [required]                      Knox

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket Housing Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

There has been considerable discussion and media coverage regarding legalizing secondary suites in all residential areas in Calgary. I purchased a single family detached home located some distance from multiple family housing in order to minimize population density, on-street parking concerns, traffic volume, overcrowding of community amenities, accelerated deterioration of our area, as well as to maximize my property value.

I am therefore opposed to legalizing secondary suites city wide. If secondary suites were to be legalized this should be restricted to areas already zoned for this type of housing or multiple family housing. This may be something that could be considered for future developments where the issues involved with this can be taken into account during the planning and development processes and buyers are aware of the applicable zoning.

Please present my opposition to blanket housing rezoning with a strong voice in all discussions regarding this issue. Thank you.



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First name [required]                      Margaret

Last name [required]                      Sorge

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket Rezoning Bylaw

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

ATTACHMENT\_01\_FILENAME (hidden)                      Letter to City Council[15267].docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Office of the City Clerk

April 2, 2024

City of Calgary

Rezoning for Housing/engagecalgary.ca

Cc: dan.mclean@calgary.ca

Issue: Citywide zoning change proposed by Calgary City Council

Bridle Estates is an established, architecturally controlled, 55 plus community of 175 attached bungalow villas, located in southwest Calgary.

We have recently been advised by the City of Calgary that zoning will change in our community in accordance with the proposed new bylaw. The proposed changes could fundamentally alter the experience of seniors who bought in Bridle Estates. The Board of Directors Bridle Estates Homeowners' Association is opposed to this zoning bylaw change.

We object to Calgary City Council bringing this issue forward at this time. Rezoning was not an initiative that was a part of Councillor or Mayoral campaigns for the 2021 election. Council has voted against a plebiscite and determined that one day of public hearings will be held to provide feedback. All Calgarians will be affected directly or indirectly by the proposed bylaw change. Consideration must be given to the opinions of Calgarians. We are thankful that our Ward 13 Councillor Dan McLean and five additional councillors have expressed their opposition to a bylaw change without adequate input from electors.

We understand that affordable housing is in short supply and increasing supply is a laudable goal. Implementing blanket city-wide zoning in established communities will risk affecting the character of neighbourhoods. Homeowners will not be protected by the bylaws that were in place when they purchased their properties. The affordable housing supply problem must not be solved at the expense of changing the character of established neighborhoods in the City of Calgary.

City Council does not have a mandate to proceed with a zoning change. Calgarians are entitled to a vote!

Marg Sorge (President) Board of Directors Bridle Estates Homeowners' Association

14 Bridle Estates Way, SW

Calgary Alberta

T2Y 5A7

[msorge@telus.net](mailto:msorge@telus.net)



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First name [required] Catherine

Last name [required] Wright

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters property rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I own a property in Beaconsfield Cres. which is being proposed to rezone to R-CG designation from R C-2. I am opposed to this re designation. Our quiet community is composed of beautiful older homes. I am not in favour of allowing row housing to come into our community. It would increase the traffic flow into our area & significantly strain already crowded parking areas. In addition I feel it would be severely detrimental to our property values. I ask that our area not be included in the re-zoning plans. Thank-you.



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First name [required] **Brock**

Last name [required] **Beach**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) **City Blanket Residential Rezoning.pdf**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm in opposition to the proposed blanket rezoning of housing and residential properties to R-CG, R-G, or H-GO. Development Permits are not long-term planning applications, nor do they take into account compounding planning effects of uncontrolled multifamily dwelling growth on neighbourhoods or the entire city. Proper City planning and residential growth should be done with actual long term planning applications such as redesignation and larger city lead planning initiatives such as Local Area Plans. Redesignations and Local Area Plans look at cumulative effects of growth and appropriately plan for this growth and designate appropriate areas within neighbourhoods for different residential densities, and/or commercial amenities and their locations and changes that would be needed to supporting infrastructure such as Electrical power grids and above grade housing systems supply, water/waste water, roadways, schools, transit, parking, parks, recreation facilities, urban forest tree protection etc., these longer-term planning applications build complete and well thought out communities and neighbourhoods. Allowing higher density multi-family dwellings that only require a Development Permit throughout the whole city will ruin the established communities and only create unplanned and ad hoc growth, with no consideration for maintaining the character and lifestyle of citizens who live and own homes in these communities, and it will not plan for the supporting infrastructure needs as the growth occurs. (Electrical power grids and above grade housing systems supply, water/waste water, roadways, schools, transit, parking, parks, urban forest tree protection, recreation facilities and the list goes on) There are currently developers/builder groups buying properties and building and flipping dwelling units in established communities that are out of context for those neighborhoods and don't fit the character and aesthetics that define established communities. If this blanket rezoning by-law passes this would make this situation even worse as developers will focus only on higher density designs to increase their profits, they will not be building dwelling types for low income, younger generations, or other demographics, they will be building for maximum profits that most people still can't afford, and this will not improve affordability. This blanket By-law proposal will not solve a housing crisis, but it will ruin established communities and make developers wealthy. As this is a council initiative to increase the housing supply in the city and if this by-law proposal is approved the development permit process will be a rubber stamp approval and formality, even though the city states that reviews will occur to ensure the design meets the context of the neighbouring homes and community, this promised review isn't occurring even now under the current Development permit process. It's also obvious that this initiative is linked to the \$6 billion-dollar federal funding grants, as the Federal government has set conditions for Provinces and Municipalities to receive the grants, including making zoning easier for housing. This proposed residential blanket By-law amendment is not leadership, it's taking the easy way out of a complex issue, this by-law proposal is not providing long term planning solutions for the city and established communities to ensure future growth is done properly.

Please take the approach of long-term planning and continue to use redesignation and look to develop area structure plans and/or local area plans to ensure that if and when established neighbourhoods are further densified it's appropriately planned.

Sincerely,

Brock Beach



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First name [required] Ravinderpal kaur

Last name [required] Brar

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoningforhousing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Definitely a good move, best decision ever if approved.



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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

When I purchased my house I decided it for the location and the density around it. I paid a premium to live where I chose to live. You will devalue my property unless I put a 4 plex up. My house is close to 40 years old there will be a time when these homes will need major renovations and maybe even to be rebuilt or have been destroyed by fire. How am I suppose to enjoy my space if my neighbour decides to build a multiplex building after they determine they can make more money by putting 4 homes on it. Parking is already at a premium. Add 3 or 4 multi families on the street and there will be no street parking especially since we don't have an alley. As a REALTOR that works in the Calgary market I think its a bad idea and you will have community issues from lack of parking, potential increase in crime and a lot of angry people who bought their homes for the quiet location. This idea is terrible and if you decide to go through with the changes then at least have a referendum and let the people decide.



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

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First name [required] Paul and Catherine

Last name [required] Webster

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation Amendment

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Both my wife and myself oppose the land use designation Amendment. If the mayor and Courtney Walcott (Alderman Ward 8) support this amendment, we will not be voting for you in the next civic election.



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First name [required]                      Derrick

Last name [required]                      Jordan

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Land Use Designation amendment

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not support blanket rezoning in Calgary. It makes sense in new areas as the city expands. In new areas people know what they are buying into and what to expect over the years to come. In established neighborhoods like Mckenzie Lake moving from R-C1 to R-CG is reckless and lacks merit. We bought in the neighborhood because it was single family homes. I never envisioned I could one day wake up and live next to a duplex, townhouse, etc. This will reduce my property value (city tax receipts), put strain on existing infrastructure (sewer, power etc) which leads to higher taxes overall. Parking is a huge problem as well. I do believe Calgary homeowners need to vote on a neighborhood-by-neighborhood basis. This could be done in community halls by neighborhood associations. This is the true test of what Calgary landowners/ homeowners want. If the majority of Mckenzie Lake residents voted for change, I would respect that. I do not respect a Mayor and council forcing the change upon us.



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First name [required] **Barbara**

Last name [required] **Mettler Jordan**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Land Use Designation amendment**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not support blanket rezoning in Calgary. It makes sense in new areas as the city expands. In new areas people know what they are buying into and what to expect over the years to come. In established neighborhoods like Elbow Park moving from R-C1 to R-CG is reckless and lacks merit. We bought in the neighborhood 50 years ago because it was single family homes. I never envisioned I could one day wake up and live next to a duplex, townhouse, etc. This will reduce my property value (city tax receipts), put strain on existing infrastructure (sewer, power etc) which leads to higher taxes overall. Parking is a huge problem as well. I do believe Calgary homeowners need to vote on a neighborhood-by-neighborhood basis. This could be done in community halls by neighborhood associations. This is the true test of what Calgary land-owners/ homeowners want. If the majority of Elbow Park residents voted for change, I would respect that. I do not respect a Mayor and council forcing the change upon us.



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First name [required]	Roger
Last name [required]	Dunkley
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Proposed Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This proposed rezoning of the entire City is a complete betrayal to the citizens of Calgary by City Council. We people who bought property and chose to live in lower density R1 and R2 communities did so because we wanted to live in lower density communities and for that we paid a premium price for our properties and have paid higher property taxes for the privilege. Now City Council chooses to betray us by converting our neighbourhoods to high density communities allowing multi-residential buildings to replace any single dwelling. This will result in everyone's quality of life being greatly diminished, all our wonderful trees being cut down to make way for huge buildings that fill entire lots and our neighbourhoods being ruined. HOW DARE YOU EVEN THINK YOU HAVE THE AUTHORITY TO BETRAY YOUR CITIZENS LIKE THAT?!!! City Council does not have this right and any decision of this magnitude NEEDS TO BE DECIDED BY THE CITIZENS through a plebiscite.

I, like most citizens of Calgary, am absolutely LIVID with anger at City Council for even considering such a thing. This is why tens of thousands have signed the petition to recall the Mayor! Even if the proposal doesn't pass, I guarantee that we the citizens will go after EVERY COUNCIL MEMBER who votes in favour of it on social media and in the press in order to make sure they will not be re-elected. BE WARNED! Any of you who dare vote in favour of this proposed by-law change will be turfed from office next election! WE WILL BE TIRELESS IN MAKING SURE OF THAT!



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

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First name [required]	Jlm
Last name [required]	Francisco
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing- redesignation of base res areas to R-G, R-CG or HGO
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	public hearing april 2024 - Google Docs.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Public Submission: Comprehensive land use redesignation (base zoning to R-G, R-CG or HGO) at the April 22, 2024 Public Hearing of Council.

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I am writing to express my concerns regarding the proposed blanket land use redesignation of all Calgary base (mostly single family) residential properties to R-CG, R-G or possibly HGO within our community.

I have worked at the City of Calgary (2015) Land Use Planning and Policy Department for twenty eight years. I am now retired. During my years at the City I was an active supporter of the MDP and assisted in preparing various arguments (and statistical land use reviews) useful for inner City and Established Areas intensification policy.

However, my first hand experience of community redevelopment, as a resident and homeowner, since retirement, in the community of Montgomery, made me aware of some short-comings in the City's approach to Inner City /Established Area redevelopment. I believe these issues will become more stark and require increased attention and significant resources if the comprehensive land use amendment of single family housing stock is approved. Thanks, for considering the following comments.

1. **311 is a useful pre-screen of calls** but is useless for resolving ongoing redevelopment issues on the ground. Complaints made on 311 are summarily dismissed or resolved or completed without any indication of how/where/when the adjacent homeowners concerns were actually resolved.
2. **Most development complaints need to be elevated** to health and welfare concerns (fire hazard; occupation of a condemned but yet to be demolished structure; etc.) to receive any attention by bylaw, by planning staff or anyone in the 311 cloud at all. This includes in my case, a developers witless manhandling and fiddling with other agency infrastructure (i.e. in my case, an ATCO gas metre) with no regard for serious consequences. Other similar events included laying gas pipe from said gas meter to a garage along a meandering line as straight as a garter snake. Who is going to repair that line, stake it out for the current landowner or those in the future to ensure anyone can safely renovate or landscape over it? When asked, the Developer said it was drawn straight on a plan and the engineer stamped it. Lines on paper trump actual gas lines snaking through the ground! Where does he get this idea? The engineer gets a free legal pass. But the line isn't built to spec! If that line blows up the engineer washes his hands. And by then, the developer will be back in his house while we will be picking up the pieces in ours.
3. **Redevelopment in established areas requires a higher order of communication, participation and engagement with local homeowners and communities than the City or developers are currently willing to commit.** Homes are most common folks' single largest retirement investment. Their concerns are understandable and won't

disappear after name calling and shouts of nimby-ism. Such concerns are labelled selfish by some Aldermen and smugly sidelined by the administration. This smear needs some more examination. Being on the streets and in need of a home is clearly everyone's real and lasting concern. IMHO, protecting your investment, improving it, maintaining it, so that you don't end up on the street in year 80 of retirement is as legitimate a concern for the public purse and street level support institutions as getting someone else off the street. Those unfamiliar with the risks of adjacent redevelopment (overland water flow interruptions, concrete cracking and large equipment vibrations, garbage/construction littering, tree felling and the related fire hazard, illegal home occupation and squatting etc. etc.) casually write off these situations as one offs and not relevant to intensification benefits, until they happen on properties adjacent to their own.

4. **Commensurate with home equity and investment is the sense of unease that accompanies massive redevelopment** next door- including large earth moving equipment removing trees, pounding up sidewalks, shaking older homes foundations and disrupting long term overland water drainage. These are considered micro management details of the blithely summed up intensification process. They are certainly not micro management's concerns to the adjacent landowner. That no one at the City helps to manage these issues in a one stop shop for both Community and homeowner reflects the intended lack of interest the City has in these local homeowner and also local business owner concerns. It also reflects the ability of the development industry to wrest public issues from the hands of the well remunerated politician back into their own hands with the complicity of the overtaxed, overstressed administration.

5. **Few at The City and fewer in Community associations are really trained or equipped to either handle redevelopment issues** or put up with the daily head pounding strain of getting them taken seriously. They require staff familiar with the people that get things done in a number of departments and not just one. Aldermen are typically buried in an ever growing pile of planning and neighbourhood complaints. All City Staff from policy planners, development planners and approvals, infrastructure delivery folks (enmax, water, storm, roads, transportation, parks community services) should be part of the solution. Admin staff should all be required to do a minimum stint in the trenches manning the phones and being in the actual field where intensification is happening: where the rubber of policy hits the road in real communities. Useful work would be done on all sides: the community, the City and the development industry. Less avoidance behaviour would become the status quo.

6. **The development industry needs to pay attention as well.** Developers remaking our communities have no accreditation in what they are doing to neighbouring properties or the larger community. No standards are being met because there are none. Kings bench is not the last resort- it's the only one with any teeth. Getting heard there is about as likely as finding a real estate lawyer willing to take on a raft of such niggling cases. Further, no disreputable abusers of the system are catalogued and run out of town on rails for playing the system; repeatedly ignoring or fudging building codes; ignoring basic safety requirements for staff and neighbours; or for simply being shysters. By the way some developers act, it's like they can bang a shingle on the door and instantly be one (your family members are probable exceptions to this rule). Trying to get some of them to pay any attention at all to local bylaws or

even notice postings is routinely ignored or considered unenforceable.

7. **There is little to no oversight and review of 'as built' vs. 'As approved' redevelopment.** Bylaw officers are not sufficiently trained, accredited, or authorised to do anything more than approve stuff. They might delay bad work getting approved. They certainly cant or won't place long term stop work orders against known repeat offenders. All these issues, from the adjacent landowners perspective, are shunted off to a 311 complaint process. This effectively pushes all accountability into 'the cloud' of iphone clicks and knee jerk one or two click responses.

8. **This is no way to garner support for intensification from community associations, local businesses and homeowners who want to do the right thing,** who recognize more housing units are required but when problems crop up are shuffled to the back of the administrative bus. Or better, cannot find any one or any place to resolve issues either within a Community Association (whose volunteers have no idea who to contact in the administration) or the development community with everyone effectively whistling in the dark while emails are sent to circle the wagons and complaints are given the smug 'side-eye'.

Those are my comments on the operational issues of redevelopment which will all be magnified by some x factor ( a large not a small number) by this comprehensive land use amendment to the current land use bylaw.

Further, I have some general comments on broader issues related to the proposed amendment.

I know, as do you, that it is important to predetermine as best we can the long-term impacts on Calgary that this comprehensive broad brush\_ land use change will produce. Having a \$228 million dollar gun and Trudeau's timing for compliance aimed at our collective head is hardly the best way to secure sane and reasonable solutions. I am sure you have taken a long healthy look at the issues involved.

I acknowledge the importance of accommodating growth and development within our city. However, I believe that blanket upzoning will not alleviate any of the pressures created in Calgary by inimical forces outside the jurisdiction of Canadian municipalities and outside their practical realm of control (lax, politically motivated, international migration and provincial economically stressed migrants).

Upzoning half the City in order to align with current Liberal Government grants (HAF \$228 million - that effectively buys votes with our own money) is no solid path forward.

CMHC and the Liberal Government should do what was done in the 1970s in that generation's housing crisis, and just build more rental housing in Calgary and across Canada. They should not find ready tools and complaisant policy wonks within our own municipal administration to do their hard lifting for them. The Feds solution is to solve these problems with buckets of my and your cash and convenient accountability loopholes.

Owner occupied structures, even 14 units (including secondary suites) per 50 foot frontage lot (including secondary suites) will likely still remain unaffordable to the majority of new international migrants and interprovincial economically stressed migrants coming to this province. Is it in any way realistic to expect current homeowners to tolerate the level of street parking, congestion, redevelopment annoyance, disruption, construction noise, dust, garbage, dumping, busted infrastructure (sidewalks, overland drainage), developer ignorance that 14 units a lot will create- without significant push back?? If this hearing results in approval, dont expect Calgary homeowners to be quiescent about it, after the fact, either.

At a minimum this land use change should be given broader opportunity for discussion and if approved have more clearly defined third party political oversight of grant spending. A plebiscite on the matter can still be done, and should be.

Thank you for considering my thoughts on this important matter. I am available to discuss these matters in more detail if that would be useful.

Sincerely!