



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] NANCY

Last name [required] WIESE

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 home, in Hidden Valley in 1997. Designated for Single Family Home Owners. I would like to keep it that way. We already have basement suites in the homes. In our cul-de-sac, we have so many rented homes with basement suites. Too many people in one house with so many cars parking (illegally) everywhere. Not good. It is far too congested now.
These citizens that rent out thier homes charge way too much rent. What is needed is RENT CONTROL.

This is not going to solve a shortage on housing. What is needed is Council to provide more rental apartments towers; like the good ol' days. Apartment towers downtown were rentals, not purchased with condo fees higher than the mortgage payments.

Minimum wage earners will never be able to save for a down payment; STOP permitting condominiums for purchase. Give incentive to Developers to build low-income housing complexes that are FOR RENT and are RENT Controlled.

Stop hurting your Citizens you are elected to HELP.



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First name [required]	Dillon
Last name [required]	olson
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 homes in McKenzie lake.
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)

McKenzie lake is a community in the deep SE of Calgary. It dose not have access to the ctrain and is to far away to bike. I am a home owner here and a buisness owner, nothing about rezoning is good for us. We already don't have the parking we need and your plans about parking don't solve the issue in the slightest. I do restoration work and half the homes I work in are these new infills that get thrown together so poorly. The construction of these new homes in an already developed community disrupt the lives of many for years.

If rezoning comes to McKenzie lake we will be leaving Calgary. Your plans for this city are horrendous. We are not Vancouver we don't want these things.



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First name [required] Manfred

Last name [required] Koy

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 of the whole city

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)

what are you thinking , lets stack all the houses on top of each other ,behind each other ,and next to each other .now lets have a good old fashion calgary thunderstorm with lots of lightning and burn the whole stack down. Our fire department in underfunded and understaffed thanks to our mayor. The sad part is you poeple will not have to answer for your action.



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First name [required]

Keith

Last name [required]

Stang

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Proposed Rezoning 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 am strongly opposed to the proposed rezoning. We purchased our current home over 20 years ago with the specific intent to select a neighborhood that was low density, quiet, and uncongested; this was and is the home we selected to raise our family. We paid a premium price for this property that was just at the limit of our affordability and have worked very hard over the past 20 years to maintain this property and make the required payments. I believe this rezoning will devalue our property significantly - not only in monetary value, but in the personal value that my family and I have in this property. This type of blanket rezoning appears to be unprecedented and there was certainly no reasonable way to anticipate this would happen at the time we selected our home. The action the current Council is taking is unfair to ALL residents of Calgary who purchased homes with the reasonable expectation that the neighborhood zoning and general layout and design was established and unlikely undergo significant change. The proposed zoning change is unfair and unnecessary; there is plenty of greenfield land around Calgary to be developed which can be zoned as necessary to suit the type of housing required and allow the buyer to know upfront what they are buying. I strongly encourage this Council to retract this rezoning proposal in its entirety, or in the very least, hold a plebiscite to allow All Calgarians to vote on this issue.



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First name [required] Daniel

Last name [required] Russomanno

How do you wish to attend?

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

Date of meeting [required] Apr 10, 2024

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

[required] - max 75 characters City Wide Re-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)

The proposal to blanket re-zone the city and allow a free for all of building infills and suites is the opposite of strategic planning and will result in overpopulated congestion and ghetto's developing. We elect council to plan and development, this is not planning, a free for all is the exact scenario we want to avoid. We don't need a government if there are no rules and no planning. I find this quite concerning that it's even being considered. Please do not proceed with re-zoning. Increase density through strategic planning and purpose built buildings that replace others. We need green space, nature and yards to keep our city a community. The proposal is just making us a giant parking lot with boxes to live in.



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First name [required]	Ahmed
Last name [required]	Aboelazab
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
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Are you in favour or opposition of the issue? [required]	In opposition
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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 area part of Aspen Woods community, in particular Ascot Cr and RI (almost 106 detached homes) have single access through 14 Ave. at the end of 14 Ave there are two big schools which result in blocking that single access during students in & out, if rezoning from R-1 to R-G going to be happened this will result in additional commuters & cars and will increase the risk of reaching any aides in case of emergency during school time. Furthermore, the land price will definitely go down as the area was known as home-single family, with limited number of residents.



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First name [required] Margaret

Last name [required] Fullerton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the proposed rezoning of the City of Calgary. Rezoning from R-C1 to R-CG is unacceptable for the following reasons:

1. My family has lived in this residence since 1997. We chose it because of the single-family dwelling zoning which assures privacy and spacious living. If a neighbouring house is rebuilt near us with multiple families and a large structure filling a yard, it will negatively impact our lifestyle particularly related to privacy, peace and space.
2. Increased traffic and people noise will occur, negatively impacting our peace and quiet.
3. Parking availability on the street will become a challenge, again negatively altering our space and the reason that we purchased our home.
4. The impact to the already aged sewer system, or other city provided systems, is unknown. We have heard negative stories of older neighbourhoods being impacted by additional sewer volumes, resulting in increased incidences of sewer backups.
5. We have renovated our home over the past 27 years to make it modern and comfortable on our spacious lot. Rezoning so that neighbours can build single or semi-detached, secondary suites and row-house style housing will devalue our major asset that we are counting on for future income that could be required in elder years. No matter what city council has said about this financial implications, we believe that a towering structure destroying our sunny back yard with multiple families living in it, built beside our modest two story house, will devalue our property.

We understand new homes are required to keep up with the population moving to Calgary. Continue with alternative strategies of multi-zone buildings. I.e:

- A) in new subdivisions
- B) conversion of downtown office building to apartments or condos
- C) Allow building homes on under-utilized city space
- D) Reduce availability of Air B & B's and other short term rentals.

Developers will cash in, buying old properties like ours and building multi-million dollar projects in established neighbourhoods. We do not believe that a review process when building permits are challenged will be effective, as this rezoning to R-CG will likely over-ride future challenges.

We insist that you listen to the constituents who have helped to build this great city over multiple decades. Changing how we live in our communities has a major impact to our daily lives. You do not have the right to make this significant change to the way in which we have chosen to live.



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First name [required] Margaret

Last name [required] Fullerton

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

Date of meeting [required] Apr 22, 2024

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

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

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First name [required]	Alex
Last name [required]	Berze
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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
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)

Mayor and Members of Council

I would like to add my vote in opposition to the City-Wide Blanket Upzoning of Residential Lots. I will not repeat all the facts that many others have presented and will present during the course this meeting.

I believe that the city has an excellent method of upzoning existing residential lots to RC-G, it provides a forum that neighbors can review the proposed upzoning, offer suggestion for improvement or provide comments in opposition.

Several of my concerns are the proposed reduction in parking spaces per dwelling, the lose of privacy due to the elevation and number of windows facing adjacent backyards; also due to the elevations of these new dwellings there will be shading affects on adjacent lots. With the increase in the lot coverage by the building, the tree canopy will be reduced resulting in more in more thermal heating effects on those buildings requiring the use of more cooling, thus increasing our green house emissions while reducing the positives effects that the tree canopy provides.

Thank you,



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First name [required] Ron

Last name [required] ZIEGLER

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Wide Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

City of Calgary Blanket Rezoning

I would expect more from our City that hasn't thought of the following and is falling for a Liberal promise that we will be taxed for generations to come to pay off.

- Blanket rezoning devalues property and reduces property tax (I know you just increase the mill rate), increases traffic congestion and it will overextend existing utility services (that are at their limit now).
- The City states: "Rezoning supports climate action." Not true: The development will destroy all the trees that were planted in the Green Belt areas (trees reduce carbon).
- The Rezoning Map for the southeast corner of Bonavista shows row housing development on the Green Belt area between Canyon Meadows Drive, Bow Bottom Trail and Lake Ontario Drive will be on a fine sand base. If you recall when the city built the acceleration lane from Bow Bottom Trail on to Canyon Meadow Drive, they had to move the grade back further than they planned because the side hill was sliding. Likely in about five years after you build rowhouses on the sandy hill side, they will be sliding down the hill. How much did it cost the city to fix the homes that were built on other side hills that you allowed to be developed? Also, on the rezoning plan it looks like the city is removing the acceleration lane. That will back up the traffic on Bow Bottom Trail.
- Presently Lake Ontario Drive constantly gets traffic noise, vehicles back-firing and accelerating on Canyon Meadows drive. The traffic noise will be 50 times greater when you develop beside the main roads. Was the traffic noise ever fixed for the taxpayers in the southwest when they built the bypass road? The bylaw change the city passed to reduce the residential speed down to 40 km/hr has not made any difference to the speed vehicles drive on Lake Ontario Drive.
- Presently the City does not have enough water pressure to service Lake Ontario Drive. They need to turn on extra pumps in the summer to maintain the required water pressure.
- The city hasn't fixed the residential sewer water that's been running down the storm drains off Lake Ontario Drive since 1973. I am not sure if they can keep up to all the changes if we do a blanket rezoning.
- We can't plug more than three EV in on a block now, so I am not sure if the city has estimated the massive electric grid upgrade required to do a blanket rezoning. I know the taxpayers will get the bill.
- Presently the city has homes in flood zones now. With all the additional rezoning, building over soil and asphalt remaining soil. There will be more flooding.



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

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First name [required]

Rod

Last name [required]

Krause

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 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 city 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)

Council deciding on the rezoning for this large area of the city is a use of power that exceeds what they were elected to do.
Our roads , parking and traffic systems were not designed to deal with what is being suggested by this change.
Whoever is pushing for this is not concerned about our city and are looking to profit from the change.
Do not make this change!



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First name [required]	Cheryl
Last name [required]	James
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 - Home is Here
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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)

- The proposed planning amendment is a drastic planning regulation in Calgary. These amendments should not be approved without a plebiscite allowing all Calgary electors to weigh in on how they wish development to proceed in their city.

- The tree canopy in these communities provides for shade and moderation of heat. This feature will be more and more important considering the impacts of climate change. Change to allow greater density will result in the removal of trees and limited ability to re-plant large broad canopy trees which provide shade and cooling. In particular allowing row houses where there was once one home will restrict the ability to plant large canopy trees to shade homes. Having natural means to cool homes is critical as it reduces demand on electricity production.

- The proposed amendments will allow development which will exceed the capacity of the street for parking. Where once there may have been one or two cars, there could now be the need to park 4 - 8 vehicles (assuming there is a secondary suite in each home and/or a backyard suite which does not have to have parking provided). Assuming the lots have a 50 ft. width, there is not the capacity for parking. The city must scale back the number of homes that can be built on a re-developed lot. The number of waste bins must also be considered and where they might be placed. Subdivision of one lot into two properties might be manageable. Row houses are too large and should not be permitted except in exceptional circumstances (such as high traffic street near transit, corner lot).

- This will not create affordable homes - developers and flippers will be rewarded. The 4 homes recently built at 1112 to 1116 31 Ave NW (formerly 2 homes) were sold for over \$1 million each. These are not affordable.

- The city should focus on redeveloping underused commercial or using city property along transit and near commercial businesses such as grocery stores where multiple, affordable units can be built. This would be more impactful (eg board of education site in Sunnyside or west end of downtown). One off redevelopment of lots only benefits developers.

- Example of excess redevelopment: 4 Street NW and 22 Ave - there are now 10 row houses being developed where once there were one or two narrow lots (possibly 3 lots). There are 2 rows of 5 townhouses. This will undoubtedly create parking stress and there is little space for trees or grass.



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First name [required] Shawn

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 Rezoning - Land Use Designation Proposal

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 opposed to the proposed blanket rezoning. The Mayor and Council have not considered or proposed meaningful solutions to address the lack of affordable housing in Calgary. Blanket rezoning is short-sited, detrimental to our older well-established communities, and will not solve the issue of affordable housing for Calgarians. (1) Blanket Rezoning is Short-Sited. Blanket re-zoning is a "one size fits all" proposition, which fails to acknowledge the diverse and unique needs of our individual neighborhoods. Our Calgary neighborhoods are not just lines on a map. Our neighborhoods represent the diverse lifestyles, wants, and needs of Calgarians. Calgarians are not homogenous, nor do we want homogenous neighborhoods. Not every neighborhood in Calgary wants, or needs, to be medium or high density. One size does not fit all. (2) Blanket Rezoning Is Detrimental To Our Well Established Communities. Calgarians should not be ashamed of wanting to preserve older well-established neighborhoods with single-detached homes, driveways, wide streets, and big trees. These neighborhoods contribute to the health, beauty and enjoyment of our City. Blanket rezoning without consideration for the character and heritage of our neighborhoods will result in the loss of unique architecture, cultural assets, and community identity. Blanket rezoning will strain the existing infrastructure of our older well-established communities (ex: roads, parking, schools, community centers, children's sports programs). Preservation of older well-established neighborhoods with single-detached homes, ought not be at odds with creating affordable housing in Calgary. Calgarians deserve a better solution than blanket rezoning. (3) Blanket Rezoning Will Not Solve The Issue Of Affordable Housing. The proposed blanket rezoning will not solve the issue of affordable housing in Calgary. It will simply create more opportunities for developers to maximize profits by tearing down single-attached homes, building multi-unit dwellings in their place, and setting their prices. And of course, developers will set their prices high. The role of developers is to make profits, not to provide affordable housing. History has demonstrated that rezoning promotes construction of high-end expensive housing, actually resulting in loss of affordable housing and/or rentals - resulting in gentrification of neighborhoods. The proposed blanket rezoning is not a solution designed for Calgary or Calgarians.



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First name [required] colleen

Last name [required] vermette

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

do not expand affordable housing to the NW as it is already flooded with more apartments than any other part of Calgary, it is a sea of apartments, condos and townhouses. I think the NW has contributed enough to affordable housing and perhaps look west of Crestmont or southeast, but please stay away from the NW. As well, you do not know what affordable means, when they built an affordable apartment in Varsity in around 2015 my son who makes \$80k thought he would qualify for a mortgage of \$450k but today he qualifies for only \$360 and makes \$83k. So you tell me how can you make it affordable for him to qualify for a mortgage. That is the question you should be entertaining. Good luck and please stay out of the NW for affordable housing, we've done enough.



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First name [required] Maive

Last name [required] Acosta

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Rezoning 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 disagree with the proposed rezoning for housing in our neighborhood at Applewood. Land designation should not change for older communities and should be applicable to newer communities only. Furthermore, we the public should have a say in this matter. The government should have the public vote before moving to approve this land designation change.



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First name [required] Ron

Last name [required] ZIEGLER

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) Blanket Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

City of Calgary Blanket Rezoning

I would expect more from our City that hasn't thought of the following and is falling for a Liberal promise that we will be taxed for generations to come to pay off.

- Blanket rezoning devalues property and reduces property tax (I know you just increase the mill rate), increases traffic congestion and it will overextend existing utility services (that are at their limit now).
- The City states: "Rezoning supports climate action." Not true: The development will destroy all the trees that were planted in the Green Belt areas (trees reduce carbon).
- The Rezoning Map for the southeast corner of Bonavista shows row housing development on the Green Belt area between Canyon Meadows Drive, Bow Bottom Trail and Lake Ontario Drive will be on a fine sand base. If you recall when the city built the acceleration lane from Bow Bottom Trail on to Canyon Meadow Drive, they had to move the grade back further than they planned because the side hill was sliding. Likely in about five years after you build rowhouses on the sandy hill side, they will be sliding down the hill. How much did it cost the city to fix the homes that were built on other side hills that you allowed to be developed? Also, on the rezoning plan it looks like the city is removing the acceleration lane. That will back up the traffic on Bow Bottom Trail.
- Presently Lake Ontario Drive constantly gets traffic noise, vehicles back-firing and accelerating on Canyon Meadows drive. The traffic noise will be 50 times greater when you develop beside the main roads. Was the traffic noise ever fixed for the taxpayers in the southwest when they built the bypass road? The bylaw change the city passed to reduce the residential speed down to 40 km/hr has not made any difference to the speed vehicles drive on Lake Ontario Drive.
- Presently the City does not have enough water pressure to service Lake Ontario Drive. They need to turn on extra pumps in the summer to maintain the required water pressure.
- The city hasn't fixed the residential sewer water that's been running down the storm drains off Lake Ontario Drive since 1973. I am not sure if they can keep up to all the changes if we do a blanket rezoning.
- We can't plug more than three EV in on a block now, so I am not sure if the city has estimated the massive electric grid upgrade required to do a blanket rezoning. I know the taxpayers will get the bill.
- Presently the city has homes in flood zones now. With all the additional rezoning, building over soil and asphalt remaining soil. There will be more flooding.



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First name [required]	Selina
Last name [required]	Kruchten
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 9, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Do not support the current Blanket 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)



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First name [required] Brandon

Last name [required] Tamaki

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The proposed rezoning is a unethically designed temporary fix to help create affordable housing because of its unintended consequences. For most people buying a home is their biggest investment in their life and when buying we have the expectation the value of our property will rise, with this rezoning changing the value it's create very unfair circumstances for hard working Canadians.

It is very disappointing to see this is how our city is trying to handle affordable housing which is at the cost of many hard working Calgarians. This is 100% not what we voted for, we did not vote for hard working Calgarians to lose millions!

Unless the city is prepared to pay out Calgarians the change in their property value from this rezoning this change is unethical and completely the wrong course of action for affordable housing.



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First name [required] Rita

Last name [required] Peever

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'sHousingStrategy 2024-2030-Land Use Amendment Citywide CPC2024-0213

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Evan
Last name [required]	Mah
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	20240408_195733.jpg



ATTACHMENT_02_FILENAME
(hidden)

20240408_195805.jpg

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

I am a resident of Ward 7 in West Hillhurst and I wish to highlight significant environmental concerns related to ongoing residential redevelopment projects. Focusing solely on increasing the number of dwellings in Calgary is reckless and shortsighted. There is not enough serious consideration and implementation of basic environmental design in the urban densification projects within Calgary. Adopting these sustainable practices will ensure that redevelopment projects contribute positively to our community's health, biodiversity, and resilience against climate change. I implore the Councillor to review the integration of simple and impactful environmental considerations in the planning and development approval process.

These concerns primarily focus on:

1. Loss of Mature Trees: The projects appear to overlook the preservation or replacement of mature trees, which are crucial for maintaining ecological balance, enhancing neighborhood aesthetics, and providing natural cooling. This oversight not only diminishes our city's green canopy but also strips away natural habitats and biodiversity.
2. Reduction in Permeable Surfaces: The redevelopment's design significantly reduces permeable land, escalating the risk of overland flooding. Impermeable surfaces prevent natural water absorption, leading to increased runoff and potential property damage.
3. Exacerbation of Urban Heat Island Effect: By removing trees and green spaces, these projects intensify the urban heat island effect. This leads to higher temperatures in our neighborhoods, affecting community health and increasing energy consumption for cooling.







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

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First name [required] Therese

Last name [required] Hesla

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 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 community

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 this rezoning in the lake bonavista community. This community and property value of where we are will not be suitable for this especially because we are a lake community and cannot accommodate all of the extra people. Furthermore having buildings will diminish the lots and value of our homes that we have worked hard for to earn and live in this community specifically



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First name [required]	Nicole
Last name [required]	Pulu
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 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
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)

DO NOT REZONE Queensland! I can't believe that this town hall was left so late! Were you trying to push this through fast and underhanded so that you would get this kind of push back!? From what I have learned from the town hall was that the only people that would benefit from rezoning would be the city, there would be more tax money for the same amount of land, and the developer, since there is not restriction on how high they can sell the resulting in-fill for. The meeting started with the statement 'this is to help increase affordable housing in these neighbourhoods". The only way it can be affordable is if there are restrictions on the developer side. Please don't insult me and think I don't understand how business works and that you can just change rezoning to increase tax revenue because you and your predecessors have messed the budget up to a point that your can't recover. This rezoning needs to be put to a VOTE! This is a democracy. Prove that we can trust our City with a VOTE on rezoning.



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First name [required] Tamara

Last name [required] Kardos

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) Rezoning Letter.docx



ATTACHMENT_02_FILENAME
(hidden)

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

RE: Rezoning for Housing

I am writing to strongly oppose the proposed citywide Land Use Designation (zoning) amendment.

Community: Blanket rezoning does not take into account the unique characteristics and needs of individual neighbourhoods or areas within the city. This will lead to inappropriate land use changes that do not align with the existing community context.

Infrastructure Strain: Rapid development resulting from blanket rezoning can put strain on existing infrastructure such as roads, schools, and utilities. Without adequate planning and investment, this can lead to congestion, overcrowding, and service deficiencies. In Altadore we have already seen many cases of city water and sewage pipe rupture in areas of increased density.

Loss of Community Character: Rezoning without consideration for neighbourhood character and heritage can result in the loss of unique architectural features, cultural assets, and community identity.

Environmental Impact: Blanket rezoning encourages unsustainable development practices, leading to habitat destruction, increased pollution, and degradation of natural resources.

Traffic Congestion: Intensified development without sufficient transportation planning can exacerbate traffic congestion and reduce the quality of life for residents.

Affordability Challenges: Rezoning incentivizes the construction of high-end housing or commercial properties, exacerbating affordability challenges for low- and moderate-income residents.

Public Participation: Blanket rezoning limits opportunities for meaningful public participation and input in the decision-making process, leading to a lack of community buy-in and trust in local governance.

Long-Term Sustainability: Without comprehensive planning and consideration of long-term impacts, blanket rezoning undermines the city's overall sustainability and resilience to future challenges such as climate change and economic fluctuations.

By proposing the current citywide Land Use Designation (zoning) amendment, the publicly elected politicians are promoting land use predictability through the developer's point of view and not the interests of the public.



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First name [required] Warren

Last name [required] Davidson

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) Rezoning Letter.docx



ATTACHMENT_02_FILENAME
(hidden)

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

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First name [required] Robert

Last name [required] Kettle

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 by law

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

ATTACHMENT_01_FILENAME (hidden) 2024 rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 9, 2024

Councillor Kourtney Penner,

I am writing you to express my support for **your vote AGAINST the citywide blanket re-zoning bylaw** that is to be brought forward to Council on April 22, 2024.

As a resident of Willowpark for nearly 40 years, I believe it is critically important for me to voice my opinion regarding a decision that can significantly impact the growth and development of our communities. I believe the blanket re-zoning for higher density housing is a significant decision that will negatively affect the availability and affordability of housing, increase the demands on the operation of an aging infrastructure, and compromise the lifestyle of many families in established Calgary communities.

I am aware of the Heritage Communities Local Area Plan (LAP) which was negotiated and developed over a period of about 3 years and approved by City Council in September 2023. I understand the negotiations included the City, the communities in Ward 11, light industry and other interested parties. Obviously the LAP was acceptable to the City 7 months ago, so why the initiative to now ignore the commitments made? How can the City choose to discard the efforts of many in the negotiations of the Heritage LAP? Of equal importance how can one trust you and the City to respect and honor your commitments?

The area I am most concerned about is the impact on the existing residential housing. I acknowledge the dark brown areas in the LAP map indicate areas of high density housing on portions of Acadia Dr, Fairmont Dr. and virtually the entire McLeod Trail corridor. I also acknowledge that infill homes will be possible in the remaining areas of the Ward. But to now take the allowable zoning density beyond those limits seems unwise. We have many areas in Willowpark where homes do not have rear alleys and where on-street parking is not available. And I expect there are other communities in the Ward that are equally unacceptable for infills, row houses and townhomes.

Thank you for your consideration of my position on this most important matter. I trust you will take the courageous step and honor the commitments already made in the Heritage Communities LAP.

Sincerely,

Robert Kettle



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First name [required]	Ana
Last name [required]	Stevenson
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 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
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]

Fern

Last name [required]

Pulu

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 9, 2024

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

[required] - max 75 characters

Queensland 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)

We DO NOT want to have our home rezoned! There is no benefit for US, as home owners, to have it rezoned. The reasons the city has told us, at the April 9 Bonivista (DeMong) town hall, was not in our interest and only showed how the city would benefit, increased taxes from multiple homes on the same land foot print. The male speaker told us that Bonivista, Parkland, Queensland and Deer Run were scheduled to hold 5000 families and the city only counted 3000 (if that is true. I would like to see that documentation on these numbers) which leaves 2000 family homes unaccounted for in tax revenue. The city is trying to recoup 'money left on the table' from a lack of property taxes from the so-called missing 2000 family homes. The fact that this was brought to the neighbourhoods, at the 11th hour, shows us that the city has no interest in giving us or explaining its position or intention to this rezoning. This is not democracy. This should be voted on by the people who live in the neighbourhoods that are affected. This type of miss handling of such a personal matter leads us to mistrust the city. Once trust is gone it is very hard to recover when you, the city, will need it.



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First name [required] Ross

Last name [required] Piche

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 Community 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)

Thank you for accepting the following comments regarding the proposed rezoning initiative before City Council. I have lived in Lake Bonavista for the last 12 years and purposely sought out a home here based on the character of the neighborhood and how it matched the needs of my family and our desired lifestyle. These include proximity and choice of schools, abundant greenspace, recreational amenities such as the lake and multiple ice arenas, quiet atmosphere, well-spaced homes with large yards, mature trees, and low-levels of traffic. The proposed rezoning will negatively impact several of these aspects including reduction of open-space, increased traffic, increased noise, reduction of large-scale trees, etc. And if the objective of the rezoning in my community is to increase access to affordable housing, this will not be achieved. A Developer will purchase a home for \$900,000, tear down the house, build 3 or 4 attached homes, and sell them for \$700,000 each. Thus making a tidy profit for the Developer and doing nothing to increase access to affordable housing. As a born and raised Calgarian, I have watched this routinely happen in other mature neighborhoods which has done nothing for affordability and completely ruined the character of these neighborhoods. Also, Council and Administration must explore more deeply the impact of such densification on the utilities infrastructure, in particular, the electricity distribution system. While general home energy and water consumption has been trending down over time, the move towards electrification of automobiles, and the consequential increase in charging loads will most certainly create strain on the electrical infrastructure in most existing neighborhoods. The densification resulting from the rezoning will exacerbate this issue and result in an increased need for system upgrades and rebuilds. Who will pay for these upgrades? The consumers, and not the Developers, who have made away with their profits. I implore Council to listen to their citizens, represent their interests, do the reasonable thing, and vote to oppose this change. Thank you for your consideration of my comments.



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First name [required]

Tyla

Last name [required]

Gill

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 City Wide

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to blanket rezoning for all communities in our beautiful city. It will decrease property values, increase traffic and crime and reduce the amount of available parking. Please reconsider.



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First name [required] Donald

Last name [required] Staples

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 Residential 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 am strongly not in favour of a blanket rezoning of residential properties. It does not offer a long term solution to what is a complex problem without introducing a myriad of unintended negative consequences. This is a mistake that the city cannot afford and that it will regret for a generation. I strongly urge our city council to change course and vote this down.



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First name [required] Roger

Last name [required] Wellmann

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) Letter Requesting Plebiscite for RC-G Zoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please place the attached as a matter of record for April 22 hearing. Thank you

Letter

Requesting Plebiscite for Citywide RC-G Blanket Upzoning Bylaw

Tuesday March 13th, 2024

Calgary City Council voted against a plebiscite 8-6

Against: Jasmine Mian, Raj Dhaliwal, Richard Pootman, Courtney Walcott, Gian-Carlo Carra, Kourtney Penner, Evan Spencer, & Jyoti Gondek

In Favour: Sonja Sharp, Sean Chu, Andre Chabot, Dan McClean, Peter Demong

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

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

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

As a Varsity single family home resident for over 30 years, I believe the proposed bylaw will have detrimental effects on our community and will not provide affordable housing by replacing single family dwellings with multiple dwelling units.

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

Thank you for your attention to this matter.

Sincerely,

Roger Wellmann



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Michelle

Last name [required] McCaffery

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed citywide rezoning to a base residential district, or zone.

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 opposed to the proposed blanket rezoning. The Mayor and Council have not considered or proposed meaningful solutions to address the lack of affordable housing in Calgary. Blanket rezoning is short-sited, detrimental to our older well-established communities, and will not solve the issue of affordable housing for Calgarians. (1) Blanket Rezoning is Short-Sited. Blanket re-zoning is a "one size fits all" proposition, which fails to acknowledge the diverse and unique needs of our individual neighborhoods. Our Calgary neighborhoods are not just lines on a map. Our neighborhoods represent the diverse lifestyles, wants, and needs of Calgarians. Calgarians are not homogenous, nor do we want homogenous neighborhoods. Not every neighborhood in Calgary wants, or needs, to be medium or high density. One size does not fit all. (2) Blanket Rezoning Is Detrimental To Our Well Established Communities. Calgarians should not be ashamed of wanting to preserve older well-established neighborhoods with single-detached homes, driveways, wide streets, and big trees. These neighborhoods contribute to the health, beauty and enjoyment of our City. Blanket rezoning without consideration for the character and heritage of our neighborhoods will result in the loss of unique architecture, cultural assets, and community identity. Blanket rezoning will strain the existing infrastructure of our older well-established communities (ex: roads, parking, schools, community centers, children's sports programs). Preservation of older well-established neighborhoods with single-detached homes ought not be at odds with creating affordable housing in Calgary. Calgarians deserve a better solution than blanket rezoning. (3) Blanket Rezoning Will Not Solve The Issue Of Affordable Housing. The proposed blanket rezoning will not solve the issue of affordable housing in Calgary. It will simply create more opportunities for developers to maximize profits by tearing down single-attached homes, building multi-unit dwellings in their place, and setting their price. And of course, developers will set their prices high. The goal of developers is to make profits, not to provide affordable housing. History has demonstrated that rezoning promotes construction of high-end expensive housing, actually resulting in loss of affordable housing and/or rentals. The proposed blanket rezoning is not a solution designed for Calgary or Calgarians.



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First name [required] Nancy

Last name [required] Staples

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 am NOT in favour of rezoning Calgary neighbourhoods. I do not feel that this is a solution to the identified problem. Rezoning will not create more affordable housing.



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First name [required]	Peter
Last name [required]	Arnall
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	https://pub-calgary.escribemeetings.com/FileStream.ashx?DocumentId=272050
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 object to the proposed blanket rezoning of the city for reasons of inadequate public consultation. This change to the development strategy of the city is so far-reaching that it should require a plebiscite. To achieve higher residential density, we should instead perform strategic development of certain under-used portions of the inner city, such as the large industrial zone along Blackfoot trail. Blanket rezoning will result in cherry-picking by property developers that will cause additional residences, but they will be at the most-profitable end of the spectrum. Much more useful and effective would be a strategic zoning of under-utilized areas, with a mandated policy of budget accommodation units.



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First name [required] Christine

Last name [required] Tall

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)

I wanted to make it clear I do not support the blanket rezoning the city is considering. Many communities, including my own, do not have the infrastructure to support the up to 9 housing units on one lot. This (and many, many other communities in Calgary) require at least one car to get around - there is no way most existing communities have parking space for up to 9 families when the area was developed based upon 2-3 cars being parked at each residence. Also, the road infrastructure in general was not built for such density. The maintenance and repair of our roads will increase as will the need for adjusting roads for higher car volume. These things all come as at cost - to the city and in turn tax payers.

We bought in our neighbourhood specifically for the neighbourhood. We paid a premium to be in this community because we like what it has to offer to our family and daughter. Allowing developers to come in, knock down single family homes and to through up multiple unit structures is will destroy this area and why many people to live here or in specific neighbourhoods. Blanket rezoning very well may destroy this city and our amazing communities that many residents have chosen to call home.

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

There are so many other ways to provide multiple family homes in this city. And in better suited locations too. Single story strip malls on large strips of land could be redeveloped to have commercial units on the main floor and 3-4 levels of residential units above. Strategic area-specific rezoning could be implemented - such as near LRT stations, shopping areas, etc. The Shawnessy area near the LRT could be a good example of where 3-4 storey apartments or row houses could replace current (& often run down) homes. I am sure there are many other creative options too available.

I understand the city is considering blanket rezoning to get federal government funding. My thoughts are that City Council needs to be like Doug Ford and tell the federal government and their municipal interfering to take a hike. The Federal government has no business telling cities how to build, grow and house their populations.

The outrage over blanket rezoning I've heard in my communities and other communities tells me this is not a solution to the housing shortage.

I expect the councillors in this city to do better. Don't be lured by money and represent your citizens.



Public Submission

CC 968 (R2023-10)

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First name [required] susan

Last name [required] simpson

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 - Citywide 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)

When I purchased my home I did so to have privacy, and putting my money into something I owned which would hopefully increase in value over the years. I wanted to get away from renting and having to put up with other tenants, noise, parties and their not care attitudes towards the property. I absolutely disagree with the city wide rezoning. I live in a neighbourhood that is now single detached homes and as it is several of them have income suits in their basements with no parking for the tennant. This creates problems as you have cars all over the place and can hardly ever get a spot in front of your own home. There is no way I want a house next to me having a secondary suite and a back yard suite next to me and driving down the value of my home. Not to mention the loss of privacy, additional noise and additional traffic around me. For the amount of taxes we pay we should be getting much more out of this city and the city council. I'm sure the mayor and it's council members would just be thrilled to have secondary suites, backyard suites, semi-detached, rowhouses, etc. put in next door to them. This should be put to a plebisite beofre anything gets approved. We also have several Airbnb's in the area as well and have had problem with noise and parking.



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First name [required] Lynn

Last name [required] Campbell

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 Lynn Campbell

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 wish to submit a comment regarding the City of Calgary's proposed Land Use Designation amendment proposal to redesignate my parcel to Residential - Grade-Oriented Infill (R-CG) district from its current designation as R-C1. I am in opposition to this redesignation. My reasons for this are as follows: I paid a premium to purchase a home in my neighbourhood, my home remains in a neighbourhood that is highly valued due to its designation as RC-1. Should semi-detached or townhouse style housing be built as neighbouring structures, although my property assessment may not be affected, this will certainly decrease the amount that I will be able to obtain when selling my home in the future, as my home will be viewed as less valuable/desirable by prospective owners. Other reasons for my opposition are community based; 1. With vehicles parking on both sides of the streets I find increased risk for accidents and injury to pedestrians. Last fall, a long truck carrying a load of shingles was not able to navigate the curve in the road because of this and damaged a parked vehicle. With increased density, there will be even more vehicles parked on both sides of the narrow road, increasing risk for collision especially in the winter when snow narrows the roadway even more. 2. I have four mature trees on my property, so if a four unit rowhouse with a four car garage was built on my property, all four trees would need to be removed. This is in opposition to efforts to mitigate climate change that is also our city's mandate.

I believe that as an elected council it is important to take heed of the concerns of its constituents who they represent. I attended an Information Session at Lake Bonavista and there was a very large number of very concerned constituents. I believe that a first step to taking into consideration these concerns would be for City Council to take a more planned and graduated approach to its housing strategy by evaluating each community on its own. I also believe that although the City of Calgary's housing strategy has two prongs - availability in general and affordability, it would better achieve its goal to help more Calgarians own homes by prioritizing increasing available affordable housing over general availability. In a neighbourhood like Lake Bonavista the result will be increased availability of unaffordable homes, such as semi-detached homes priced in the \$800,000 plus range. This is what I see in areas like Parkdale. Thank you.



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First name [required]

Debra

Last name [required]

Vermunt

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 of R1 communities

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 resident of Parkland community. This evening I attended the rezoning mtg held at Bonavista community centre. It was made abundantly clear that the communities of Bonavista and Parkland are very dissatisfied with Mayor and Council on the decision to pass a city wide rezoning bylaw. This decision is clearly a knee jerk reaction to what the city has declared a "housing crisis" and not near enough common sense planning has been done. The blanket rezoning bylaw is being pushed onto us without so much as a second or even third consideration to the likely poor outcome for our communities. There is no valid reason why every community in the city should be faced with blanket rezoning!. I would strongly urge mayor and council to slow down and take another look at their decision. At the very least , there should be a plebiscite in some of the more established neighborhoods to ensure that everyone has input. This is a democratic society and we elect our mayor and council to make many decisions , however, this decision is one that needs to be brought back to the citizens and tax payers of the city. I strongly oppose the strong arm behavior of this mayor and council.



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First name [required] Alison

Last name [required] Knoepfli

How do you wish to attend?

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

Date of meeting [required] Apr 17, 2024

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

[required] - max 75 characters Planning of re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not agree with blanket re-zoning. I am opposed to the city pushing this through without first consulting all Calgarians. As a born and raised resident of Calgary I think the aldermen and mayor are out of touch and acting puppets for WEF and WHO 15 minute cities.



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First name [required]	Jillian
Last name [required]	Brazel-Larson

How do you wish to attend?

What meeting do you wish to comment on? [required]	Council
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Date of meeting [required]	Apr 9, 2024
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters	Rezoning of RC-1 to RCG
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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)

I strongly oppose the city Rezoning residential areas to allow the building of row houses, infills etc. in the older communities like Parkland and Lake Bonavista. This will increase traffic, parking, impact the school system and green spaces. These are all factors of why we moved to Parkland. Please do not vote to allow Rezoning.



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] Michele

Last name [required] Barrett

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 of 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 blanket rezoning Calgary communities without taking into account their individual characteristics. For instance, Lake Bonavista home owners pay a yearly fee for access to the community's private lake/park. Our home owners association won't allow the sale of our house if we owe them lake fees: they are listed on our property deed. We knowingly bought into the higher-priced community because of it's single-home only character. If we were interested in living in a neighbourhood with diverse types of housing, we would've bought property there. Low income housing should be created by refitting the empty downtown Calgary office buildings into dwellings: they already have underground parking, sewer, electrical, etc. The city can also use currently available land like the 16 Ave former mobile home park land. City counsellors seem to be ignoring the majority of Calgarians' wishes: most citizens are against blanket rezoning: you need to take into consideration the unique characters of different communities for better suitability with rezoning.



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First name [required] William

Last name [required] Caswell

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 My wife and I strongly oppose the proposed rezoning of R1 communities.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

City planning personnel who spoke at the Ward 14 information session in Lake Bonavista on April 9 seemed to imply that it is somewhat of a moral obligation of Calgary to provide more housing via increasing densification in areas historically zoned R1. We who have worked, saved, and waited a good part of our lives so we could attain residence in this and other R1 communities, do not and SHOULD NOT have to become involuntary donors to this heavy-handed, undemocratic charity initiative. Such a mindset smacks of communism.

Being able to live in Calgary at all, let alone in a particular community of Calgary is not a basic human right. No presently unhoused person is forced to live in Calgary.

At a very minimum, a City referendum should be held before this initiative is advanced further. This gargantuan change to our personal living space was not mentioned prior to our most recent opportunity to vote in a Calgary municipal election.



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First name [required] Jeannine

Last name [required] Crofton

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Housing strategy

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

ATTACHMENT_01_FILENAME (hidden) City of Calgary Letter .docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 9, 2024

Mayor Jyoti Gondek and City Council
City of Calgary
800 McLeod Trail SE
Calgary, Alberta
T2P 2M5

Dear Ms. Gondek,

I am writing to express my concerns with the new zoning policy that has been proposed such that all housing would be subject to the new RC-G policy. This means that we are moving from low-density residential land use districts to a model where all types of housing could appear in all neighbourhoods in Calgary. As I understand it, your proposed policy is essentially eliminating RC-1 communities. This is such a significant decision that it should be voted on by the citizens of Calgary in a plebiscite. Please slow down this process and consider equally the people who have invested their lives and life savings in the Calgary community, the homes they have purchased and maintained over many years.

I have lived in Calgary since 2006 and purposefully chose a community that had single dwelling lots. I purchased a home that would be subject to longstanding zoning rules and a predictability about the projected value of my home. I sold my first home and purchased another home in the same community that was adequate to house my growing family. Knowing that the approach to development would be a contextually sensitive one, I had a sense of predictability about what my community would look like. You are taking this certainty away with your policy proposal. I chose a community that was in a suburb.

In addition to my concerns about the value of my home and my concerns about it maintaining its community feel I also have the following concerns:

- The impact on the infrastructure, both sanitation and water
- The possible parking issues
- The increase in noise with increased density
- The possible disruption of construction for the benefit of developer profits

I see that you are trying to solve a problem. I understand that with the rise in housing costs that many people are not properly housed. This is a formidable problem that needs to be addressed. This is not just a housing problem it is a broader economic problem that has been ignored for years. I believe that this blanket policy is a quick reaction to a problem that has been increasing over many years and has been made more urgent with increased migration to Alberta.

Your enthusiasm and motivation is clear in that you are already advertising on the City of Calgary website to developers to make applications for RC-G housing permits. This is a decision that should be made collaboratively with the say of all Calgarians.

Sincerely,

Jeannine Crofton
Calgary Resident



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First name [required] Rebecca

Last name [required] MacDonald

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Re-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 am writing to express my strong opposition to the proposed re-zoning of our neighborhood. As a resident who has invested significantly in both time and money to establish a home here, I am deeply concerned about the potential ramifications of this change. There are several key reasons why I believe re-zoning would be detrimental to our community.

Firstly, the prospect of re-zoning threatens the stability of the investments made by homeowners like myself. Many of us have committed significant financial resources to purchase homes here, with the understanding of the zoning regulations in place. Altering these regulations undermines the trust and confidence we have placed in the stability of our neighborhood and jeopardizes the value of our properties.

Lastly, I believe that maintaining diversity in housing options across the city is crucial for fostering vibrant and inclusive communities. By enforcing uniform zoning regulations, we risk homogenizing our neighborhoods and depriving residents of the unique amenities and character that attracted them here in the first place. Different neighborhoods should offer distinct experiences and cater to the diverse preferences of their residents, rather than conforming to a one-size-fits-all approach.

In conclusion, I urge you to reconsider the proposed re-zoning of our neighborhood. Any decision made should prioritize the well-being and interests of existing residents who have invested in and contributed to the community. I implore the city to preserve the integrity and character of our neighborhood by maintaining our current zoning designation.

Thank you for considering my perspective on this matter.



Public Submission

CC 968 (R2023-10)

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First name [required]

Last name [required]

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We attended an information session tonight put on by Councillor Demong. A speaker representing theCity stated the purpose of this blanket rezoning was people deserve affordable housing. We earned the right for housing but got that "right" by saving, scrimping, struggling and sacrificing to buy the house we now own in a single family community. We started in an apartment we could afford, moved into an Atco trailer, moved into a 900 square foot wreck, and finally, the dream, our own single family home. We earned the right for this house. We didn't "deserve" it. We earned it. And now you think everyone "deserves" a house. People earn the right to the housing they can afford.



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First name [required]	John
Last name [required]	Billehaug
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	I am in favour of the proposed re zoning proposed by city council.d
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)

Having lived in Lakeview for 16 years I feel the community would benefit from the rezoning proposal. Its close proximity to the city centre and many services would be of benefit to an increased number of community members. As the community now has begun to turn over from more senior home owners to young families there is an increased demand to live in this desirable community. Increases tax revenue for the city would be a bonus and the road infrastructure is already in place this bus service to the city centre.



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First name [required] **Terence**

Last name [required] **Field**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Support for proposed rezoning changes .docx**



ATTACHMENT_02_FILENAME
(hidden)

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

I fully support the proposed R-CG zoning development designation, which will apply to Oakridge where I reside. I additionally support the proposed R-G and H-GO rezoning options. I'll reference Oakridge in listing reasons for my support, but it is a stand-in for a range of plus 50-year-old Calgary communities that ring the city's core.

(1) It is far better for a city to add density and renew housing from the inside out rather than the outside in. The *inside* lot I own would easily support a backyard suite, or semi-detached homes of the type common in communities such as Altadore, adjacent to Marda Loop. The other option is to build high-rise towers on the *outside* edges of existing mature communities. (For example, a series of such towers may soon be built in and around Glenmore Landing shopping mall in the SW, which I do not support). I consider such towers ugly, cold and character-less, and prefer treed streets with multiple housing styles and options.

(2) Climate disruption is a clear near-term threat to us all, and renewing portions of established communities by replacing 50–60-year-old homes with more energy efficient alternative housing options would be a positive step.

(3) Fifty plus year old communities are or will soon need significant infrastructure repair and replacement, and it makes sense to redevelop housing in concert with these needs.

(4) More people living closer to the city's core could expand transit use while reducing car use, lengthy commutes, and pollution.

(5) In my view, Calgary's development history has been a travesty. For far too long councils past have wrongly supported urban sprawl into the flat largely featureless land in the city's northeast, east, and southeast. Apart from a few modest "character" areas, such as Kensington, and some lovely parks, the city is essentially character free.

Those opposed to this badly needed initiative fear their communities will change and they will, albeit slowly and rationally. Under the proposed rezoning backyard or secondary suites will be more easily added to existing properties, while plans to construct new dwellings will require approval from the city's planning apparatus just as they do now. The change will not result in a frenzied, ill-considered construction free-for-all.

In conclusion, the rezoning proposal is no panacea, but it will address past development mistakes; it will help address a serious need for additional housing in our growing city; it will help with the climate struggle; it will make Calgary a better place to call home.

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

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

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

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

By increasing the density of a sub division not only will there be more people, but also more traffic and vehicles, many of which will be parked on streets. This will detract from the attractiveness of the area as a place to live and will reduce values accordingly. For many people their greatest asset is their house so has the Council considered whether there will be any compensation for people ?



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First name [required] Larry

Last name [required] Heather

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning of City

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

ATTACHMENT_01_FILENAME (hidden) Vine and Fig Tree 2.jpg



ATTACHMENT_02_FILENAME
(hidden)

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



1 Kings
4:25

And Judah & Israel
dwelt safely,
EACH MAN ^{under} his vine & his fig tree,
from Dan as far as Beersheba,
all the days of Solomon.



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First name [required] Wendy

Last name [required] Pelletier

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 (zoning). City of Calgary's 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)

I attended two town hall meetings organized by our Ward counsellor (Terry Wong). Representatives of the City of Calgary Planning Committee were also in attendance. My opinion as a result of many years of reading, attending meetings, and speaking with City planners is that there is a substantial disconnect between the agenda of the City of Calgary (elected officials) and the public in this community and surrounding communities. There is a sense that we, living in these communities for over 35 years, are not listened to or our concerns addressed in spite of the City planners asking for feedback. My specific concerns are:

- 1) Briar Hill is a 1950's community. The infrastructure in terms of the electrical grid has not been modernized to support what you are suggesting (ie taking a 50' lot and allowing the potential of 8 more units on that property).
- 2) Parking is not being considered (the City planner suggested that they are accounting for less than one car per unit). That is not realistic. With 8 more units on a site previously established for one home, the parking issue will be significant.
- 3) Affordability has been touted as the "rationale" for densifying. In this community, a 50' lot with a 1950's bungalow on it is currently selling for close to 1,000,000.00. Developers are not going to pay that and then have to build at substantial cost to make "affordable" housing. You will be increasing density with no help for people who cannot pay over 1,000,000. for even a detached home.
- 4) Many studies cite the health concerns associated with living in density--including cardiac and mental health.
- 5) There have not been any increases in the community access to fitness/recreation. As a matter of fact, the closest YMCA (Eau Claire) closed during Covid and City of Calgary facilities (like pools) are closed significant amounts of time--including weekends when people would tend to use them. They are unreliable and not serving the public. Unlike the huge infrastructure gains poured into suburbs.
- 6) Living in a constant construction zone (which will continue as units are being built) is disruptive and the City does not appear to hold developers and builders to standards acceptable to the community. Roads that are opened for new builds are often very poorly fixed afterwards. They developers beat to their own drum in terms of respect for the community or timelines that respect the community. One home across from us had been 2 1/2 years under construction.



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

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First name [required]	Brian
Last name [required]	Emms
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	The rezoning proposed
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 object to the R-CG rezoning proposed for my neighborhood (Signature Park SW)



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First name [required] Jacqueline

Last name [required] Grabowski

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 Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am submitting my comments in favour of city-wide up-zoning. I am a homeowner within an established area and I am in full support of city -wide up-zoning. I believe this is the best thing we can do to support a more sustainable and equitable way forward for our City. We can no longer afford the sprawl - financially, ecologically and socially. I hope that the removal of this small barrier to development will result in a more dense urban setting with a mix of home choices allowing more people to find a home and feel connected to their community. I also hope that it will save our City money in the long run, avoiding City administration time for simple development submissions. Thank you



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First name [required] VICTOR

Last name [required] BERGMAN

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 <https://pub-calgary.escribemeetings.com/FileStream.ashx?DocumentId=272050>

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

ATTACHMENT_01_FILENAME (hidden) To whom it may concern.docx



ATTACHMENT_02_FILENAME
(hidden)

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

To whom it may concern,

Please be advised that I am opposed to the Land Use Zoning Amendment.

What studies been done to address the issues that will affect the electrical grid, sewer, waste water, water systems and issues with parking when districts are rezoned? For every home or complex built, the electrical, water, sewer and waste water systems will have to be upgraded.

Many of the districts will not have upgraded systems thus requiring a massive outlay of finances to manage the increased use.

How much will property taxes have to be increased to pay for all the upgrades?

For that matter, does the province even have the electrical capacity to handle all of this new construction?

Another issue not addressed is the financial issue home owners could face if the market drops and real estate values plummet. How many insolvencies will occur? Not everyone is insulated from your actions.

We are in this situation because the federal government has a broken immigration system and foreign student policy allowing too many immigrants and students to enter Canada. Not only does it impact housing it also impacts health care, education and social services. **All these impacts are tax payer funded.**

A referendum on the zoning amendment should be undertaken after studies done to assess the impacts of the amendment and the results and applicable costs be shared with the citizens of Calgary.

Thank you,
Victor Bergman
202 Rundlevue Close NE
T1Y 1J1



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First name [required] Gregory

Last name [required] Lucier

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)

Blanket rezoning will NOT solve the problem of availability of affordable housing in Calgary. It is merely a copout that allows Council to look like it is doing something when it is not.



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First name [required]	Ken
Last name [required]	Mclvor
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed rezoning 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)

My wife and I are adamantly opposed to having our property changed from R-1 to any other designation. We bought our house because it was R-1 (a single bungalow on a single lot) and we want it to stay that way. Changing the rezoning will invite investors and developers to build multiplex housing which will destroy our neighborhood. The citizens of Calgary need a say in this proposed zoning change, not 8 people having the final say.



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First name [required]	Robert
Last name [required]	Kury
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 10, 2024

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

[required] - max 75 characters	citywide rezoning for housing
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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)

I am a senior in retirement and citywide rezoning will be creating a living financial and legal hell for me. if approved, citywide zoning will rob/steal the equity in my property, my freedom, and the enjoyment for which I have worked all my life. History has shown what you are doing is the first step in creating a large population of slaves/serfs.



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First name [required]

Blaine

Last name [required]

Ruttan

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 our community

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 neighbor hood we live in is primarily semi-detached housing. Since we moved here i 1999, We have had a number of legal(illegal) suites put in in our area. number of houses with multiple vehicles has increased to the point where You can't find a place to park on the street. I have a double parking pad in front of my house and it is hard to back out of my driveway because of the cars parked on my street close to my driveway. Parking control day's they can't do anything about this. If you allow row housing etc in our crescent. where will the extra vehicles park. At times , Garbage collection has trouble accessing the back alleys because of parked vehicles. There is no room for more people and vehicles in neighbor hoods like ours



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First name [required]

Tara

Last name [required]

Stewart

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 Planning Commission Report CP2024-0213 Land Use Amendment Citywide

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my opposition to the proposed city-wide rezoning plan. As a concerned Calgarian, I have taken the time to research the proposal, read supporting documents, and attend relevant meetings. While I have many concerns, I have condensed them into 6 main points for your consideration:

1. The misleading narrative decided on by referring to this proposal as "Affordable housing". On the City website "Affordable housing" is defined as low-income housing (income under \$60,000), yet as stated by Councillor Walcott Affordable housing in this context allows for all housing options priced under \$700,000, roughly the median price for a single-detached dwelling. Furthermore, in the city's 10 year housing plan it clearly states that 78% of the population has their housing needs satisfied by the private market, yet the remaining 22% (including the homeless and the low-income earners) have the greatest housing challenges and supply gap.
2. Blanket rezoning relies on developers to meet the need of supply gaps. Since low-income housing is not developed independently by builders without city-lead grants, subsidies and strategies, how can citywide rezoning possibly fill the gap in low-income housing?
3. It is the responsibility of a city administration to present diversity in housing options, that means allowing for the individual's right to determine where they want to live within their current value set and to meet their needs in their various ages and stages. A one-size-for-all approach removes our housing autonomy and dictates our housing choices.
4. It is also the responsibility of an administration to take into account the infrastructure of a community and strategize where best to add density without compromising the quality of life within a community.
5. The environmental impact of urban densification on our existing greenspaces and tree cover must be taken into account and as such requires a more thoughtful and strategic approach.
6. The public were never polled on the specific subject of "Blanket rezoning", which is a very different topic from the polling done on Affordable housing. As it is an initiative that will affect every single homeowner in the city, it is grossly negligent to make a decision without proper due diligence.



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First name [required] Gary

Last name [required] Hartwell

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 rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

No one ran on the issue of Citywide rezoning and such a major change in policy the voters should have a say in such an important change. it will effect this Great City, not worth the bribe from Justin



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First name [required]

Bruce

Last name [required]

Dielissen

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 Council Meeting April 22

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 Rezoning for housing strategy is a failed strategy, this council and administration refuse to acknowledge or advance alternatives of reason, given their private agendas. Fear of referendum results is well warranted, and fear of losing an election should be larger still. Anyone voting for this poorly designed and heavily biased strategy should be willing to address the consequences, politically and professionally.



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First name [required]	Scott
Last name [required]	Saxberg
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Council Meeting Public Hearing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Proposed Land Use Designation.S.Saxberg.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 10, 2024

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

Attention: Office of the City Clerk
Subject: Public Hearing on Planning Matters (Proposed Land Use Designation Amendment)
Copy to: Office of the Mayor, All City Councillors

Dear Sir:

I write as an 8-year resident of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

1. **Have significant and irreversible negative impacts on neighbourhood character and cohesion.** Neighbourhoods in Calgary have evolved over many decades to reflect unique attributes of history, culture, geography and commerce. This natural evolution is what creates the diverse character of our neighbourhoods within a vibrant city. It is precisely this diversity that citizens value and seek out when they choose where to invest in a home and raise their family. Implementation of Blanket Rezoning would throw all of this away, for what are best described as ideological reasons, and in an unexplained effort to homogenize our neighbourhoods. The obvious question is, who asked for any of this?
2. **Not address the housing issues the City claims it is seeking to solve.** We hear incessantly about a lack of affordable housing supply and high housing prices. By implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to developers, who do not share their objectives. Examples abound in cities like Victoria and Toronto, where policies aimed at the “missing middle” have either failed or led to still-unaffordable housing units being squeezed into inner-city lots. In Calgary, one need look no further than the ongoing debacle in Marda Loop, where instead of affordable housing units, developers are constructing rows of tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even the cheaply built plywood boxes being shoehorned in under direct control zoning (which may be the best indicator of what is in store for us under Blanket Rezoning) have price tags that hardly qualify as affordable housing.
3. **Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. How much more densification is needed? Wasn’t “Main Streets” the plan to achieve it? If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary’s growing population. We believe that an unintended consequence of Blanket Rezoning will be

irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.
6. **Expose affected neighbourhoods to an as-yet unproven social experiment.** “Missing middle” housing strategies are being widely touted across North America. We hear too often that we should “trust the science” and that the “evidence is clear” as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councillors campaigned on their support for the proposed policy change. This is an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

For the above reasons, we urge Council to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,



Scott Saxberg



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] Colleen

Last name [required] Skoropata

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not want rezoning due to there will be parking issues. We have issue already cause most homes have attached garage so there is not much street parking and if re-zone there will be no parking. Lots of districts don't have lots of exits and if there was an emergency ie like big fire how will the people get out. There is already lots of people living in districts and adding more people just is crazy. Look at Kensington the traffic is crazy. So my issues is parking and traffic.



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First name [required] Anne

Last name [required] Bouscal

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 rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I have lived in single family homes, duplexes, townhouses, and apartments. I currently reside in an apartment. I believe that this initiative is good for all Calgarians.



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First name [required] Luke

Last name [required] Hopkins

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning Proposal

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

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 homeowner in Varsity with young children. I love my neighbourhood and notice that lots of my neighbours do too.

I worry that with the way house prices are going in Calgary my children will never be able to afford their own home when they are older. And even if they do manage to afford a home it'll be so far out from the city that we will have a harder time seeing them regularly. I think rezoning will allow there to be a future for my children in this city.

I have also noticed that many retired people in the neighbourhood still live in large single family homes because they'd have to move to another neighbourhood to down-size. Having more options of different sized housing in our neighbourhood would allow people to downsize without having to leave the area.

I hope the council approves the rezoning.

Thanks,
Luke



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First name [required] Ally

Last name [required] Holt

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Public Hearing Meeting - Bantek 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 have lived in Calgary my entire life, first living in the SE as a child, the Beltline as a young adult, and now back in the SE with my husband where we recently purchased a home in a R-C1 community. We picked this community for many reasons with one of them being that it was R-C1 community. We lived in the Beltline for 4 years and saved our money/made good financial decisions in order to buy a house in a community we wanted, that being an R-C1 community. We are currently expecting our first child and the thought of the city blanket rezoning is infuriating beyond belief. We chose this community to raise a family in due to it being a quieter, single family home community. If we wanted to live somewhere with high density housing we would have stayed in the Beltline. Not only does our community not have the road infrastructure to allow for row-houses, infills, etc., the added vehicle traffic is a huge safety concern as there are two elementary schools in our community as well as access to a city park. We live on a corner lot and parking on our street is already getting congested, so I cannot even imagine adding multifamily homes and the chaos that would create. A secondary suite was recently approved on my parents street a few blocks over and we have already seen the negative effects it is having on their property. They are also near a corner lot and the parking on the street is getting out of hand (mind you the current owners of the house have like 5 vehicles which is a whole other problem in my opinion). This city council has time and time again proven they are not listening to Calgarians. It was deeply concerning hearing our mayor in a press conference talking on a different matter say "It may not be the popular choice, but it's the right choice." Is it not the Mayor and Councils job to do what their constituents vote for/want within reason, that being the most popular choice? I can say with certainty that what the Mayor and Council deem is "right" lately, does not align with what I and many other Calgarians believe is right. So it was "right" for council to take a pay raise, raise property taxes, and continue down this ridiculous rezoning path, all while ignoring the taxpayers that give them their pay cheques? I could go on and on about the inadequacy of this council but the point is I, and many other Calgarians, do not want the blanket rezoning and it would be nice to have a council that listens to people for once.



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First name [required]	Hugh
Last name [required]	Ross
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)

April 10, 2024

Dear City Clerk's Office,

I am writing in response to the notice I received regarding the proposed rezoning of my neighborhood, Eagle Ridge. As a long-standing resident of this area, I must express my vehement opposition; I strongly believe that rezoning our neighborhood from R-C1L to R-CG would have detrimental effects on our community.

One of the primary reasons I chose to build my home in this neighborhood is because of its current zoning. A city neighborhood characterized by predominantly detached homes and spacious yards typically attracts individuals of a socioeconomic status characterized by financial stability, neighborliness, community engagement, and a commitment to uphold properties with pride and care. I willingly pay high property taxes to live in this area, which aligns with my lifestyle preferences and provides a neighborhood aesthetic that I value.

There can be no doubt that the proposed rezoning allowing for rowhouses, duplexes, and secondary suites would fundamentally alter the character of our neighborhood. It would surely introduce a more transient population, just as the recent introduction of the large bus shelter on 14th Street has done, potentially compromising the stability and cohesion of Eagle Ridge. In my experience, neighborhoods with a higher proportion of renters tend to have less invested residents who may not prioritize the well-being of the community to the same extent as homeowners.

As a homeowner who has diligently paid high taxes for many years, the prospect of the neighbourhoods devaluation through rezoning is extremely unpalatable. If the city chooses to move forward with this proposal, I would like clarification on how longtime taxpayers who have for years paid for the privilege of living in a community such as this, will be compensated.

Please ensure that my objections are formally recorded and considered during the Public Hearing on Monday, April 22, 2024. I also request information on any additional steps I can take to oppose this rezoning initiative.

Thank you for your attention to this matter.

Sincerely,
Hugh Ross

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



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First name [required]	Wendy
Last name [required]	Pitcher
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	Re-Zoning For Housing change for all of the City.
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Are you in favour or opposition of the issue? [required]	In opposition
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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 oppose the blanket rezoning of Calgary. The City has been built on the unique foundation of our history. For example the CALGARY Stampede, Scotsman Hill, Memorial Drive, McMahon Stadium, Chinook Centre and so on. As the City has grown so have the unique communities where families and individuals can grow and build respect and have fun.

This rezoning will change this unique character and strength and togetherness. File cabinet housing with zero property line clearance and No parking provisions will change people interaction and safety. The present system allows for many views and inputs to be considered. Yes there needs to be some non-single dwelling homes BUT a potential 100% sweep instead of individual character and mix is not the answer.

Transportation corridors are important with retail areas but families with mixed ages and needs are vital. This impacts living style and affordability plus the housing cost. I see no affordability benefit to those in need with this blanket rezoning.

I am opposed to this one size fits all needs. My Ward Councillor is not so here is my voice. Please vote NO and rethink other affordable and safety options.

Wendy Pitcher, 1742 Suffolk St. SW , owner



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I believe the City's blanket rezoning initiative represents a breach of trust with those constituents who have worked hard to gain ownership within low-density zoned neighborhoods.

I respectfully request that the City abandon the Blanket rezoning initiative/bylaw in favor of Comprehensive Neighborhood Plans (Local Area Plans) that identify specific areas/sites to be rezoned for higher density housing. Also that the City establish a Community Land Trust (CLT) to deliver below market rate, affordable housing in both ownership and rental tenure by removing land costs and keeping CLT properties off the free market (bought/sold to/from the CLT with only cost-of-living appreciation). Consideration should be given to making available under-utilized, municipally owned parcels throughout the city for use by the CLT.



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

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

[required] - max 75 characters I wish to comment 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)



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First name [required] Jeffrey

Last name [required] Fisher

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning For Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against the Rezoning for Housing as home owners have chosen their homes based on how the location currently exists. Increased density leads to overcrowding, crime, garbage/environmental impact, increased vehicle incidents, increased mental anxiety to name a few negatives. Council should seek other ways to improve the housing shortage such as: 1) reduce regulations/roadblocks for urban expansion, 2) limit higher-density development to NEW builds and grandfather older neighbourhoods to remain as-is, 3) work with Federal and Provincial governments to reduce migration to sustainable numbers. Council should not be able change neighbourhoods after-the-fact and i believe it is a "breach of contract" as homeowners enter area's with the assumption they're buying what is currently there.



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

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First name [required]	Kelsey
Last name [required]	Poxon
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)	Rezoning for Housing.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Mr. & Mrs. Billy Poxon
139 Cranarch Cres. SE
Calgary, AB. T3M 2J2
klhoffos@yahoo.ca
587-228-2728

April 10, 2024

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

Dear City Council,

RE: (Opposition to) Rezoning for Housing Project

We are writing to express our strong opposition to the proposed re-zoning of the residential area in our neighborhood to allow for Residential-Low Density Mixed Housing (R-G parcels). As a long-term resident of this community, I believe that this decision would have significant negative consequences for the quality of life in our area.

Firstly, it is evident that the neighborhood access and planning processes did not adequately consider the implications of increased R-G parcels. The charm and character of our neighborhood have been shaped by the presence of single-family homes, and any departure from this would disrupt the cohesive fabric of our community.

Moreover, many current residents, myself included, were drawn to this neighborhood specifically because of its appeal as a haven of single-family homes. The introduction of R-G parcels and the resulting structures would not only alter the aesthetic appeal of the area but also potentially decrease property values for existing homeowners.

Furthermore, the availability of parking in our neighborhood is already stretched to its limit. Increasing the number of R-G parcels without adequate provisions for parking would exacerbate this issue and create significant inconvenience and frustration for residents.

Lastly, the proposal fails to address the lack of resources to control the development of illegal suites. Rezoning for R-G parcels without proper oversight of the resulting property development would likely lead to an increase in unregulated and potentially unsafe living spaces, further compromising the integrity of our neighborhood.

In conclusion, we urge you to reconsider the proposed re-zoning of our residential area. Instead, we encourage city officials to prioritize the preservation of our neighborhood's character and the well-being of its current residents. Thank you for considering our concerns.

Sincerely,
Mr. Billy Poxon
Mrs. Kelsey Poxon



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First name [required]	Mansoor
Last name [required]	Ali
How do you wish to attend?	In-person
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	RCG Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	Calgary City Council - RCG Letter.docx.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Hello,

I would like to request a student panel, with five minutes of speaking time for each of SAMRU, SAITSA, UCSU, and UCGSA, back-to-back-to-back-to-back.

Thank you.



To Calgary City Council,

The representatives of the University of Calgary Students' Union (UCSU), the University of Calgary Graduate Students' Association (UCGSA), Student Association of Mount Royal University (SAMRU) and the SAIT Students' Association (SAITSA) want to collectively express our full and robust support for the citywide rezoning initiative aimed at increasing the housing supply. We collectively represent over 63,000 post-secondary students and feel this is an issue which will have significant impacts on the majority of them.

Affordable housing remains a significant challenge for many students. This was true back in September, when we passionately advocated for the Home is Here strategy, and we were pleased to see City Council vote for meaningful change for Calgarians. We now call on the same individuals to continue the work started back then and vote in favour of RC-G zoning. The work is not over, and Calgarians are relying on their elected leaders to pave this new path forward, despite the fear and misinformation put forward on what this change means.

The evidence is right in front of us. Rent has increased by 40 per cent in the last three years alone, with Calgary's vacancy rate on par with that of Toronto's. With the affordability crisis students are facing at every point, every single option that can improve housing affordability and density within the city needs to be explored. By no means do we expect this will fix the issues overnight, but it continues the work in the right direction. As students, we are equally concerned with the future as we are with the present. This goes a long way for both.

What we do expect from this vote passing is that this will enable more inclusive housing to be built across the city, helping to reduce the strain on higher-density areas, such as those around post-secondaries. If we are being honest, this will have the greatest potential impact on rent-gouging that students will have seen in their lifetimes, unless other more drastic action is taken. This in turn will allow for students to properly envision a future within the city in which

they can afford to live here, and in turn contribute to Calgary's future, be it economically, artistically, educationally, or otherwise.

We implore you to cut through the noise and the misinformation surrounding this vote, as it is evidenced around the globe that decreasing the barriers for affordable housing does in fact increase the affordable housing supply. If that sounds simple, it's because it is. We are tired of seeing more excuses and hurdles being built than houses. We cannot wait any longer, and need solutions today.

This forward-thinking change to Calgary's planning process will help diversify the types of housing available, increase supply and lead to more affordable housing. Access to a variety of affordable housing options near our campuses is crucial for the well-being and success of our students, enabling them to focus on their studies and contribute positively to the Calgary community. We commend the City's efforts in addressing the housing shortage and we look forward to you voting in favour of proceeding with the change.

Sincerely,

University of Calgary Students' Union
University of Calgary Graduate Students' Association
Student Association of Mount Royal University (SAMRU)
SAIT Students' Association (SAITSA)



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First name [required] Pawandeep

Last name [required] Puar

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 is good idea I am 100 percent agree my vote for 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)

So many people without house rezoning is good idea I am very happy.my vote 100 with rezoning.
Right now population is growing fast need a good discussion



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First name [required] Heather

Last name [required] Shaw

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



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 concerned about allowing blanket rezoning. As a resident of Bowness who lives across from Bowmont park, we are increasingly seeing the impact of affordability on many Calgarians by the number of people who pitch a tent in the park. It is tragic and requires political will to help address the problem. However, I am not convinced that this rezoning is the answer. It will supply but not affordability. And the developers will continue to profit while leaving neighborhoods with chewed up roads, sidewalks and less greenery. We need to build affordable housing quickly and I would be happy to support that happening in this community but an \$850K duplex is meaningless to address the real problem.



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First name [required]

Rick

Last name [required]

Strand

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

- 1) This re-zoning plan is an ill conceived reaction to a failure in immigration and construction planning. The focus should be on fixing the root causes of the problem.
- 2) Neither the mayor, nor council members ran on a platform of blanket re-zoning.
- 3) Calgary has an enviable culture, a big part of which is our low-density / open spaces. This draws people to our beautiful city, people who have no interest in being stacked on top of one another.
- 4) Centralized government planning / social engineering such as uncontrolled immigration and blanket re-zoning is a flawed doctrine doomed to failure.



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First name [required] Janet

Last name [required] Hansen

How do you wish to attend?

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

Date of meeting [required] 0024-04-22

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)

We love our single family home neighborhood in Dalhousie and do not wish to see it invaded by duplexes, row housing, etc. The very reason, we bought our house here 35 years ago was the neighborhood low density and its ambience. The rezoning bylaw, if passed, will change our neighborhood to the type neighborhoods that we deliberately decided not to buy our house in 35 years ago.



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First name [required] Brenda

Last name [required] Belcher

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters 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)

I do not believe blanket rezoning will be good for property values in Discovery Ridge in Ward 6 and want my Councillor to know this.



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First name [required]

Colin

Last name [required]

Sutherland

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 10, 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's 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)

I'm not opposed to development, but opposed to the city wide rezoning proposal. As a born and raised Calgarian and have worked in the housing industry for forty plus years, I've seen much development, not all good. This strategy is not well thought out. For my area it's the R-CG, that puts all development under one umbrella. This has pushed up prices, that I personally know of, by 50 to 80% , in as little as two years. I have asked a developer why they would want to exploit a property with a perfectly decent house, "To make money" was the answer. With the wording of R-CG, "Could have a maximum of four units on a typical 50 ft lot, with potential for each unit to have a secondary suite and a backyard suite. R-CG can be located on corner lots and mid-block lots" Which in simple terms means anywhere. That adds up to 12 units with my math. One must take into account, perfectly good houses are being destroyed, putting individuals or families into the problem the city thinks it's trying to fix. The word "crisis" is used loosely, the city is putting people in crisis with this policy, with only some benefiting, and with that mostly financially. To think the city's housing strategy will give more choices and improve affordability, we can see that's not working. Not everyone wants to live in a multi unit building. What has happened to the dream of having a house with a yard and with the white picket fence. As for affordability, the monstrosities being built are nearing eight to nine hundred thousand dollars per unit, far more than most houses. They also don't fit into the neighbourhoods, overpowering the houses in the area. As for affordability, it's as individual as you and I. Now what about parking, not everyone can take a bus to work or want to. It will not address any of the needs it outlines. Who would build their dream house next to a property with the potential of up to twelve individuals or families, encroaching on ones privacy. Thank you



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First name [required] **Janine**

Last name [required] **Cardiff**

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 Residential Re-zoning**

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

ATTACHMENT_01_FILENAME (hidden) **City ReZone.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

Attention: Calgary City Council
Re: City Residential Re-Zoning

I live in the community of Valley Ridge. I have lived here for 20 years, my kids were born here. We moved to this community for several reasons but one of the main reasons is the amount of green space. Our community website boasts that we have 50 % green space. Many areas within this community have direct access to the river valley with numerous ravines and natural areas running through the community. The large amounts of natural space and access to the river valley means that we share this space with numerous forms of wildlife. People in the community will often see moose, deer, lynx, coyotes and bears wondering along pathways and through yards. Increasing the density of homes in Valley Ridge would significantly reduce yard size and the vegetation that exists in this community, impacting the animals and changing the way that this community exists. I am strongly opposed to the current citywide residential re-zoning plan. I do not think that this strategy would benefit our community at all, if fact, I think it would have an adverse effect. I would like to recommend that the city develop area plans, with public engagement, for all communities within the city. There are many communities in Calgary where the R-CG zoning makes sense. Blanket residential re-zoning does not address the needs of all residents in Calgary.

Thank you for your attention to this matter.

Sincerely,

Janine Cardiff

Attention: Calgary City Council
Re: City Residential Re-Zoning

I live in the community of Valley Ridge. I have lived here for 20 years, my kids were born here. We moved to this community for several reasons but one of the main reasons is the amount of green space. Our community website boasts that we have 50 % green space. Many areas within this community have direct access to the river valley with numerous ravines and natural areas running through the community. The large amounts of natural space and access to the river valley means that we share this space with numerous forms of wildlife. People in the community will often see moose, deer, lynx, coyotes and bears wondering along pathways and through yards. Increasing the density of homes in Valley Ridge would significantly reduce yard size and the vegetation that exists in this community, impacting the animals and changing the way that this community exists. I am strongly opposed to the current citywide residential re-zoning plan. I do not think that this strategy would benefit our community at all, if fact, I think it would have an adverse effect. I would like to recommend that the city develop area plans, with public engagement, for all communities within the city. There are many communities in Calgary where the R-CG zoning makes sense. Blanket residential re-zoning does not address the needs of all residents in Calgary.

Thank you for your attention to this matter.

Sincerely,

Janine Cardiff



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First name [required] Tamara

Last name [required] Duffy

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Low Density Mixed Housing (R-G) District.

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

ATTACHMENT_01_FILENAME (hidden) Amendment.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 10, 2024

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

To whom this may concern,

Re: Citywide Land Use Designation Amendment

I, Tamara J. Duffy of 184 Cranfield Park strongly oppose the amendment of the city-wide land use designation.

As a home owner of over 20 years as well as a tax paying member of the city of Calgary, I feel this amendment would impact home owners as well as their respective property values. I would also like to add that **city council members should not be allowed to vote on such a motion of this significant change** as it should be decided by the citizens of Calgary. I feel that rezoning our district would bring many more problems such as a higher demand to our infrastructure, additional parking issues, increased crime rates along with more residential problems. These changes will have a negative impact on our neighborhoods with irreversible damage to our homes and our neighbors.

Please do not proceed with this amendment.

Regards,

Tamara Duffy



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

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First name [required] **Janet**

Last name [required] **Heikoop**

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 **Calgarys housing strategy 2024-2030**

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 want the area of hawkstone or Hawkwood to be rezoned from single family housing. I live in a condo complex and parking is difficult. Further density in our area will make this issue worse and create additional stressors that we just don't need in a quiet area.



ATTACHMENT_02_FILENAME
(hidden)

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

City Council is seeking to change the identity and quality of our communities against the wishes of the vast majority of Calgarians. Calgary is unique; we are not Toronto or Vancouver. Communities primarily comprised of single family dwellings provide intrinsic value and quality of life to individuals and families who have chosen to reside in such communities. Blanket rezoning risks fast-tracking projects without proper and meaningful consultation from stakeholders who want to have a voice and vote in their own community. High density projects, even duplexes and fourplexes, increases traffic and street parking, and obstructs views and access to sunlight. I have been witness to the degradation of other communities that have failed to prioritize green spaces and lower density in favour of a model of increased housing at all costs.

I have owned my home in Patterson for more that 20 years. I chose this community and I have worked hard to reside in a neighbourhood that reflects my values for myself and my children. Currently, there is a shortage of street parking on my street. This will only be exacerbated by increased housing, particularly higher density housing. There is hill behind my home with large houses. My home sits in a valley below. If two multi-family structures were to be built on either side of me, I would have almost no sun-shine, except for a few hours mid-day when I am at work. My views would be obstructed. Traffic would necessarily increase, causing potential safety issues for children and families playing and walking on the street.

There is no question that there is a need for housing is an issue in Calgary. Many projects are underway to address the current shortage. However, blanket rezoning of our residential suburban communities is not the answer. I urge City Council not to ignore the wishes of the vast majority of Calgarians. I urge City Council to respect Calgarians and their values. I urge City Council not be enticed and manipulated by 'strings attached' funding from the Federal Government.

Thank you for considering my comments.



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First name [required] **Heather**

Last name [required] **Strand**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Public hearing meeting of council**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Please let the people of Calgary vote on re-zoning. I don't think this council is doing a good job of hearing what the people in this city want and need. You are supposed to be working for the people, not against them.



ATTACHMENT_02_FILENAME
(hidden)

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

has the city provided any research or studies on how this will ACTUALLY increase affordable housing? This will not result in more housing for low income people, it will just create multiple unaffordable homes where one unaffordable home originally stood. All while while lining the pockets of developers, and ruining established communities by destroying the quality of life for its residents by increasing noise, traffic, and parking. If I wanted to live in a community like this I would have bought a house in an area already zoned for such development like Mardalooop of Altadore instead of an R-C1 neighborhood.

Why have the residents in these communities not had a say as to what happens in their community? Why has a plebiscite not been held? Rezoning should be done on an individual application and basis, and not giving developers Carte Blanche.

I find it ironic and almost hypocritical of the mayor for this week expressing concern over the provincial governments potential legislation to cut the municipality out of talks with the federal government, yet this is exactly what the city is doing to its citizens by pushing through their own agenda without consulting its people.



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

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

[required] - max 75 characters I support the rezoning and housing strategy

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 young adult, and current student Occupational therapist and future occupational therapist going to be living and practicing in Calgary. I support this rezoning and housing strategy proposed, I want to be able to live and practice and contribute promoting health and wellness of communities in the city of Calgary. As a future occupational therapist, taking what I know about social determinants of health, housing issues are a key factor contributing to health issues experienced by clients I have worked with on my student placements and will be working within the future. For those who experience physical, or mental disabilities, age-related disabilities the rates of low-income, and poverty are disproportionately higher, and the current housing crisis is only exacerbating these rates as well as exacerbating the health-issues experienced by these groups. Therefore, I support this rezoning and housing strategy to improve housing, but I also want to voice that the rezoning needs to consider the vast needs of those with physical disabilities, mental health and addiction, and age-related disabilities to make sure that inequities experienced by these groups are not further perpetuated.



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First name [required] Cheryl

Last name [required] Thorson

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 RC-G Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Concerned Homeowner submission for April 22 RC-G Hearing.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I do not support the RC-G upzoning proposal. Council must work to ensure existing neighborhoods evolve with more planning and community input, not less. This proposal will unleash a host of long term consequences that will harm rather than enhance the quality of established neighborhoods. A better solution will be to give more control and accountability to existing neighborhoods and Wards, not less. Instead, I propose that at the Councillor, Ward and Community Association level, neighborhoods should be tasked with negotiating and working towards data-supported targets for densification, and then given the abilities to help shape how that manifests locally. This is the only way you can get communities engaged to support, rather than fight densification. I urge council to reject the current RC-G proposal and consider radically better alternatives.

Concerned Homeowner submission for April 22, 2024 Public Hearing on Blanket RC-G Rezoning

I am writing to urge City council to reject the current proposal for blanket RC-G upzoning, and to direct Planning and Development to come up with a better solution.

Blanket RC-G eliminates the most critical checks and balances afforded to adjacent property owners and community members to help shape redevelopment in ways that enhance rather than degrade the quality, density and evolution of their neighborhoods.

Instead, this change blindly gives a free pass to developers to ride roughshod over the concerns of the community in the name of maximizing their own returns. This is unacceptable and unfairly biased against existing property owners. When redevelopment is appropriate and community-supported, then rezoning applications can be streamlined so they can be more quickly assessed and approved, rather than simply eliminated. Requiring developers to apply for rezoning and work with the community to minimize negative impacts is a NECESSARY step in ensuring long term beneficial outcomes. Established communities need more oversight and planning engagement in re-development, not less.

It is presumptuous of council to think it has the mandate to ram this legislation through with only the slimmest 6-8 voting majority. RC-G was never put to the electorate as an issue in the last election, and a decision of this magnitude demands that Calgarians be given the opportunity to vote on something that will affect us all so deeply.

The second issue that this proposal fails to address is the need for redevelopment to unfold in an orchestrated and planned way at the neighborhood level through clustering. Otherwise, high density properties will simply start popping up wherever a property becomes available. Densification ought to be situated where the context can support clustering of several adjacent high density projects to minimize impacts to neighbors, say at the block level, or on corner lot properties where there is more opportunity for on-street parking and room for bin placement, etc. Communities should be consulted and involved in identifying those opportunities and working to mitigate the impacts. This is something that needs to be pushed down to the community level for action, rather than eliminated by a blanket change.

RC-G can allow up to 8X the number of dwellings on the same lot as an existing RC-1 bungalow. It is absurd to believe that this can be done without more community level contextual planning and design. Council must recognize that in your haste to solve the housing crisis you are unleashing a long term impact that in 20 years Calgarians look back on with considerable regret.

One need only remember the recent drinking straw debacle to appreciate the haste this council has shown to implement short-sighted changes that end up harming the community. You have no right to embark on such a consequential change to zoning in Calgary without better engagement and proof that this proposal will not create massively negative unintended consequences.

Blanket RC-G upzoning is deeply flawed, and I urge you to vote against it and propose something that more effectively respects the context and impact of densification on affected neighbors while still achieving the required densification goals. Instead of giving a free pass to developers, tangible densification targets and implementation mechanisms need to be pushed down to the community level.

Cheryl Thorson
Calgary Varsity



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First name [required] Kristine

Last name [required] Osmond

How do you wish to attend?

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

Date of meeting [required] Apr 12, 2024

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

[required] - max 75 characters Infrastructure- 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 glad you are trying to improve the housing situation in Calgary. However, In my residential area, as in many of my friends and relatives areas, parking is at a premium already. There is no place to park on the street with just the single family homes that are here! Many home have 4 vehicles! Visitors have to park a block away. I can not even park in front of my own house! I have also heard that Council is considering charging people to park on the street in their own neighbourhood. All of this does not work! I am totally against this rezoning just for parking concerns alone!



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First name [required]

JeffRey

Last name [required]

Schroeder

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I work in the real estate sector as a residential real estate appraiser. I pay careful attention to rezoning in areas as they can affect property values. Many individuals purchase residences based on the composition of a neighbourhood. Many individuals that purchase in the inner city are aware of the external factors nearby their homes such as apartments and higher density structures that affect them. Personally speaking we used to live in the City Centre district in several communities. I was aware that nearby residences had a higher percentage of being affected by tenants. When we were planning our family we decided to move to suburbia to low density to raise our family so we would not be affected by tenants. Now here we are in a situation where City Council is working towards a blanket rezoning policy without a plebiscite. The citizens and land owners deserve a right to vote on this. . This amended change would be short sighted and will cause major disputes between neighbours and or developers.

This will also directly affect me in my job as a designated CRA (Canadian Residential Appraiser) as well as all other appraisers in Calgary with this designation. Currently I am able to provide appraisals on all properties with a land use designation that will not allow over four units. With this exceptionally wide swath of properties affected by this blanket rezoning the number of properties or residences I will be able to appraise will decline significantly or will affect my bottom line with additional costs.

All fine if the city wants to provide a plebiscite and have the citizens vote. If not however it will cause direct disruption to our council as all current councilors that voted to accept this rezoning will be voted next election. Council is aware of the magnitude of anger this is causing so make a correct decision and scrap this current initiated amendment and bring the vote to the people.

Additionally the city has not properly reviewed the issues on the storm waters and potential flooding issues in neighbourhoods when a significantly lower percentage of lawn area will be removed as building coverage of plots will increase significantly. Again short sighted and not properly reviewed.

All councilors that voted to move forward without a plebisite will lose their positions next term. Why would you wish to bring this type of chaos to our city.



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First name [required]	JAY
Last name [required]	MORENCY
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 9, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Housing development 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 opposed to the plans for housing development rezoning for the following reasons: 1) no information or studies have been provided which supports the statement made by the project team that housing values will not be impacted, only an overall statement has been made on this without any objective support 2) no environmental impact studies have been provided in the materials; there is a substantial wildlife presence in Calgary communities and I would think we would need these studies to be prepared to ensure wildlife populations are protected and 3) No plan has been presented on plans to manage the electrical capacity of the community for the future growth of electric vehicles and additional population. Overall the plan looks rushed and lacks sufficient details for implementation.



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First name [required] Kimberly

Last name [required] Raffin

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 Cuty wide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The high price of housing is a result of high interest rates, inflation and high civic taxes. All these factors contribute to the increased costs of building and the higher cost of renting. The proposed blanket rezoning will do nothing to alleviate this problem. You are sacrificing entire neighborhoods on the misguided altar of housing equity. Here is just one example of what the proposed 12 fold increase in density means. On a 50 ft lot, 12 units will need 36 garbage/recycling bins. 36 bins put end to end are 90 ft long!

Has any councillor or anyone in the administration thought of such details or do they just believe that nasty little details such as this will resolve themselves. These older neighborhoods, unlike newer ones, are not designed for this kind of high density and this reckless move by council will result in the downgrading of entire city blocks. A 12 fold increase in density will not only destroy the character of these neighborhoods but also lead to friction between neighbors and a 12 fold increase in traffic, noise and infrastructure problems. In fact the proposed blanket rezoning is risking a contagion that could transform what were once nice old neighborhoods into overcrowded eyesores that people want to escape from.



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First name [required] **william**

Last name [required] **royal**

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 **Citywide 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 purchased a home in a single family neighborhood and if that is changed then I would like compensation for the downgrade. City council does not have my ok to use third world rules to make changes to qualify for liberal party handouts, These new rules are being thought up by people who have never had to worry about property value or making mortgage payments, or where their retirement funds will come from. Cut back on immigration to reasonable numbers that we can support , not change our way of life to meet their needs.



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] Alison

Last name [required] Lang

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 10, 2024

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

[required] - max 75 characters The blanket approach to zoning does not work.

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 approach to zoning doesn't work. Communities need to be looked at individually to see if they can support the density changes. This includes parking, road access, noise etc. one sweeping proposal for the whole city is not a responsible action to take.



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First name [required] John

Last name [required] Daunhauer

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 Monday, April 22, 2024 @ 9:30 AM

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)

For your respectful consideration. My family has lived in the community of Huntington Hills (1969 - 1988) and Beddington (1988 - present) for the past 65 years. We purchased these homes in these communities because we prefer lower density living. Our neighbourhood has space between our single-family homes, however we currently share the same fence line with our two neighbours at the rear of our lot. Our backyards have privacy and are very pleasant places to enjoy quiet spring summer and fall mornings, afternoon and evenings. If we wanted to live in a high density, noisier and high traffic neighbourhood, we would have bought the homes in those Calgary neighbourhoods at the time. We understand that the mindset of the current mayor and a number of council members in agreement with the mayor prefer higher population density in many neighbourhoods. To-days city council must respect the decisions made by former city councils and all the Calgarians who purchased homes under the zoning rules in place at that time. We feel disrespected by the current city council imposing zoning changes that we and our neighbours do not want and did not vote for. We ask city council to represent Calgary taxpayers and abide by the wishes of the majority of Calgariens and NOT move forward with the citywide Land Use Designation (zoning) amendment as proposed. A favourable reconsideration is requested. Thank you.



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First name [required]	Tim
Last name [required]	Hon
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 City Wide Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Opposition to City Wide Blanket Rezoning in Calgary.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 5, 2024

City Council
The City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

Re: Opposition to City Wide Blanket Rezoning in Calgary

Dear City of Calgary's Mayor and Councillors,

I am STRONGLY AGAINST the proposed blanket rezoning for the following reasons:

1. I spent my lifetime savings to purchase a house in the beautiful and quiet R1 zone to raise my family. I spent a premium price to buy into the R1 zone.
2. The harmony of the community we worked hard to establish with our neighbours will be destroyed.
3. My house value will depreciate.
4. More rental units will be created, leading to more strangers and less privacy in the neighbourhood.
5. Increased noise level will be a big problem, disrupting the peace residents have enjoyed for years.
6. Traffic will increase dramatically with high congestion in residential areas.
7. Parking will become a chaos with fierce on-street parking competition.
8. Rapid developments and density will increase infrastructure strain for utilities, schools, and public facilities, resulting in resource and service deficiencies.
9. Natural areas and tree canopies that have once made neighbourhoods vibrant will be reduced, adversely impacting residents' quality of life.
10. I believe that a blanket rezoning will have no appreciable impact on housing affordability. For example, older properties in inner city communities were purchased for re-development into R-CG with much higher per-unit prices than the original properties sold for.

For these reasons leading to detrimental impacts on our communities, I STRONGLY OPPOSE the proposed blanket rezoning.

Thank you.



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First name [required]	Tony
Last name [required]	Hon
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
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[required] - max 75 characters	Calgary City Wide Blanket Rezoning
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)

April 5, 2024

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

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First name [required]	Amy
Last name [required]	Yuen
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 City Wide Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_02_FILENAME
(hidden)

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April 5, 2024

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

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First name [required] **Helena**

Last name [required] **Hon**

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 City Wide Blanket Rezoning**

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

ATTACHMENT_01_FILENAME (hidden) **Opposition to City Wide Blanket Rezoning in Calgary.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

April 5, 2024

City Council
The City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

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First name [required] DONNA

Last name [required] Jakubec

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 10, 2024

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

[required] - max 75 characters Property 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)

My husband and myself attended the meeting at Lake Bonavista community association with our city councillor Peter Demong on APRIL 9th. We are very concerned with the city's high handed and undemocratic approach to the property blanket rezoning being proposed. Our community is unanimously opposed to this new rezoning and at the very least we should have a plebiscite on an issue so important to the impact of our community. I totally feel we are not being heard, The only two individuals in favour were representing Ultimate Homes. Multiple homes on one piece of property are not going to create low cost housing in this community. Could the city not provide incentives to the community of Lake Bonavista for existing homeowners to provide legal suites in their existing home. We are retired and don't have the extra income to renovate our basement, but with a city incentive we would gladly rent a basement suite at a very affordable rate. Our community has taken in many Ukraine refugees and we have hosted many foreign students in our home over the years. This to me is the way to provide affordable housing. Please don't give the developers free reign in our beautiful community. THIS WILL NOT BE AFFORDABLE HOUSES. PLEASE LISTEN TO THE COMMUNITY WHO ELECTED YOU. Sincerely, DONNA JAKUBEC



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First name [required] Douglas and Lynette

Last name [required] Zebedee

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 Change to Property 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)

We oppose the proposed changes to city property zoning. Please refer to our email which follows.

From: [REDACTED]
To: [Public Submissions](#)
Cc: [EAWARD1 - Marley Gillies](#)
Subject: [External] Proposed City Rezoning
Date: Wednesday, April 10, 2024 11:38:12 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

This is to advise that we completely oppose the proposed changes to city property rezoning as detailed in the brochure distributed by the City of Calgary. We live in Valley Ridge and consider that the proposed changes would dramatically reduce our quality of life and decrease our property value.

We agree with the position of the Valley Ridge Community Association as detailed below:

“We are recommending that Area plans, with public engagement, be developed for all neighbourhoods in the City of Calgary. These Area plans would identify specific area/sites to be re-zoned for duplex, townhouse or row housing. Density is most appropriate near LRT stations and closer to the City Core, which does not align with the community of Valley Ridge.”

Any such changes to property zoning should only occur in communities served by the LRT system. Valley Ridge is not one of those communities.

Douglas and Lynette Zebedee
11003 Valley Springs Rd NW
Calgary, AB
T3B 5S6



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First name [required]	Jim
Last name [required]	Webb
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 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 facile notion that blanket re-zoning of the city will lead to an increase in housing conflates availability with affordability; it ignores the real issue that residences, once built, need to be affordable to be of any use in solving a shortage. The very nice infills and semi-detached homes replacing the 50's bungalows in my neighbourhood sell for 40-50% more than I could get for my bungalow, even the cramped rowhouses down the street were selling for what my bungalow would cost -- so tell me, how does that address availability (affordability), other than for the displaced of Toronto or Vancouver who have sold up there and are moving here for the relatively cheaper housing? To quickly address availability and affordability, you need to build vertically -- on a scale that is not a good mix for low density neighborhoods. Therefore concentrate on developing downtown or in commercial areas served by C-Train. Downtown development for example would be well served by C-Train connections, is already high density, has a number of existing underutilised buildings, and through increased population could be revitalised (no longer a post 6-pm ghost town). The only ones benefitting from this blanket rezoning proposal are the developers waiting to be let off the leash city-wide, not the voting public who have worked hard to be able to choose the environment offered by a low density neighbourhood. It's not up to city council to unilaterally quash that choice or to change the rules; if council is so convinced of this plan put it to plebiscite and let the chips fall where they may.



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

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

First name [required]	Lisa
Last name [required]	Couronne
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)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Council

Firstly my family is NOT in favor of Blanket Rezoning and the fact that None of you councilors ran on this Blanket Rezoning Policy!

This why it should have gone to a PLEBISCITE!.

Secondly, this is the largest purchase of my families life and we purchase our home with R-1 multi family zoning in mind and for the City to change this is basically a breach of contract and conditions and to include the fact that this is disrespectfully to Taxpayers who have been consistently paying our tax's over the many years.

Also we R1 home owners are been asked to pay the price for government negligence and incompetency of a misguided immigration and inflationary policies and that is not our fault.

This is delusional that this for affordability because homes will cost \$800,000 each. So don't use affordability as your excuse. What I suggest the City look at vacant lands near transit (which by the way ridership is falling) such as the Old Ernest Manning location or even Rezoning Manchester as a site for your densification policy and make these affordable but don't disrupt current communities with your reckless rezoning plan.. May I remind you that are suppose to work for the PEOPLE! so for once, start working for us and not some developer that will profit and has no buy in to our community. Leave our communities alone.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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First name [required] Steve

Last name [required] McKenna

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 - Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Opposition to Blanket Zoning

I am a concerned citizen and homeowner in Calgary staunchly opposed to council's efforts to push through blanket rezoning policies. I urge you to reconsider the blanket approach, allow for more community consultation and a more nuanced solution. Many communities already have an Area Plan in place that took years and look to those plans as guidance of how to achieve density and balance with specific community considerations.

I live in a community within the North Hill Local Area Plan which just a few short years ago with through a 2.5 year process to determine a thoughtful approach to growth – see below: On September 14, 2021 Council approved the North Hill Communities Local Area Plan (LAP) with a 13-1 vote. This plan is Calgary's first modernized, multi-community local area plan and is the result of over 2.5 years of engagement with area stakeholders including residents, community associations, business improvement areas, and the building and development industry. Not to mention several rounds of committee and Council directed revisions over the past year.

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

This has become a highly politicized process with municipalities clamoring for dollars from the Federal Government's rapid housing initiative which may not even come to fruition given provincial interference and a changing federal government.

- 1) Immediate approvals for all basement suites & carriage/garage suites. This brings product to market faster than any new construction, doesn't materially impact existing communities and most notably offers actual affordable housing options.
- 2) Incentivize building of secondary suites with unique financing options and/or tax breaks.
- 3) Promote densification on traffic thoroughfares that are close to transportation nodes and amenities, with local governments leveraging land holdings in these areas. Think 16th Avenue as a prime example. The number of vacant lots on this stretch alone is astounding.
- 4) Support an increased budget for city staff to hire more planners to review files faster.

Thanks for your consideration.