



**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] Dr. Thomas

Last name [required] Moslow

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

Calgary blanket rezoning is reprehensible idea that serves only to destroy property value and community integrity. It is obvious that the woke element of city council ("hateful 8) is more interested in self-serving mantra of diversity, equity and inclusion than in serving the best interests of the citizens of Calgary. The City Administration is being bribed by the Liberal federal government to abolish city zoning at the severe disadvantage of property owners. Abandon this venture or at the very least put the matter up to a plebiscite. Why is Council, the Mayor and Administration so ethically challenged to abide by the best interests and wishes of the electorate?



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First name [required] **Bruce**

Last name [required] **Jones**

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) **2024-04-09 16-31.pdf**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 9, 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:

We write as 20 years residents 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

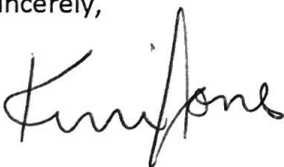
irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

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,



Kim Jones and Bruce Jones



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First name [required] Terry

Last name [required] Lo

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 oppose the blanket rezoning for Calgary housing. Infrastructure that relates to schools, playgrounds, sewer, electrical, water, garbage & recycling, police, fire hall station, fiber optics, parking in front of your house, vehicle traffic, roads, traffic lights, pedestrian crossings, traffic-bike lanes and crime are the future costs that have been overlooked. It does not make this plan of rezoning a benefit to our community or even feasible for the City of Calgary taxpayers. We call for transparent dialogue and meaningful consultation with Calgarian public on this issue to ensure that the concerns of affected stakeholders, including residents, property owners, and real estate professionals, are adequately addressed throughout the process.





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First name [required] Mathew

Last name [required] Wong

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)

Subject: Opposition to Blanket Rezoning Proposal for Calgary Neighborhoods

Dear Members of the Calgary Council,

I am writing to strongly oppose the proposed blanket rezoning initiative aimed at densifying all neighborhoods in Calgary to accommodate townhouses and row houses. As a resident of Scarboro, a neighborhood rich in heritage homes and single-family lots protected by a registered land title caveat, I believe this approach would irreversibly alter the fabric of our communities.

Moreover, such rezoning measures could have adverse effects on property values and quality of life for current residents. Families who have invested in single-family homes as a long-term commitment to Scarboro may find themselves feeling alienated or displaced by the sudden influx of higher-density housing.

Instead of pursuing a one-size-fits-all approach to densification, I urge the Calgary Council to consider more nuanced and localized strategies that respect the unique characteristics of each neighborhood. This could involve targeted rezoning initiatives in areas where densification would be appropriate and compatible with existing urban form and heritage preservation efforts.

Furthermore, I encourage the Council to engage in meaningful dialogue with residents, community associations, and heritage preservation organizations to ensure that any proposed changes align with the collective vision and values of Scarboro.

In conclusion, I implore the Calgary Council to reconsider the blanket rezoning proposal and instead pursue a more balanced and community-centered approach to urban development that respects Scarboro's heritage and the wishes of its residents.

Calgary Resident

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



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First name [required]                      Thomas Wayne

Last name [required]                      Beschell

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 Calgary neighborhoods to remove current standards in place.

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 wife and I have grave concerns about the proposed rezoning of our and other neighbourhoods in the City of Calgary. We bought and built our home in 1980 on the understanding that we would be living and retiring in a single family neighbourhood. Now we find ourselves going to be at the whims of money hungry developers and the city itself. Let's face it, the end game is not just to provide more homes but also to collect more tax dollars for the city coffers.

Little thought has been given to the lack of parking that will result, the loss of trees and all carbon capturing plants. It also leads to increased temperature across the city due to density housing, acrimony between crowded neighbours and other social problems that result.

The new homes built will not be more affordable to buy or rent. This has already proven out over the last year. Since the federal government is responsible for most of the housing problems they should be buying up lands for the use of dense housing and giving it to the cities and towns.

Our city was once listed as one of the most green places to live because of our trees and parks. This will not be the case if we densify.

It is better to include increased density in new areas mixed with single home neighbourhoods. We should use properties that are or can be converted from light industry. Many areas have reserve land for industry, use them.

In all sensibility please leave us a city that remains beautiful and wonderful to live in, that we can be proud of. We want to continue to attract people and business in the future because we are an attractive place to live.

Thank you for your attention.

A side note:

You couldn't give me enough money to do your jobs.



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First name [required]	Faye
Last name [required]	Schindelka
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 24, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[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 am strongly opposed to the plan for blanket rezoning of all Calgary communities. This plan to homogenize all Calgary communities by rezoning will ruin and irreversibly change the character of established communities. It will bring problems of dense, inner city living into suburban areas. It is unfair to longtime home-owners who carefully chose to purchase single family homes located in neighborhoods free from high-density living, who have paid and thus, invested property tax in their communities in good faith that these communities would be managed properly going forward. Allowing high density housing will ruin good, stable neighborhoods, affect street parking, will distribute impoverished citizens into what were previously, upstanding, safe communities, relatively free of crime and contention between neighbors. If higher density housing is required, create new communities with higher density housing, but do not ruin established, single-family home neighborhoods. Reckless immigration policy plays a large part in Calgary's housing issue and all levels of government must get involved to address this travesty that has befallen our country.



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First name [required] Yasong

Last name [required] Cong

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 I support rezoning, Palliser Ward11

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I support rezoning, Palliser Ward11





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First name [required]	Jenna
Last name [required]	Larson
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]	May 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Re-zoning Issues.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Jenna Larson  
1118 Premier Way SW  
jennal Larson@icloud.com

April 9, 2024

Dear City Council,

I am writing to express my strong opposition to the proposed city-wide blanket rezoning that is currently under consideration. As a resident of this city, I believe that this rezoning plan will have detrimental effects on our community and should be reconsidered.

First and foremost, a blanket rezoning fails to take into account the unique characteristics and needs of different neighbourhoods within our city. Each neighbourhood has its own distinct identity, history, and development patterns. Implementing a one-size-fits-all approach to zoning disregards these differences and could lead to inappropriate development that does not align with the character of individual neighbourhoods.

Furthermore, blanket rezoning could result in increased density without adequate infrastructure and public services to support it. This could lead to issues such as traffic congestion, overcrowded schools, and strained public utilities. It is essential that any changes to zoning regulations are made with careful consideration of the capacity of our infrastructure to accommodate growth.

Additionally, a city-wide blanket rezoning could have negative impacts on property values and quality of life for residents. Up-zoning areas previously designated for single-family homes to allow for higher-density development, for example, could lead to decreased property values and diminished neighbourhood character. It is crucial to strike a balance between encouraging responsible growth and preserving the qualities that make our city a desirable place to live. Blanket rezoning doesn't address the issues of affordability yet only seeks to line the pockets of developers at the cost of the community.

Instead of pursuing a blanket rezoning approach, I urge you to consider a more targeted and inclusive process that involves input from residents, neighbourhood associations, and other stakeholders. This approach would allow for a more nuanced understanding of the needs and concerns of different parts of our city and could lead to zoning regulations that better reflect the aspirations of our community.

In conclusion, I respectfully request that you reconsider the proposal for a city-wide blanket rezoning and instead pursue a more thoughtful and collaborative approach to zoning regulation. Our city's future depends on decisions that are made with careful consideration of the interests of all residents, and I believe that a blanket rezoning would not serve the best interests of our community.

Thank you for your attention to this matter.

Sincerely,



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First name [required] Charlene

Last name [required] Hunter

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against the rezoning, as I feel it will negatively affect my property value. We do not have the required parking for multiple housing structures.



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

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First name [required]	John
Last name [required]	Cowell
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for Housing, R-C1 to R-CG
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	rezoning R-C1 to R-CG.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I also strongly support the recommendations of the VRCA association.

April 8, 2024

In Opposition to the proposed city-wide elimination of the R-C1 zone to R-CG

I have lived in the Valley Ridge area for 25 years and have watched it grow and mature over the years in a very good way. All of us who have chosen to live in this area have invested in our homes and strongly support the Valley Ridge vision:

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

I cannot believe the city is contemplating a wholistic approach what would deny the specificity of each area and force zoning into a one size fits all approach. This denies the individual rights of those who have made significant investments in their legal choices. I support a process whereby each area realistically identifies specific and appropriate communities where the R-CG increased density would make sense based on access and supporting services such as schools. Valley Ridge lacks adequate public transit and schools and is unlikely to have such services in the foreseeable future sufficient to support higher density housing. So, if this rezoning should occur sporadic redevelopment will likely occur resulting in haphazard redevelopment which will change the character of the area and create unnecessary stress amongst the residents.

Respectfully submitted.

John Cowell





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First name [required]

Keith

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

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a long term Calgary resident and tax payer I urge you to vote against the proposed blanket residential rezoning. Random re-zoning & development will NOT solve the 'housing crisis'. Look no further than the recent infill activity in inner city districts such as Hillhurst and Parkdale to see lower cost single family homes replaced with unaffordable \$1+ million infills. Thanks to the wisdom of past civic councils Calgary's orderly, thoughtful residential development has given us areas are wonderful places to live. Please DO NOT sacrifice this wisdom with this ill-considered, knee-jerk blanket rezoning plan.



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First name [required] Melford

Last name [required] Hahn

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters I am NOT in favor of the rezoning proposal. Ballot issue

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required]

Charles

Last name [required]

Middleton

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

Citywide Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not agree with a blanket Citywide rezoning decision. Yes, there are areas in the city that should be rezoned to allow for more housing. These areas need to be identified, evaluated in detail to determine the effect on existing housing, traffic flow, access to transit, parking requirements/availability, and access to local facilities. Making a "Citywide" decision requires very little effort by City Council and demonstrates to me that this has not received the necessary evaluation and research. The City of Calgary has been identified as one of the best cities to live in and a City-wide rezoning decision does not support this.



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose citywide rezoning in Calgary.





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First name [required] Christopher

Last name [required] Marko

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public hearing- Meeting of Council -rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

It is unclear of what this blanket rezoning is to accomplish by itself. Should there not be a more comprehensive study neighborhood by neighborhood? Not all areas are created equal with the same attributes( and possibly voting base), The proposal appears to know this- elbow park and mount royal appear to not be touched. What is this council's plan on long term property tax strategy? There needs to be much more detail put into this plan. This council has lost the trust of Calgarians and I'm reluctant to go along with any significant generational decision that is presented. Thank you for your time.



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First name [required]

John

Last name [required]

Warbeck

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 for Housing

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have received notice from the City of Calgary that my neighbourhood may be rezoned to Residential - Grade Oriented Infill (R-CG) District. My address is 1612 76th Avenue SE. It is a quiet corner of Ogden. There is only one roadway in and out of the neighbourhood. If this resignation is passed, the amount of vehicle traffic could and most probably would increase substantially. Ogden East of 18th Street has numerous multi-dwelling units. That side of Ogden has a noticeably crime rate. If you increase the population density of a neighbourhood you will undoubtedly get higher crime and lower property values. I don't want that, and I'm sure none of my neighbours want that. Being an older neighbourhood, the residence do not have driveways. Street parking would become limited per household. But most concerning for my self is that property values would drop considerably. Should my neighbour decide to rebuild into a 4-plex, it would have a huge negative impact on my property value. I am 64 years old. A large part of my retirement funds are tied up in the equity of my home. The way the economy has been, I can't afford to lose any of those finances. The last point I would like to make is that, as a quiet little corner of the city. With close access to the Bow River Pathway, I think it's invaluable to keep some neighbourhoods unique.

Thank you for letting me have my say on such an important issue.  
John Alexander Warbeck



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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Josef

Last name [required] Bojes

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) April 10.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Good Day, I have provided our name and mailing address in the attached letter, but have omitted the email address since it is included above and is not to be included in the public record. Thank-you, Joe Bojes



April 10, 2024

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail S.E.  
P.O. Box 2100, Postal Station M  
Calgary, Alberta  
T2P 2 M5

**Subject: Comments Regarding the Proposed Land Use Designation (Zoning) Amendment Meeting on April 22, 2024**

**FOR INCLUSION IN THE PUBLIC RECORD**

Good Day,

We purchased our house in the community of Charleswood in 1982, owing to the proximity of schools, shopping and, most importantly, the fact that it was zoned as R1 residential. Since that time, we have invested significantly to maintain and keep our residence updated.

**We are opposed to the proposed RC-G blanket re-zoning for the following reasons:**

- The replacement of single-family dwellings with duplexes, fourplexes and secondary suites erodes the quality of life where residents may lose sunlight, privacy, tranquility (e.g. traffic noise) and a high probability of significantly more vehicles in the area and the associated increased street parking issues
- The presence of significantly more rental suites in the area and consequently a more “transient” population raises potential safety concerns. Increased safety concerns are already present in close proximity to LRT stations
- Has the City determined the impact of re-zoning on infrastructure such as sewer, waster and electricity? Can the existing electric grid handle the push toward electric vehicles?
- Given the City’s plan to require a permit (i.e. a tax) to remove trees on private property, what by-laws are planned to ensure that developers plant a corresponding number of large trees to replace those trees that are removed to build the new houses?
- Did the mayor’s electoral campaign include the proposed re-zoning? After becoming mayor, a climate emergency was declared. We do not recall that this was part of her platform. Which councilors included re-zoning in their electoral campaign? It appears that many councilors are more interested in their own personal beliefs rather than listening to their constituents
- No mention was originally made regarding the federal funding that is available to support the re-zoning initiative. This appears to be a strong incentive to proceed with re-zoning, as opposed to listening to the voice of the people

We trust that the City will listen to collective voices of the citizens that elected the current council.

Should Council decide to proceed with re-zoning, regardless of public opinion, we would like to offer the following compromise. In the “inner city” neighborhoods (e.g. Charleswood, Brentwood, Collingwood), begin with a staggered re-zoning approach whereby main roads (e.g. Northmount Drive) may be re-zoned to begin with, while areas off the main roads will be re-zoned beginning in a 7-to-10-year period. This will allow residents living there as well as new home buyers for that area to assess whether they want to live there. Recognize too, that in-fill houses, duplexes and fourplexes which are built in these desirable, “inner city” areas are unlikely to fall in the range of affordable housing and will not offer significant relief to the affordable housing shortage that currently exists in many parts of Canada. More efficient and safer public transport, in our opinion, are an integral component of densification, but have not been very successful to date and still don’t appear to be a high priority.

Respectfully,

Dr. Josef Bojes and Henriette Vogt-Bojes

52 Cheyenne Crescent N.W., Calgary AB, T2L 0Z2



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First name [required]	Julie
Last name [required]	Hanratty
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for housing , absolutely disagree
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)

Why is the City Council thinking of destroying these established communities with row houses, does that mean they are not being paid enough taxes. Didn't the council just get a raise. I'm appalled that you're planning to put low cost housing in these neighborhoods. I am totally against this proposal.  
Parking is already at a premium in these neighborhoods, your making life difficult. A suggestion would be to put a cap on the number of people you're bringing into our City. I guess that rolls over into Federal, put a cap on immigration.



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First name [required]                      Clarence

Last name [required]                      Keung

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like to know why on 20th AVE N, we are not rezoning the entire ave to H-GO zoning. Can this be reconsidered?



**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] **Suzanne**

Last name [required] **Loov**

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 agenda item related to the citywide Land Use Designation amendment**

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

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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Thank you for your consideration.

# SUZANNE LOOV & SHAWN TAYLOR

66 Chisholm Crescent NW Calgary AB | (403) 807-5396 | slloov5396@gmail.com

**April 9, 2024**

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

Dear Sir/Madam:

We're writing with respect to the Land Use Designation (zoning) amendment to implement the Home is Here: The City of Calgary's Housing Strategy.

We were advised that the proposed Land Use Designation amendment proposed to redesignate our property to the Residential – Grade-Oriented Infill (R-CG) District. We understand that this designation is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.

We wish to submit our comments concerning these matters.

## Changing the Fundamental Nature of Property

By redesignating our property and, more importantly, the property of our neighbors, the City of Calgary (the "City") is fundamentally changing the nature of our property without consideration and without our consent. When we purchased our property more than 10 years ago, we purchased a single-family home in a neighborhood of primarily single-family homes (with a mid-rise apartment, low rise apartments and duplexes on the main thoroughfare of Northmount Drive) with the understanding that if the owner of a property wanted to apply to have their property redesignated that there would be a process to be followed and we would have an opportunity to comment on/object to the application.

## Who is the Redesignation Benefitting?

We believe that the only folks who will truly benefit from this blanket redesignation are property developers. We understand that certain council members have significant support from property developers and are likely in favour of this plan for that reason. We don't believe that this blanket redesignation will result in the development of affordable housing. It will certainly result in the addition of new homes but, particularly in our neighborhood and neighborhoods like ours, will likely result in the addition of new homes at a high cost to purchasers. We notice that the City of Calgary information ([Why rezoning matters](#))



[calgary.ca](http://calgary.ca)) relating to re-zoning doesn't have the negative impacts of re-zoning – only the benefits.

### Impact on Neighborhood

We believe that there will be significant impacts to the neighborhood, including increased on-street parking and traffic which will both pose a significant safety risk to the children who currently live here. In addition, there will be a strain on existing city services such as waste disposal and transit and other utilities services such as water, electricity, internet and telephone infrastructure to name a few. We are also concerned about the additional waste, compost and recycling bins (as well as the garbage that inevitably ends up on the ground) that will line the alleys of the neighborhood, making the alleyways difficult to navigate.

We are disappointed with the direction that council is taking with this proposed amendment and would like it noted that we are not supportive.

Sincerely,

 & Shawn Taylor

**Suzanne Loov & Shawn Taylor**



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First name [required]	Marcy
Last name [required]	Fialkow
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	City of Calgary 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)

Rezoning plan is too much development and too many people in small spaces. Crowded to the point of fire hazards. Not enough parking and not enough privacy. Do not agree with selling off parks for development. There's enough empty buildings and city property to sell or develop. Glenmore Landing over development will not provide affordable housing. Also needs more than one exit on 90 Ave SW. There has to be a better plan and no need for 3 towers. #stophetotowers



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First name [required] Richard

Last name [required] Czapski

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)

Many retired people like myself have our homes as retirement assets. With rezoning, property values will inevitably be reduced, as well as the more intimate nature of our streets and community will be altered with population and traffic increases. How will the city handle the re-assessed value of our properties? I presume my taxes will be reduced correspondingly?



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First name [required]	Robert
Last name [required]	Pryde
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 Blanket Re-Zoning City of Calgary
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a residence of Discovery Ridge in SW Calgary. Our City Councilor is Richard Pootmans.

With regards to the blanket rezoning as being presented by City Council, I am not in favour of this for our neighborhood as we already have a very diverse housing composition in the Discovery Ridge community, with single family, semi detached, town home complexes, and a very significant multi-story apartment complex in our community.

The re-zoning proposal is rather a mute point with regards to this community as Discovery Ridge appears to have all matter of residences in place.

The issue City Council is addressing is a rather knee jerk reaction to Federal Government policies outside of the City's domain. The re-zoning policies will not address the housing shortages as the "market place" will dictate type and pricing.

Unless the City wants to provide public housing (using tax dollars or municipal bonds to finance), along with manage and pricing of these properties. NYC is a good example of how this model could work. In most cases the associated social costs in real terms within these types developments are quite often not addressed.



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First name [required]	Amar
Last name [required]	Kadaoui
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 Land Use
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Are you in favour or opposition of the issue? [required]	In favour
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ATTACHMENT\_01\_FILENAME  
(hidden)





ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hi Council,

I'm sure we can all agree that we are in the midst of a housing crisis... After COVID, we suffered a supply-chain lag which put a stop to home building. Due to the increase in population, the housing demand exponentially increased but our supply was not able to meet this demand and thus fast forward a few years, we are in a never-ending chase to meet with the demand. Without increasing supply, the demand will always be greater and cause the hostility in the housing market today (Supply/Demand - Econ 101).

Now that we understand the root cause of our issue, we can view the science behind it (my engineering background comes in handy here). How do we meet this demand? Well we have tons of home builders already producing mass quantities of new builds. However, mid-1900s a good portion of our homes were designed with big land areas but small sized homes. Thanks to innovation, we figured out a way to maximize square footage of land use (ah the wonderful world of infills...).

What does this mean? E.g. take a small 950 sq.ft home on a big sized lot and build 2-3 homes that are 2-3 stories high which now assists with the demand issue whilst increasing home size (doesn't science rock?).

What does rezoning have to do with this? If properties are rezoned, folks will be able to repurpose their land and build new homes. Builders and investors will also have more opportunities for redevelopments.

Hopefully this all made sense, in a nutshell to summarize, we have a housing crisis; our population continues to increase but our supply fails to meet the demand. Rezoning skips the necessity of having to submit applications and helps improve a streamline process to repurpose older homes and older lands to increase our supply. Will it eliminate our housing crisis? Absolutely not, but it will certainly help.



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First name [required]	Kathy
Last name [required]	Weiss
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Blanket rezoning
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)

Calgary definitely needs affordable housing but blanket rezoning does not accomplish that. What it does is allows developers to purchase a previously R-1 zoned residence, bulldoze it, and erect a multifamily building with 6 or 7 units. I will bet those units will sell at \$400,000.00 to \$500,000.00 dollars yielding the developer a nice profit of \$3.5 million dollars. Those prices are not affordable to most Calgarians in need. Neighbors of these buildings suffer loss of value of their property, congestion of vehicles, loss of privacy as the new neighbors of the multifamily units peer down into the backyard of the old residents, loss of sunshine, higher crime rates, etc. This scheme enriches developers at the cost of the original resident. We bought into our neighborhoods for R-1 zoning and your rezoning is a breach of the original contract you made with us. If I had wanted to live in a multi-family neighborhood I would have purchased property there originally. I strongly oppose what you are doing.



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First name [required] Michelle

Last name [required] Mather

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 Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning may be the worst idea this city council has proposed to date. It is poorly thought out and should not be implemented.



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First name [required]	Cathy
Last name [required]	Clonts
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Housing Rezoning to enable mixed use housing and more affordable housing
Are you in favour or opposition of the issue? [required]	In favour

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Thank you to Clr Mian whom I follow on Instagram and who has provided excellent information on the need to rezone to facilitate more housing options throughout Calgary and to my Clr Pootman, who is so far in favour of rezoning which while difficult is the only way through my reading, that will build on a diverse, accessible and healthy city and community for all incomes, socio-economic groups and individuals



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First name [required]	Dawn
Last name [required]	Lakness
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	The citywide Land Use Designation (zoning) amendment to R-CG
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning - Glendale - Calgary.docx





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached and thank you for reading. Unfortunately cannot make meeting on April 22, 2024. Please listen to the reasons and try to understand. This rezoning is a very big disruption and needs a lot of planning and foresight.

We are **AGAINST** the blanket rezoning. We have been informed that our property in Glendale will be rezoned to R-CG which we strongly oppose. We have lived on our property for 40+ years as have many of our neighbors and we all love our community for its less density, trees, squirrels, birds, etc. We chose to live in this neighbourhood because it was zoned R-C1, only single-family homes.

Why the rush? Mayor Gondek says it has nothing to do with the Federal giving money to Cities that do the blanket rezoning – hard to believe when the City is pushing hard to pass blanket rezoning?? There is so much building going on in and around the community now. Why can't you allow other communities (Rosscarrock and Killarney to name 2) which have ALREADY been rezoned be develop firstly before “attacking” another community?

**And why blanket?** People adjust to change much better gradually. We are not opposed to main thoroughfares (17 Ave and 37 St SW) land that is on the perimeter of our community be rezoned for increased density for occupants to utilize the C-train. Changing the zoning of an entire community we are opposed to and would only create **a free for all for developers**. Developers will force older residents out by offering money for our property so they can build 4 units with the potential for each unit to have a secondary suite and a backyard suite – **12 units in total** (quoted directly from your pamphlet) on one piece of property that currently has 1 unit!

It seems you would have the current residents of our community move out; **do we not count?** It is hard enough having a monstrosity single family house being built in our area. But to deal with a 4-plex with 3 stories of 4 families or more on one lot, and perhaps with dogs, the noise, the disruption, the parking, never mind the noise and disruption to upgrade sewer/water and electrical.

How can you say building 4 units on one lot with one selling for \$585,000 is affordable and really is this what a young couple would want to raise a family in without a yard or parking? We can just see a developer building a 4-unit house with suites on a lot but renting it out – so now our community could become transitory....

The City has land they could designate and use allowing for more affordability.

When I walk through communities that were originally developed with the mixed zoning of villas, side-by- sides, single family, etc.; they were planned accordingly and actually look good BUT to change a 70 year old developed community of all R-C1 to R-CG and haphazardly allow different buildings, just doesn't make sense or is appealing. **PLEASE take a walk through the various communities affected and think - would you like this change if you lived in this community?**



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First name [required]	Tony
Last name [required]	Basso
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 rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposition to the proposal to rezone residential properties in Calgary. I did not purchase a single family dwelling to have the potential for a 4 plex, duplex or any other multi family dwelling to be built adjacent to my home or on the block. This proposal will do nothing to improve the lack of affordable housing in Calgary. Please try harder!!



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First name [required] Gerard

Last name [required] de Leeuw

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 refining bylaw

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 support the need to increase the density of our city as it maximizes our infrastructure and provides more dwellings for those in need however this densification must be done with thoughtful planning, care and sensitivity to the concerns of its citizens. Blanket rezoning is a complete abdication of responsibility by the council of any of the above characteristics and defines the lack of leadership in this city. Clearly the city and council have the ability to tailor densification of individual communities based on their needs, wants, concerns and physical circumstances. For the last 100 plus years this type of leadership and planning ability has been robust and notable in Calgary and now it has been vanquished due to a lack of leadership and for political expediency. What a shame.



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First name [required]

Mark

Last name [required]

Tapping

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)

Thank you all for taking the time to read my comment. Having just lived through the development of my subdivision from a golf course to multi family housing, my family is against blanket rezoning. I could go on about all the negative impacts of the development and the impact to the value of my home but you likely all have already made up your mind on the vote, just like our current mayor who approved a flawed plan thinking someone or somehow would catch it was approved. This councils agenda is off-side, please get back to basics.





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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Fully support the proposed changes to zoning. We need more middle housing!



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First name [required]                      Socorro

Last name [required]                      Antolin

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 to R-CG

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have lived in my house for the past 39 years. The area has all the amenities I needed when I was working and I still continue to enjoy living in my home in my retirement years. If rezoning is approved, the Council has to take into consideration the needs of residential owners when approving the purchase of their property, such as being able to live in one of the units that will be built. Selling one of the units to a former residential owner at a reasonably priced amount will greatly benefit the mental and emotional well being of the person. Thank you.



Public Submission

CC 968 (R2023-10)

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First name [required] Rachel

Last name [required] Doe

How do you wish to attend?

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

Date of meeting [required] May 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Comments to April 22 Public hearing.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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# Rachel Doe Killarney Resident

3037 29 Street SW  
Calgary, AB T3E 2K9  
403.685.8185  
rdoe@telus.net

April 9, 2024

Dear Council,

I am writing this letter to comment on the rezoning proposals for the City of Calgary.

The citizens of Calgary are not “selfish,” as Councilor Walcott describes us, we are concerned and want to ensure that our communities do flourish and improve, not diminish and decline.

The recent rounds of town hall consultations were not that at all. They were not consultative, rather they were information and promotional opportunities to share what you have already approved for the city without consultation of the citizens. They were disingenuous. And in an effort to avoid true dialogue with citizens, they put vulnerable city staff in the line of fire and ire instead of the Council and Mayor. Would any of the councilors like to see their neighbourhoods lose their green spaces and trees at the expense of quality of community life? Would any of the councilors like to live next door to an eyesore that falls apart within two years of being built?

My concern is the quality of the products you approve and the positive growth of our communities in all aspects. Consider the desire to rezone our city carefully. Benchmark against what other cities have done well and what other cities have not done well in expansions like this so that Calgary continues to be a desirable place to live, not a concrete over-extended city with quickly dilapidated homes lacking in quality construction and communities lacking in amenities.

I would like to provide some comments for consideration to ensure that we do build stronger communities that meet the needs of all our citizens. I live in Killarney and I

already see the expansion and changes around me in this inner-city community. I also see problems because not enough standards are in place to ensure we build quality products and better communities.

Please consider and attempt to ensure the following for future urban planning in Calgary:

- Make sure the infrastructure for expansion is in place, don't put the cart before the horse. Infrastructure should be the forethought, not the afterthought.
  - Can the sewer system handle the increase when there are more toilets, flushing, more dishwashers running, and more waste flowing?
  - What does more density mean for the delivery of services like the electrical grid?
  - Transportation and mobility are a great concern. Can the roadways and transit system support the increase in density? What future plans are already in place to improve traffic flow and access?
- Increase the consultation process and ensure that when you are approving a change in land use, that you are also considering the future of the street, transportation and mobility in the area.
  - Will the road actually need to be expanded in the future to accommodate traffic flow in the area? I see approved infills going in on streets without the consideration for the increase in traffic flow and the need to consider expanding roads rather than building more houses on that particular road, e.g. Richmond Road.
- Increase stringency of building requirements and standards so that developers are building quality lasting products that improve our communities and can withstand our Canadian climates.
  - Consider enforcing home warranty for a quality product.
  - Hold developers to higher standards and increased inspections.
  - Enforce more sustainability building practices and green initiatives in new homes.
  - Developers don't live in the communities, your citizens do, so be responsible to us, not them.
- Build better communities
  - Get R-CG developers to pave alleys, replace sidewalks they destroy, and plant trees.
  - When we tear down older houses and bulldoze yards, have a plan for where are we going to replant trees that we lose.

- Increase the quality of park land areas, walking/cycling paths and green spaces for people to enjoy and share.
- Build more amenities for communities like recreation facilities and schools or school expansions. Put money into community funds so they can improve their centres and resources.
- All homeowners should get a minimum of one parking permit per house free of charge. This would encourage people to use their garages more for cars, not storage, keeping cars off the streets.

Regards,  
Rachel Doe  
Killarney Resident



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First name [required]	Alida
Last name [required]	Berisha
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	R-CG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Opposing the Blanket R-CG Up Zoning.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is an absolute outrage and disrespect to Calgarians. This completely ignores property rights of long-time Calgary taxpayers. Zoning should require permits and hearings to have the public give feedback. Multi-units on one property impinges on established neighbourhoods, family, safety, amenities. Why are we being punished? Who is bribing who? Who wins? Calgary Tax collections and Developers! Developers don't care about families, community, and neighbourhoods, they just care about profits! Who are these developers? Foreign investors? Have you seen how cheaply they're building them, with poor materials, that burn up in minutes (as per the news showing new communities). Was there any discussion on resources? Power supplies, water supplies? How it will impact lane ways, street parking, noise.

Calgary Alberta

April 9, 2024

RE: Opposing the Blanket R-CG Upzoning

This is an absolute outrage and disrespect to Calgarians. There are more than enough parcels of land already set aside to build for the future. How much more can the city handle with no new infrastructure for the current status. If anything, expand outwards, into rural areas or in under populated parts of Canada if this is in support of the mass migration.

What we need is more affordable housing, not multiplexes in established neighbourhoods. This rezoning does not address affordable housing at all. Affordable is the old bungalow as is, the new builds will be even more expensive.

This completely ignores property rights of long-time Calgary taxpayers. Zoning should require permits and hearings to have the public give feedback. Multi-units on one property impinges on established neighbourhoods, family, safety, amenities. Why are we being punished? Who is bribing who? Who wins? Calgary Tax collections and Developers! Developers don't care about families, community, and neighbourhoods, they just care about profits! Who are these developers? Foreign investors? Have you seen how cheaply they're building them, with poor materials, that burn up in minutes (as per the news showing new communities). Was there any discussion on resources? Power supplies, water supplies? How it will impact lane ways, street parking, noise.

I moved to Varsity specifically for the larger lots and quitter neighbourhoods, otherwise I would have stayed in the Core, or moved into a row houses, town houses, a condo. Varsity specifically is very diverse, we have single detached homes, duplexes, condos, town houses and apartment rentals, we do not welcome a blanket upzoning. We have green space and sunshine in our yards, one main reason why I chose to live in Varsity. My old neighbourhood in Crescent Heights NE, quickly got shaded with the triple level townhomes swallowing the sunshine. Many moved out because they lost their sunshine for gardening or enjoying their backyards.

This will devalue our property that we've paid highly on for years/decades, no family will buy a house next to a multiplex unless its another investor. Who profits? Why is this even on the table? We're not asking for it, it does not reflect on the lifestyle of Calgarians. Go to Toronto, Vancouver, Montreal, bug cities. Calgary is for the outdoor space, the blue skies, and outdoor activities, not for overcrowded city living. A blanket PO ignores all of this. We do not need this, we need more Doctors and nurses and beds int eh hospitals now to accommodate the rapidly growing population, but we need new space for them, and that's already been established.

Please for the love of community, stop this initiative.

Thanking you in advance

A concerned Calgarian.



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First name [required]	Rosita
Last name [required]	Poon
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 opposing to the Calgary City Wide Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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





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First name [required]	Nick
Last name [required]	Ritchie
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	City Council Hearing on Up-Zoning (Densification)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	MR COC.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 8, 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:

We write as 4 year residents 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,

Nick Ritchie

2420 Carleton St

Calgary Alberta, T2T 3K7





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

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First name [required]                      Thomas

Last name [required]                      Pinder

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket upzoning 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)

This proposal is seriously flawed and I strongly oppose it.

1. The proposal does not appear to respect several principles established in the 2009 Municipal Development Plan, namely
  - focussing future growth on nodes and corridors and activity centres.
  - respecting the stability of established neighbourhoods.
2. Not a single current member of council campaigned on this issue and all should consult their constituents via a plebiscite before implementing this proposal.
3. This proposal does not appear to have considered the potential for negative outcomes for neighborhoods - significant parking issues is just one that comes to mind and there are many.
4. This proposal eliminates the historically strong voices the local community associations have had in the evolution of their neighborhoods.



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First name [required]                      Blair

Last name [required]                      Wardman

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)





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not in favour of the current rezoning agenda. I bought my property with a certain zoning and want to keep it that way. Likewise for my immediate neighbourhood. This mass rezoning is a classic bait and switch tactic. So please just forget it.



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First name [required] Christina

Last name [required] Cheng

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 item

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

This new re-zoning will not help affordability in Calgary and has been initiated in a chaotic and non-measured approach with citizens of Calgary living with the poor results for years to come. If the city was serious about affordability and ensure there are enough houses for all that want to call Calgary home they should make these adjustment in the NEW communities where traffic, shadow and infrasturture can be properly put in place.

I STRONGLY OPPOSE the rezoning to Grade- Oriented Infill (R-GC) in the inner city communities. There have been no shadow studies completed in the community where frontage's can be 15ft ahead of neighboring homes, significantly affecting privacy, safety and natural light. Additionally, the second row of homes will be built directly behind the backyards of other homes obstructing significant amount of sunlight and casting shadows on new by back yards. There have been no infrastructure studies to ensure that the water, electrical and sewage systems can handle this exponential increase in population. The increased traffic within these established Neighbours will make it unsafe for people to use the recently upgraded "biking paths" down 2nd street. If the council is serious about making life more affordable and addressing the housing crisis this is not the way forward. New communities should be rezoned so that probably infrastructure, shadow and safety studies can be conducted and implemented properly. Again, I STRONGLY OPPOSE this rezoning.



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First name [required]	Robyn
Last name [required]	Poon
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 against rezoning older/already established neighborhoods in the City.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]

Claude

Last name [required]

Castonguay

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 11, 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, is the most awful idea I've ever heard, please stop

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]	Kevin
Last name [required]	Beneteau
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	Calgary Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)





ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly opposed to the City of Calgary blanket Rezoning bylaw. This automatically takes the rights, freedoms and liberties away from the hard-working people of this amazing city I call home by turning my neighborhood into something that I have no control over.



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First name [required]                      jaspal

Last name [required]                      maan

How do you wish to attend?

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

Date of meeting [required]                      Apr 9, 2024

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

[required] - max 75 characters                      city keep some community out of rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required] **Tim**

Last name [required] **Galbreath**

How do you wish to attend?

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

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

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

[required] - max 75 characters **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 find it rather bold and disingenuous for council to set planning rules decades ago and then decide to change them - even including established communities. You have moved the goal posts. If this rezoning stands I can't wait until a developer buys up a block of houses across the street from one or a few of our councillors and then builds a multi unit building or high rise. Council has lost its common sense approach to "living" and is now catering to a small group rather than the majority. Sure change the rezoning in those areas that are currently being built. Stay out of the established communities!!!



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First name [required]	David
Last name [required]	Morrow
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	The agenda item regarding the City plan to amend the Land Use Bylaw
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 a residential property owner and do not agree with this blanket, city-wide rezoning of RC-1 and RC-2 properties. Mandating the rezoning to R-CG multi-owner buildings on residential RC-1,2 lots, without permitting residential property owners affected by proposed multiunit developments to discuss the advisability of rezoning their properties with Council in a public manner, ignores the community concerns of communities hosting such proposed developments. Parking is a big issue in residential communities and not all so-called inner-city communities are within reasonable walking distance to services or downtown worksites. Property owners also deserve to have a say in how their neighborhood is affected by large buildings erected nearby. The "Urban Forest" will definitely disappear if this policy is carried forward, as buildings crowd out trees in residential areas. There will have to be quite a bit of infrastructure spending to upgrade sewer, water and other services to accommodate the planned densification of inner-city communities. I understand that the Federal Government is ready to provide considerable funding to cities to help further the objective of more housing supply, but letting different levels of government continue with debt-financed social engineering objectives will hurt all Canadians ultimately as debts must be repaid with interest!



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First name [required] Rod

Last name [required] Gatenby

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)

While it has some merits, I oppose the blanket proposal. Administration's public information is not objective and is highly skewed in favour of the concept.

Blanket rezoning will not detract from my right as a property owner to (re)develop my property, but it does reduce my existing rights as a citizen and property owner to influence other people's actions that could affect my property and my neighbourhood. It thus reduces my rights in a consequential manner.

Rather than implement a blanket rezoning, it should be done on a targeted basis (eg specific neighbourhoods and/or more specific property types). Additional caveats or requirements might need to be introduced (such as on-site parking where off-street density is oversubscribed). No prior consent was sought or obtained. This is a major policy initiative that should only be implemented with informed prior consent, prior approval (eg plebiscite) or as a commitment or plank by candidates in a general election.



Public Submission

CC 968 (R2023-10)

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First name [required]	Gordon
Last name [required]	McLeod
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Citywide rezoning and all associated bylaw changes
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission Against City of Calgary's Blanket Rezoning Proposal.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

I oppose the citywide Land Use Designation change from R-1 to R-CG for these reasons:

1. Charter Rights: Rezoning infringes upon landowners' rights under Section 7 of the Canadian Charter. The City of Calgary cannot justify these changes under Section 1 due to insufficient evidence.
2. Water Restrictions: Increased housing density strains water resources pressured by drought and rapid population growth and increased use upstream in Canmore and Bow Valley Corridor.
3. Power Grid Capacity: Enmax confirmed the small transformers in a neighbourhood had a limited capacity for larger appliances, like 220V EV charging, stoves, and clothes dryers. Power grid is already stressed, as indicated by power grid alert in 2023.
4. Infrastructure and Services: Current infrastructure and healthcare is already in crisis.
5. Preservation of Community Character: Multi-family residences may escalate disputes due to lax bylaws. Many young families now cherish the much renovated neighbourhoods of their childhood.
6. Affordability Issues: The proposed rezoning will worsen affordability due to high construction and labour costs, and developers' profit goals.
7. Environmental Impact: Increased housing density could stress local ecosystems and contribute to the urban heat island effect.
8. Transportation: Rezoning proposal causes more traffic and congestion and does not restrict on-street parking e.g. driveways blocked, in front of home parking used by others, and a lack of consideration given to "seniors" and people with special needs. The costs and timing of infrastructure improvements need to be made public before implementing rezoning.  
The City of Calgary has not pursued alternatives such as suggested below:
  - A. Promote High-Density Near LRT Lines: The development of high-density housing in proximity to existing and planned LRT lines leverages existing infrastructure and public transportation.
  - B. Utilize Vacant Lots for Construction: The City could increase housing availability by building on vacant lots, particularly those near amenities like Westbrook shopping mall, Stampede Park, Lindsay Park, and LRT line. The zoning in these areas may not need to be changed.
  - C. Boost High-Paying Jobs: The construction of homes and high-rises is not a sustainable long-term solution without a robust tax base to fund infrastructure and services. It is worth noting that much of Alberta's wealth originating from good paying Oil & Gas jobs have now been supplanted by a carbon tax.

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

## Submission Against City of Calgary's Blanket Rezoning Proposal

Page 1 of 3

I have fully read your website [calgary.ca/rezoningforhousing](http://calgary.ca/rezoningforhousing) (**RezoningForHousing**) and Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments. **I do not want citywide Land Use Designation changed from R-1 to Grade-Oriented R-CG.** Your proposal has legal implications and makes broad assumptions. I disagree for the following reasons:

**1. Violation of Canadian Charter Rights:** The citywide Land Use Designation **RezoningForHousing** changes land use from R-1 to R-CG, without the consent of landowners, and infringes upon the rights protected by Section 7 of the Canadian Charter of Rights and Freedoms. City council chambers meetings and public hearings do not remove citizens' rights under Section 7 of the Canadian Charter of Rights and Freedoms. This situation in Calgary bears similarities to the case of *Singh v. Minister of Employment and Immigration*. In this case, the Supreme Court concurred with Singh that refugee status claims necessitated an oral hearing, where claimants could present their case and be informed of the case against them. This precedent can be used to argue that the rezoning infringes upon landowners' rights under Section 7 of the Charter. Also, the City of Calgary has not adequately justified these severe measures, under Section 1 of the Charter, given that the optimization of vacant land use remains under explored. I will ask The Honourable Sean Fraser, *Minister of Housing, Infrastructure and Communities* to fund the Canadian Charter Rights resolution (*Email: [minister-ministre@infcc.gc.ca](mailto:minister-ministre@infcc.gc.ca)*), should it be necessary.

**2. Water Restrictions:** According to the City of Calgary, the typical monthly water bill for residential metered customers decreased slightly in 2024, suggesting that water usage is being monitored and controlled. However, increasing housing density suggested by **RezoningForHousing** would put additional strain on this already limited resource. Drought and provincial population growth in areas like Canmore and Bow Valley Corridor, upstream of Calgary, add to this burden.

**3. Power Grid Capacity:** The power grid in Calgary was not designed to handle the increased load that would come from a significant increase in multi-family residences and is not mentioned in **RezoningForHousing**. The Alberta Electric System Operator (AESO) has noted that the addition of electric vehicles (EVs) alone will increase the demand for electricity. Enmax also confirmed that the small transformers in a neighbourhood had a limited capacity for larger appliances, like 220V EV charging, stoves, and clothes dryers. The province currently has over 17,000 MW of installed capacity in the system, with peak demand at 12,000 MW. Increased housing density could put additional strain on the power grid, especially considering the additional load from air conditioning due to climate warming and more extreme weather. In 2023 "AESO issued a Grid Alert" showing the power system is under stress and was preparing to use emergency reserves to meet demand and maintain system reliability.

**4. Infrastructure and Services:** The current infrastructure and services in many areas may not be prepared to accommodate a substantial increase in population density. The highly substantial estimate of these costs is not given in **RezoningForHousing**. This includes not only utilities like water and power but also roads, public transportation, schools, health, and emergency services. The disruption and cost of upgrading this infrastructure would be significant. For instance, plans to construct 18 more schools in Calgary seem insufficient considering that the Calgary Board of Education has welcomed over 13,000 additional students in the past two years, enough to fill 22 elementary schools. Furthermore, healthcare is facing a province wide crisis, with increasing rates of illnesses such as colon

**Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments**

cancer among younger people and complex medical needs among seniors. Some urgent procedures now have a 4 to 6-month wait list, rather than two weeks, and there is now a priority-urgent pathway.

**5. Preservation of Community Character:** A significant number of residents deeply value the distinctive charm of their single-family residential neighbourhoods. **RezoningForHousing** states: "Most mature communities, especially those built prior to 1980, are below their historical peak population. Due to the decline in population and higher efficiency houses being built, there is now infrastructure capacity." This does not universally apply as many young families now cherish the same neighbourhoods of their childhoods and many homes have undergone significant renovation. The shift towards multi-family residential structures would dramatically transform the essence of these communities. Community parks, which necessitate a significant contribution of a few hundred dollars from each household, might not be within reach for some occupants of multi-family residences. Broad-spectrum rezoning, particularly in light of existing bylaws that lack stringent restrictions concerning maximum height limits and types of property encroachment: for example, temporarily blocking access, noise, sunlight and views; could potentially escalate disputes among neighbours. Lack of these restrictions in City bylaws would further exacerbate these issues. The increases in crime and gun violence seen in some areas of Calgary, Vancouver, and Toronto make it even more crucial to consider all the potential impacts before any rezoning. A considerable portion of residents view their homes as a sanctuary or oasis, increasingly vital as commercial development in National Park areas continues to encroach, drive up prices, and make these areas, e.g. parking costs at Lake Louise up 75%, even less attractive or accessible for recreation previously enjoyed by many people.

**6. Affordability Issues:** While the proposed rezoning is presented as a solution to affordability issues, it may actually exacerbate the problem. **RezoningForHousing** states: "Research evidence may be clear: a variety of abundant housing is fundamental to affordability" but this fails to consider situations where construction material and labour costs are at all-time highs and inflation is driving up the basic cost of living for everyone. Fewer people will now be able to subsidize expensive affordability projects. As observed in neighbourhoods like Capitol Hill and Montgomery where zoning permitted multi-family building, developers often purchased properties to maximize profit, not affordability. **RezoningForHousing** states: "Rowhouses, for example, give Calgarians a type of home that is in high demand at lower price points compared to single and semi-detached houses in the same community. It improves relative affordability compared to if they are not widely available." This is obviously incorrect. In Montgomery, for example, where many single family homes have been transformed, the median 2024 list price is \$918,534, an 11.8% rise in one month. In Capitol Hill the median list price is \$899,500. I do not call that affordable.

**7. Environmental Impact:** Increased housing density would lead to greater use of green space, potentially stressing local ecosystems and biodiversity. It would also contribute to the urban heat island effect. Projections indicate that Canadian urban centres will experience at least four times as many days per year with temperatures exceeding 30°C and longer extreme heat events by 2051–2080.

**8. Transportation:** Greater housing density would result in more traffic and congestion as most people prefer cars over buses, and LRTs are not within easy walking distance. This would lead to increased demand for traffic and parking, with street parking becoming a premium as the housing proposal does not restrict on-street parking. Homeowners may find their driveways blocked, parking in front of their

## Submission Against City of Calgary's Blanket Rezoning Proposal

homes used by others, and a lack of consideration given to "seniors" and people with special needs.

These points underscore the potential impacts of the proposed Land Use Designation changes. ***It is crucial that these concerns, including the costs and timing of infrastructure improvements, are thoroughly addressed prior to any citywide rezoning and before implementing any such changes.*** The City of Calgary taxpayers, already unhappy about double-digit tax increases, will likely bear the burden of these Land Use Designation changes.

Before considering a significant rezoning, the City of Calgary might want to explore the following alternatives:

**A. Promote High-Density Housing Near LRT Lines:** The development of high-density housing in proximity to existing and planned LRT lines and stations, such as the forthcoming Green Line LRT, could address some of the concerns raised. Large shopping malls, many with amenities such as fitness centres, restaurants and movie theatres, could also be upgraded to include residences. This strategy would leverage existing infrastructure and public transportation, potentially mitigating the strain on traffic congestion.

**B. Utilize Vacant Lots for Construction:** The City of Calgary could increase housing availability by building on vacant lots, particularly those near amenities like the Westbrook shopping mall, Stampede Park, Lindsay Park, and LRT lines and stations. The zoning in these areas may not need to be changed.

**C. Boost High-Paying Jobs:** Ensuring the availability of more high-paying jobs for Calgary residents is crucial. The construction of homes and high-rises is not a sustainable long-term solution without a robust tax base to fund infrastructure and services. ***It is worth noting that much of Alberta's good paying jobs originating from Oil & Gas activities have now been supplanted by a carbon tax.***



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

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First name [required] Jennifer

Last name [required] Adams

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 on Blanket Residential Re-zoning

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

ATTACHMENT\_01\_FILENAME (hidden) Blanket Rezoning - April 9, 2024.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



April 9, 2024

Attn: Calgary City Council

Re: Blanket Re-zoning

To whom it may concern,

We are writing to express our concern about the proposed blanket residential re-zoning that is being considered by Calgary City Council. We are strongly opposed to the idea, and we believe there are more appropriate ways to increase housing availability in our city.

Our primary concern is that the blanket re-zoning and densification will diminish the character of traditionally low-density neighbourhoods, like ours. We value the current limits on lot coverage that allow for mature trees and greenery. Low-density neighbourhoods also have the benefit of more privacy, as houses are spaced further apart.

We are very concerned about the likely negative impacts this change could have on a neighbourhood such as ours: increased traffic, reduced parking, overshadowing of single-family homes by taller and larger buildings, and a strain on existing infrastructure. An increase in density invariably brings about increased problems such as crime, by-law infractions, and pollution. All of which will contribute to a decrease in the quality of life for existing residents.

To elaborate on the strain on community infrastructure, we would like to note that schools in our neighbourhood are already in excess of capacity, with many children learning in portable classrooms. Increasing density, without first funding and building new schools, is only certain to exacerbate this deficiency.

Proponents of blanket re-zoning claim that one benefit would be more choice for homeowners. We feel that the opposite is true. If blanket re-zoning is approved, citizens no longer have the choice to live in a low-density neighbourhood, on a street of single-family dwellings, as any house in the city is at risk of ending up next door to a multi-unit residence. When we purchased our house, the RC-1 zoning was a major attraction, and the reason we overlooked houses in neighbourhoods such as Capitol Hill.

While there are many examples of high-density housing in our community that make sense, such as the new high-rise tower being constructed adjacent to the Dalhousie bus loop, sticking a four-unit dwelling in the middle of a street of single-family houses is nonsensical. Blanket re-zoning eliminates thoughtful consideration as to where high-density developments make the most sense.

If Council were truly interested in the opinions of Calgarians on blanket re-zoning, they would have approved the motion to have a plebiscite on the issue.

Sincerely,

Jenn and Joey Adams



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First name [required]                      Colleen & Larry

Last name [required]                      Magotiaux

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                      Home is Here: The City of Calgary’s Housing Strategy 2024-2030

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 agree housing is important. However, in our neighbourhood, there are many people that have backyard RV parking, us included. If backyard suites are allowed with no parking requirements, we for one, will not be able to get our trailer in or out of our yard. We do not feel that after all these years , this would be ideal.  
How would you address this? We have already experienced issues with persons randomly parking/ living in their vehicles in our back alley.  
We have residents that are at present running an auto repair business out of their garage, don't think that is legal, and they are now going to build a secondary suite on top of said garage.  
How should we address this?  
Thank you  
Larry & Colleen Magotiaux



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First name [required]                      Andy

Last name [required]                      Marshall

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's 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)

Rather bureaucratic process to offer comments, but here goes.

I support in principle, proposals for densification of housing in established areas, with the following provisos:

\* I still think Council should not take themselves out of the rezoning process. There should be some provision for Council involvement when controversial or impactful changes are proposed. Council has to be ultimately accountable for every decision made at City Hall. That accountability principle has to be clear.

\* If parking requirements are to be reduced or eliminated for some development, then communal parking in neighborhoods is a topic that needs to be further explored.

People will only reluctantly give up the notion they have a right to park on the street adjacent to their homes. The principle that citizens don't necessarily have this right needs to be more openly discussed.

\* Densification will make design and architectural issues, plus overall neighborhood cohesion issues, more important. I don't know how, practically, this can be incorporated into the bylaw, but it needs a strengthened emphasis.

Thank you for reading my submission.



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First name [required]	Blair
Last name [required]	McGeough
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for Housing - Public Hearing of Council
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	April 22 Council Meeting Letter.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Blair McGeough  
1107 Regent Cres NE  
Calgary, Alberta T2E 5J6

April 9, 2024

Calgary City Council  
800 Macleod Tr. SE  
Calgary, Alberta, T2P 2M5

Dear Madam Mayor and Councillors,

I am writing to express my strong opposition to the proposed motion for blanket rezoning of properties to a new base residential district which is being considered at the April 22, 2024 Council Meeting.

While I understand the need for urban planning and development, I believe that blanket rezoning without careful bespoke consideration of the specific needs and characteristics of each neighbourhood and property could have detrimental effects on our communities.

The proposed rezoning could lead to several negative consequences, including:

**Loss of Neighbourhood Character:** Blanket rezoning could result in the loss of the unique character and charm of our neighbourhoods. Each area in Calgary has its own identity, and rezoning without considering these differences could homogenize our communities.

**Increased Density without Infrastructure Improvement:** Rezoning to higher density zones (like R-CG or R-G) will lead to increased strain on existing infrastructure such as roads, schools, and public services. Without proper planning and investment in infrastructure, residents may face overcrowding and decreased quality of life. Schools are a particular area of concern with overflow situations and a great deal more discussion and policy need to be in place before moving forward with rezoning.

**Negative Impact on Property Values:** The sudden change in zoning regulations could have a negative impact on property values, affecting homeowners' investments and financial stability. Uncertainty regarding the future development of neighbouring properties could deter potential buyers and investors.

**Lack of Community Engagement:** Blanket rezoning bypasses the crucial step of community engagement and consultation. Residents should have a say in decisions that directly affect their neighbourhoods and quality of life. A more inclusive and transparent planning process is essential for building trust and cooperation between the city council and the community.

Instead of blanket rezoning, I urge the Calgary City Council to prioritize a more nuanced and community-centered approach to zoning and development. This approach should involve comprehensive community engagement, careful consideration of neighbourhood characteristics, and strategic planning for sustainable growth.

Furthermore, I encourage the city council to explore alternative solutions to address housing affordability and diversity while preserving the unique character of our neighbourhoods. This could include targeted rezoning in areas where it aligns with community needs and objectives.



In conclusion, I respectfully request that the Calgary City Council reconsider the proposed motion for blanket rezoning and instead adopt a more thoughtful and inclusive approach to urban planning and development.

Thank you for considering my concerns.

Sincerely,

*“Blair McGeough”*



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First name [required]                      Victoria

Last name [required]                      Macphail

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not want rezoning in my area. I bought house here not to be in a populated area...



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First name [required]                      Sylvia

Last name [required]                      Kokts-Porietis

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning is not the right way to address affordable housing. There are logical places to increase reasonably priced housing density (along C-Train routes and major thoroughfares; and in areas already dominated by apartment buildings); and there are illogical places to allow high density housing (established single family housing neighbourhoods, like my Collingwood community). In addition, high density housing built in areas like Collingwood end up not being 'affordable'!

High density rental properties in the middle of established single family housing areas end up creating a parking mess; creating a poorly maintained property(s) in the neighbourhood; potentially increasing crime and fear; and ruining the esthetics of the neighbourhood.

This proposed blanket rezoning merely provides an opportunity for renovation/building contractors to circumvent proper planning processes and maximize their profits through building whatever they please on any lot. Surely the existing Calgary homeowners, who bought their homes in certain areas on a premise that the neighbourhood would not drastically change, deserve to have input on such a radical rezoning proposed by Council/City bureaucracy! At a minimum such a radical proposal should be put to a plebiscite; not rammed down the throats of existing homeowners. Please stop this blanket rezoning proposal right now.



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First name [required]                      Mike

Last name [required]                      Whittle

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)

We (my wife and ) are opposed to the proposed zoning amendment. We live in north-west neighbourhood of Varsity. All homes within our area of the community are single detached homes. We are very concerned that the new zoning proposal would allow attached duplexes and fourplexes in our community. The resulting effect could mean—quadruple sewer usage for one property, upwards of eight or more vehicles parking in front or near our home, increased shade cover from adjacent housing and decreased number of trees and landscaping.

We purchased our home 23 years ago based on the understanding that this community was single detached homes only. A blanket rezoning breaks what we believe is a valid contract for the current land use of the area with existing owners.

If council is seriously considering the zoning amendment, then we would propose this issue be put forward as a plebiscite at the next civic election.

Thank you for your consideration.



Public Submission

CC 968 (R2023-10)

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

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

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First name [required]	Leslie
Last name [required]	Levant
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	public hearing meeting of council April 22 on rezoning for housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	WRITTEN SUBMISSION TO OPEN COUNCIL MEETING.docx April 22 2024.docx





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

AVAILABILITY DOES NOT EQUAL ACCESSIBILITY IN HOUSING DENSIFICATION PLANS.

**WRITTEN SUBMISSION TO OPEN COUNCIL MEETING  
APRIL 22, 2024 ON REZONING FOR HOUSING**

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While blanket rezoning may be an efficiency for the City Administration, it has several drawbacks that make it undesirable.

1. There is very little front setback from the street so this means less green space and fewer trees to absorb air CO<sub>2</sub>.
2. The planned densification of single family lots has NO setback on the side so that the next door neighbour has no way to clean his gutters
3. With the possible three duplexes and basement suites on one single family lot, **the FIRE DEPARTMENT WILL HAVE A HARD TIME GETTING IN TO PUT OUT FIRES. Is there a plan to build more fire resistant buildings? How will people plan their escape?**
4. The more density, the more crime.
5. The more density, the more congestion. Street parking will be a necessity.
6. Are the roads and sewers built some 60 years ago capable of fulfilling the increased density, water flow, sewage, water purity?
7. Traffic concerns are paramount. Where will all these newly added people park? Will there be more accidents because of increased street parking and less visibility?
8. There will certainly be more pollution because of added cars. This is a car city and public transportation does not go to industrial areas in and around the city where people need to go to work.
9. **There is evidence that some insurers will NOT insure in densified areas. This is a problem for both renters and homeowners.**
10. People with solar panels will not be able to access the sunpower because of shading from higher density buildings that surround them. 3 metres is a new height allowance and this would mean neighbours being able to see into your rooms at all times.
11. There are areas of the city where densification makes sense: along transportation corridors such as McLeod Trail and near to C train stops.
12. **AVAILABILITY DOES NOT EQUAL ACCESSIBILITY. This is a key misrepresentation of the City planners and Council.**
13. This densification is not appropriate for a sensitive ecological area such as Glenmore Landing. Can proposed development.

My main concern as a citizen is that the Administration members who advise Council are not accountable to the public. They make their recommendations without the public being able to question their research, methods or findings. Their assumptions do not have to stand the test of inquiry. This is a serious flaw in the whole process of INFORMED CONSENT.

In conclusion, I do not support blanket rezoning. I certainly do not support the densification of Glenmore Landing.

Leslie Levant

Resident of Pump Hill for 56 years.



Public Submission

CC 968 (R2023-10)

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First name [required] Qiancheng

Last name [required] Dai

How do you wish to attend?

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

Date of meeting [required] 2024-4-22

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

[required] - max 75 characters Public Hearing Meeting of Council Monday, April 22,2024@9 : 30AM

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Govement should not waste the money,because EVER GREEN is a new community which only built 20 years



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First name [required]

Ryan

Last name [required]

Thompson

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

City re zoning change

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 live in Lakeview Village and have worked hard to afford a house in this gorgeous neighborhood, live amongst other hard working like minded people who pay some of the highest property taxes in the city and do not want duplexes, 4 plexes, or any plexes in the R1 neighborhood. Our neighbors are like family and we do not think it would be fair to start increasing density and ruin property values (and therefore taxes paid to the city) and upset the culture of the neighborhood. Increasing density here would still mean most houses are over \$1MM and that isn't going to solve housing for those on the bubble of affordability. Please build more condos, appts, and multi family homes that currently allow for this development or utilize the vacancy in DT calgary office buildings. thanks



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First name [required] Vitaliy

Last name [required] Vanichkin

How do you wish to attend?

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

Date of meeting [required] Apr 11, 2024

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

[required] - max 75 characters Calgary Planning Commission

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

ATTACHMENT\_01\_FILENAME  
(hidden)





ATTACHMENT\_02\_FILENAME  
(hidden)

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

Good day!

I understand that over 84,000 households cannot afford where they currently live and that rezoning for Housing will enable a greater variety of homes and price points in all communities. My concern is that due to the rezoning we will lose architectural harmony of our communities as well as usually the only park associated with each community. The Calgary officials are looking for easy and cheapest solutions that will help them solve that challenges they are facing today and they are not thinking about the future of our city. I would like to remind you that a stingy man pay twice. Please do not make any decisions that you will soon regret. It could be more expensive solution but eventually it will be solution that make our city better and still attractive for people who live in other cities of Canada and newcomers. Otherwise, we all will lose something that we value very much living in our beautiful city.

Good luck!



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First name [required]

Corin

Last name [required]

Zhang

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Zoning / Rezoning / Up Zoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

The resistance to blanket zoning springs from a deep concern that it misses the mark on making housing more affordable, seems to unjustly encroach upon the cherished way of life for those in single-family homes by forcing densification, and unreasonably applies a uniform solution to the diverse desires and needs of our community, overlooking the value of personal choice.



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First name [required]                      John

Last name [required]                      McLeavy

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

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

ATTACHMENT\_01\_FILENAME (hidden)                      letter to council.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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John McLeavy (Chairman)  
Richmond Hills Villas Homeowners Association  
238 Sierra Morena Terrace  
Calgary  
Tel 403 263 5703  
Email [mcleavy@yahoo.com](mailto:mcleavy@yahoo.com).

To: Office of the City Clerk, Calgary

We are a Homeowners Association in Signal Hill with a development consisting of 36 homeowners in semi detached residences.in two cul-de-sacs the 100 and 200 blocks of Sierra Morena Terrace.  
The present zoning of our area is R-C2 and would be changed to R-CG.

If this were to happen then the following issues would come into play.

#1: Our current street parking is very limited. There is limited parking at each unit and very little street parking that does not block driveways. On occasion, when several homes in one of our two cul-de- sacs have visitors at the same time, parking becomes very tight and limited. I cannot see how someone who puts in a suite in one of our semi-detached dwelling (think granny suite) could offer their tenant and their tenant's guests adequate parking when we are already limited in spaces to provide for such a need. If we add into that equation one or several more occupants, this will only exacerbate the current challenge we already face.

#2. Most of our properties have small front and back yards with narrow spaces between the units. This may not allow for the extension of an existing semi-detached unit or the building of additional unit behind it. As well access to additional units behind the existing units would not allow for vehicular traffic and so parking would have to be on the street where we already do not have any spare space..

#3: If the proposal passes, this could allow for two villa owners in a duplex situation to decide to sell to a developer who could then decide to place a whole new style of building into the HOA property structure. This would change the unique character and design of our HOA property layout and possibly open the door to a hodgepodge of buildings thrown onto the landscape. A fourplex could be built on a single 50ft lot, other buildings could spring up behind the existing houses and forever change the unique design and character of the HOA properties. .

#4: We can foresee a situation in which a renter is not as committed to living in agreement with our by-laws--s/he is not a property owner--and therefore not under the same sanctions as a homeowner. Their presence may bring new tensions to the already limited parking situation and perhaps even unwanted noise and activity to the neighbors because of their lifestyle choices.

Other issues with increased density that would need to be addressed are:  
Utilities. We have already had instances in the last year where there have been power grid alerts across Calgary and so with higher density more chance of power alerts or blackouts.

We are therefore against changing the zoning for our neighbourhood in the belief that we have already by having semi detached houses on the land have made good use of the space available and to increase the density would lead to overcrowding.

Thank you.  
John McLeavy  
(Chairman RHVHA)



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First name [required] **Pieter**

Last name [required] **Diedericks**

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 Strategy**

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 recommend that area plans, with public engagement, be developed for all neighborhoods in the City of Calgary. These area plans should 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 where i live.

Public transport consist of one rapid bus transport to downtown early mornings and late afternoon and then one bus service that covers Valley Ridge, Crestmont and the new Trinity development. The public transport is not adequate to provide transport for high density developments.

Calgary has a severe parking problem and making the parking requirements 0.5 stalls per unit will make it impossible to find parking in Valley Ridge. The roads will be congested with all the vehicles parking in the roads.



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First name [required]                      Cameron

Last name [required]                      Young

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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)

As a long term resident of Lake Bonavista, I am in total opposition to rezoning of Lake Bonavista and Parkland. Lake Bonavista was developed as a ground breaking up scale project by Cowley and Keith as an upscale neighborhood with a private lake. The nature of the community is around family values, community and access to a beautiful lake which is factored in the property values (with a substantial premium). Also, Lake Bonavista and Park 96 home owner fees are included in the Land title. When I was a boy we moved from a small starter home in St. Albert to Lake Bonavista because my father worked extremely hard which allowed us to move up. Lake Bonavista was a great neighborhood to grow up in with a Community Hockey Rink, Lake and Jr. High Schools. After graduating University, I moved all over the country but ended up back in Calgary and stretched to buy a home in Lake Bonavista. Lake Bonavista was never meant to be a neighborhood where just anyone could afford to live. The Cities plan to re-zone, will allow row houses, duplexes and 6 plex 3 story buildings, back alley tiny 2 story houses and a basement suite. What would stop a developer from coming in and buying up houses on the Lake and putting in an Executive 3 story 6 plex changing the look for the Lake? Or buying up a few houses on Bonaventure Drive and putting in row houses? What happens to Lake Ownership in this scenario? I didn't buy into Bonavista to have large numbers of people who cannot afford the housing prices to have Lake access or be in my neighborhood because of economic diversity. This will absolutely destroy the communities of Lake Bonavista and Parkland. I have watched this destruction happen to my cousins neighborhoods in North Vancouver which now suffer from over-crowded schools, street parking, traffic, etc. This one size fits all solution to re-zone does not fit Lake Bonavista and Parkland. Re-zoning will not provide increased affordable housing in Lake Bonavista or Parkland because the developers will know they can sell them at a premium. The rezoning is based on a lack of affordable housing is partially a direct result of the Federal Governments mass immigration policies. Lake Bonavista and Parkland Homeowners should not be responsible for the Federal governments failures. Economic diversity in an established community is not an acceptable reason to blanket Re-Zone the City.



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First name [required]	Jane
Last name [required]	Ferrabee
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	Ltr to City Council in Support of Rezoning - Ferrabee 24-04-10.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please find attached a one page letter in support of Calgary's Rezoning for Housing. I own a property in the City. Thanks!

April 10, 2024

Dear Council,

**Re: Support for Rezoning Housing in Calgary**

I urge you to support the proposed rezoning for housing in the city. As a property owner in Renfrew I love having great access to my neighbours, to public transit and I'm able to walk to almost everything I need downtown.

Calgary is late to the game relative to other cities. Toronto, Vancouver and Edmonton no longer have exclusionary zoning. To continue to be a desirable place to live we need to catch up.

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

The proposed rezoning will help reduce our reliance on vehicles, reducing GHG emissions and the need for multiple cars in families. We have to address our elaborate lifestyles.

Allowing for increased density supports making the city more interesting, more walkable and we can better share amenities including shops, pathways and municipal facilities.

With a more walkable city we will all enjoy the efforts of property owners with historic homes. They are keeping a piece of our city's history alive which makes me proud.

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

I realize this is an emotional issue for many, and I respect that. It will be very important to have conversations as the rezoning is implemented and as applications are received. People need to hear each other. Not everyone will be happy but let's get to a place where there is a healthy exchange of ideas to anticipate great developments.

Our neighbourhoods will be more vibrant, more diverse and safer with more homes and more families added. I look forward to it. Thank you for your time and consideration!

Sincerely,

Jane Ferrabee  
403-819-3921



### Public Submission

CC 968 (R2023-10)

#### FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]    Stephanie

Last name [required]    Kramer

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)    Opposition of citywide rezoning letter .docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached letter.



Thank you for the opportunity to share my thoughts on the proposed city-wide rezoning plan. I understand the pressure to address our housing affordability crisis, and I share the goal of creating a more inclusive and vibrant city. However, I believe a blanket rezoning approach could have unintended consequences that may undermine these very goals.

Research suggests a correlation between rapid increases in population density and certain social challenges. A 2019 study by the Canadian Centre for Policy Alternatives (CCPA) found that denser neighbourhoods can experience higher rates of property crime. Similarly, Statistics Canada data consistently shows a correlation between population growth and increased strain on essential services like police and healthcare, particularly in already stretched municipal budgets.

While rezoning can create opportunities for new housing units, it's crucial to consider the strain it may place on our existing infrastructure. Are our schools, hospitals, roads, and public transit systems equipped to handle a significant influx of residents, especially considering recent reports by the Federation of Canadian Municipalities (FCM) highlighting infrastructure funding shortfalls across the country? Furthermore, the entire city could disrupt established character and displace existing residents, particularly low-income earners who may be priced out of their current neighbourhoods.

Instead of a city-wide approach, I urge you to explore more targeted strategies that are may be better suited to Calgarians needs:

- **Focus on transit-oriented development (TOD) near existing public transportation hubs:** This approach encourages denser housing options while minimizing traffic congestion and leverages existing infrastructure investments.
- **Incentivize brownfield redevelopment:** Transform underutilized commercial or industrial areas into mixed-use developments with a combination of residential and commercial spaces, promoting urban renewal and economic revitalization.
- **Offer incentives for secondary suites and laneway housing:** Encourage homeowners to create secondary living spaces within their existing property or develop laneway housing, increasing housing opportunities without significantly altering neighbourhood character. This approach aligns with existing federal initiatives promoting "granny suites" and accessory dwelling units (ADUs).
- **Invest in strategic infrastructure upgrades:** Before embarking on large-scale rezoning, prioritize upgrades to essential infrastructure such as schools, roads, public transportation, and healthcare facilities to ensure they can support population growth. Partner with senior levels of government to secure necessary funding for these critical investments.

By implementing these targeted measures, we can create a more balanced approach to increasing housing supply in our city. We can attract new residents while fostering the unique character of our neighbourhoods, ensuring the well-being of our existing communities, and promoting a strong and inclusive economy.

Thank you for your time and consideration. I urge you to consider alternative solutions that promote responsible development and a sustainable future for our city.



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First name [required] Elizabeth

Last name [required] Spencer

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 citywide zoning amendment to implement the Home is Here

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

In general I support the intention to rezone to simplify the process for adding additional dwellings, however I do not support the proposal to allow a 50 ft lot to support the potential development of up to 4 backyard suites without the requirement for off street parking. As our city has not yet successfully addressed the inadequate transit and c-train services to many communities, I fear that with the additional backyard suites, the added vehicles requiring street parking will cause congestion, and become unsafe for the community on the whole. The variety of housing forms proposed with this rezoning will bring younger families with children to these communities, and the safety of the children, as well as the convenience of parking for all the residents is an important factor for quality of life and engagement in our communities. I hope you will recognize the importance that adequate parking plays in maintaining more peaceful neighborhoods.



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First name [required] Peter

Last name [required] Hermann

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 Citywide rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We do not need to rezone the city. This is not the solution and will create many other issues in the city. As well as safety issues.



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First name [required] Darwin

Last name [required] Bond

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)

I have lived in a single family home for more than 30 years in my community. I have made a choice to live in a community with single family homes and I have paid for a home and pay higher property tax on this home so I can be in a single family home on a street and in a community with single family homes. I DO NOT agree with blanket rezoning and do NOT approve of this strategy. I do NOT want to have a duplex, a four-plex or row housing built next door to me. This will great reduce my home value and does not fit the street and community in which I chose to purchase my home 30 years ago. I do NOT agree with and do NOT support this in any way!



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

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First name [required]                      Mary Lou

Last name [required]                      Murphy

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Calgary rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)





ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am not in agreement with rezoning regulation. Too much freedom is given to developers and not to the community. These are communities and I feel we have a right to how it is developed. There is not a lot of support for changing the rezoning in Calgary but City Council is moving this ahead to get federal funding instead of what Calgary citizens want. We deserve better we deserve to be represented and now to lower the standards of our communities.



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First name [required] Kaitlyn

Last name [required] Schulz

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 think house rezoning should be done on a house by house and neighborhood by neighborhood basis. A blanket rezoning across the entire city is unwise and does not respect or acknowledge the distinct needs and characteristics of each individual neighborhood. One of the advantages and appeal of the older neighborhoods is the larger lots and spaced out houses. This is precisely one of the reasons why my family was drawn to purchase our home in a neighborhood build in the 1980s. If the city were to allow wide-spread up-zoning to allow up to four units per lot, this would be jeopardizing one of the things that makes our community unique and special. Another thing to consider is parking. If all the single unit homes in a neighborhood were changed to 4 units per lot, where would everyone park? Calgarians should have the ability to park their vehicle(s) at their own residences without having to pay for street parking or being worried about finding a spot close to their house. I understand that Calgary is facing a housing shortage, but I would like council to consider other strategies for tackling this issues instead of a blanket up-zoning across the entire city that does not consider the interests and uniqueness of each individual community. Thank you for considering my perspective.



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First name [required] Michael

Last name [required] Reaman

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 deeply troubled by the proposed blanket upzoning of our neighbourhood to R-CG. As newcomers to the area, my family and I are eager to establish a vegetable garden in our backyard. With the current inflation and escalating grocery prices, cultivating our own produce would help alleviate the financial strain. However, the prospect of taller townhomes and rowhomes next door poses a significant obstacle. Such structures would obstruct sunlight in our garden, thwarting our efforts to grow food.

Additionally, the potential construction of larger developments threatens the removal of many majestic trees that define Maple Ridge's lush greenery. Diminishing green spaces could disrupt the ecosystem, impacting essential pollinators like bees crucial for successful gardening.

While I acknowledge the necessity of development to address the housing crisis, this approach detrimentally alters our cherished community.



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First name [required]                      Patricia

Last name [required]                      Yelle

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 re Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

1. It appears that the federal government has coerced this rezoning by threats to withhold funding unless the city rezones in this way. This coercion is clearly evident in letters to the Mayor from MP Sean Fraser in Sept. 2023 and statements by Minister Boisjournault on April 2, 2024 as well as comments made by the Mayor. A careful and unbiased vote by city council is impossible in such an environment.

2. The city's materials indicate a bias and pre-determination of this issue in my view. Only suggested benefits of the proposal are mentioned and negative consequences omitted. The densification proposed has numerous negative consequences as per in various scholarly materials regarding this topic. Such negatives include excessive damage to natural environments, increased pollution from more cars, garbage, noise, and crowding. Damage caused by overuse and overcrowding of parks and other facilities such as schools built for a smaller population. Crime increases and stress increases for residents undermining their mental and physical health. Failing to represent both sides of the issue illustrates the biased approach of the city and the approval of the rezoning appears a foregone conclusion with the validity of this consultation questionable.

3. The effect on current homeowners caused by the proposal seems to be largely ignored due to what I see as a clear bias in favour of the proposal. I suggest present homeowners have bought or built their homes in a neighbourhood which had the amenities and environment they desired. The proposed rezoning appears to not respect or even acknowledge the rights of present homeowners and the negative impacts that may be caused to them. This is disrespectful of those who have been dutifully paying their residential taxes for what could have been decades. I submit this approach is abusive to present homeowners.

4. Certainly, I understand Calgary needs more homes built but this wholesale rezoning does not demonstrate the care and thoughtfulness required to protect our environment, the beauty of our city or the best interests of all Calgary residents including present homeowners. I believe the proposal is reckless, and coerced and risks permanently damaging the beauty of our city and its healthy environment. I believe a more measured and careful approach to increasing housing is required and the coercion/ bribery of the Federal government to do otherwise must be resisted for the good of this City.

Thank you.



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First name [required]	Eugene
Last name [required]	Greschner
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Home is Here: The City of Calgary's Housing Strategy 2024-2030
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City of Calgary Housing Strategy 2024-2030.docx





ATTACHMENT\_02\_FILENAME  
(hidden)

Dear City of Calgary:  
RE: The City of Calgary's Housing Strategy 2024-2030

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

I am opposed to these wholesale changes which allow much too much change without sufficient community input. Our current system was developed over many years and has served us well by allowing only studied and agreed incremental changes. Slow change is good as it allows flexibility and agreement of the majority of parties involved. To change from our organic system developed over many years to what is basically "anything goes" is not a responsible solution by the City Administration or City Council. You have basically thrown in the towel on reasonable growth and accommodation of change.

Today's housing affordability issues arise from a decade of senseless overspending by the Liberal Federal government causing a general inflation which affects all goods in the country including housing. It is not the City of Calgary's responsibility to fix this problem not caused by City taxpayers. The City administration and Council are adopting the socialist policies of the Federal Liberal government to try to fix a wrong with a system of wrong.

I moved to a single family housing neighbourhood in 1980 and expect it to remain so until I leave or die. My neighbourhood should not have to suffer because of socialists in Ottawa with no understanding of the economy or the effects of their monetary and fiscal policies. As for the City of Calgary, keep spending and taxes low! Fix the roads and sidewalks! Stay out of affairs not of your making and beyond your ability to rectify. Sincerely,

Eugene Greschner  
Canyon Meadows

Dear City of Calgary:

RE: The City of Calgary's Housing Strategy 2024-2030

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To change from our organic system developed over many years to what is basically "anything goes" is not a responsible solution by the City Administration or City Council. You have basically thrown in the towel on reasonable growth and accommodation of change.

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Sincerely,

Eugene Greschner

Canyon Meadows



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First name [required]	Lori
Last name [required]	Waslen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Calgary's Housing Strategy-Land Use Amendment Up-Zoning
Are you in favour or opposition of the issue? [required]	In opposition
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Comments - please refrain from  
providing personal information in  
this field (maximum 2500  
characters)

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April 8, 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:

We write as 36 year residents 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:

- **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?

- **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.

- **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.

- **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.

- **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.

- **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,

Lori Waslen



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

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First name [required]

Rita

Last name [required]

Owen

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In 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)

To Calgary City councillors,

I would like to voice my opinion with regard to the rezoning proposal. With a decision this large and affecting all home owners in the city, the residents should be the ones deciding the future of the city. For every home owner, it likely would have been the biggest purchase of our lives. Every one of us has carefully chosen the community we wish to reside in. We carefully considered the neighbourhood community, schools, commute time, and quality of life we wanted.

Then out of nowhere, a proposal to change everything. Not only affecting all of the previously mentioned, but also affecting the actual value of our purchase. This decision will affect every aspect of every single neighborhood. Yet we have not been allowed to vote on such a huge proposal.

There is no doubt Calgary needs more housing, but intentionally changing existing neighborhoods in the process without considering the consequences is irresponsible. You were all voted to make Calgary the best it could be, not to drastically change it without consulting its citizens.



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First name [required]                      David

Last name [required]                      Mitchell

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

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(hidden)

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

I am writing to voice my strong objection to Calgary City Council completely removing zoning in residential neighbourhoods.

Yes, there is indeed a housing crisis such that immigrants and first-time buyers find it hard to get on the property ladder in the ever increasing housing price environment that we currently live in. We all want good solutions to this crisis.

However, blanket removal of zoning to stimulate house construction is not the answer. Instead, developers will be the biggest beneficiaries, driven by profit. What is the incentive for developers to build subsidized housing? Who is going to do the subsidizing, our taxes is the answer.

Instead of building row houses for developer profit without any controls, so changing the character of many long-established communities, City Council should make a concerted effort to identify specific suitable lands for rezoning in a public-private partnership that creates a win-win scenario.

I have lived in the US where there are large areas of ugly uncontrolled construction. Our communities and their zoning regulations are what create attractive environments to live in, and create an attractive city that visitors and new residents want to come to. Please don't spoil the quality and attraction of the City of Calgary by removing existing zoning regulations. Let's work together to find the right solutions to subsidized housing, built in the right places.

I understand your desire to take strong action, however please don't proceed with blanket removal of zoning, this is a terrible solution.

Thank you for your consideration.



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First name [required] Kristine

Last name [required] Trudel

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 Residential Communities

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

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

While I understand the importance of housing for Calgarians and our current crisis, rezoning our current properties, especially in the older communities will not assist the crisis. The current infrastructure that is in place for the older communities (communities like Lake Bonavista, McKenzie Lake, etc) are not equipped or prepared to handle such a change in population density. Not only would you be causing strain on space for parking and utilities, these extra strains would come at a cost to tax payers. I wish that our town leadership and committees would think about families and communities outside the downtown core. Not all places are meant to be high rises, infills and lane homes. In fact, majority of people who live in those communities bought houses based on those restrictions. The city needs to utilize existing properties and land under their ownership to help approach this crisis.



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First name [required] Marguerite

Last name [required] McVicar

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

There have been numerous submissions to City of Calgary Planners over the last few years about rezoning of individual properties in the neighbourhood of "upper" Montgomery, namely the area bordering on Shaganappi Trail and 32 Ave NW all of which have fallen on deaf ears at City Hall. There is now considerable development below the hill in Montgomery bordered by 16 Ave NW, MacKay Road, 52nd Ave and 23 Ave NW. None of this development qualifies as "Low cost housing" and in addition the development is exclusively multi-storied units. Only on the hill do we still have an abundance of bungalows and some are new-builds and some are renovations to older bungalows. In the future the people living in the multi-storied houses are going to become seniors with associated disabilities and a reluctance to continue to climb stairs constantly. What is going to become of them as this City Council has decided that we must all live in a house that is 2 or 3 levels, accessible only by multitudinous number of stairs between each level. The City will have to make plans now to provide Senior facilities for the overwhelming number of seniors who wish to exit their multi-level houses. The cost to the city will not be covered by Property Taxes collected from these people exiting their homes.

Across Shaganappi Trail NW is a new area called University District. This is a very high density development with a selection of apartments, condominiums, town houses and a Senior Residence. None of this can be considered "low cost housing" but it certainly provides a huge selection of accommodations. My question to City Council and City Planners is "Does every area of this diverse city have to be high density? A few years ago (2021) the area of "upper Montgomery" did a polling of the neighbourhood in response to rezoning from RC1 to RC2. The results were overwhelmingly against this change: 87% of households opposed, 10% in favour or unwilling to participate in the poll and 3% undecided. I think that this is clearly a "No" for the current calgary.ca/rezoningforhousing. Since that poll was conducted several bungalows have had extensive and expensive renovations and on Montalban Drive there are three new houses being built, none of which qualify as 'low cost housing' nor are they multi-family units. My second question is :what happens to the parking on the older narrow streets as we all own more than one car?



Public Submission

CC 968 (R2023-10)

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First name [required]	Glen
Last name [required]	Furtado
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Calgary's Housing Strategy LOC2024-0017 CPC2024-0213 Proposed Bylaw 21P2024
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Tuscany Rezoning Submission to Clerk.pdf





ATTACHMENT\_02\_FILENAME  
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Rezoning Brochure Tuscany.pdf

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

## Details about the proposed rezoning

These are the three most common scenarios across the city and the zoning that will be proposed. Most properties will be in one of these scenarios. Please use the interactive map tool at [calgary.ca/rezoningforhousing](http://calgary.ca/rezoningforhousing) to find out what The City is proposing for your property.

### Scenario 1:

#### Your property is in a neighbourhood built before 1985

Properties in this area that are currently zoned as R-C1(s), R-C1L(s), R-C1N, R-C2, R-CGex will be proposed to change to R-CG.

#### **R-CG is the Residential – Grade-Oriented Infill District.**

It is used in the older communities. It allows for a variety of housing forms such as single-detached, semi-detached, secondary suites, and rowhouse-style housing. This district has rules to ensure new buildings fit in with the existing homes. An R-CG property could have a maximum of four units on a typical 50 ft lot, with the potential for each unit to have a secondary suite and a backyard suite. R-CG can be located on corner lots or mid-block lots.

### Scenario 2:

#### Your property is in a neighbourhood built after 1985

Properties in this area that are currently zoned as R-1(s), R-1N and R-2 will be proposed to change to R-G.

#### **R-G is the Residential – Low Density Mixed Housing District.**

It is already widely used in new communities. Like R-CG it allows for a variety of housing forms such as single-detached, semi-detached, secondary suites, and rowhouse-style housing.

### Scenario 3:

#### Your property is in a neighbourhood flex or connector area in one of the three approved Local Area Plans

Local Area Plans have been completed in North Hill Communities, Westbrook Communities, and Heritage Communities. These plans identify areas where buildings are a good fit based on the H-GO district. If your property is in one of these areas, The City is proposing rezoning it to the H-GO, or Housing – Grade Oriented District.

#### **H-GO is the Housing – Grade Oriented District.**

It allows for more units than R-CG, but still requires all homes to have ground access, meaning it doesn't allow for apartment buildings with a common lobby. H-GO allows a variety of homes, including single detached dwellings, semi-detached dwelling, rowhomes, townhomes and suites.

## What do homes with the proposed zoning look like?

### Examples of R-CG:



### Examples of R-G:



### Examples of H-GO:



## Why is The City proposing rezoning?

Calgary is facing a housing crisis. With the approval of **Home is Here: The City of Calgary's Housing Strategy** in September 2023, Council directed City Administration to take actions to address the crisis. One of these actions is the proposed citywide rezoning to a base residential zone. This change will increase the supply of housing to meet demand.

## What does the proposed rezoning mean for you?

The City uses a Land Use Bylaw to set rules for what kind of building can be built on a property. For the past 50 years, zoning only allowed single-detached homes, or semi-detached homes to be built on most residential properties. This means the zoning on your property today may only allow you to build a single-detached home or a semi-detached home. The proposed rezoning would allow you to build different types of homes, for example rowhouses. The proposed change does not allow for apartment buildings, and it still allows single-detached homes.

If your property is rezoned, but you don't want to change anything, you don't have to. But, if you want to build a different home on your property, for example a rowhouse, you will no longer need to apply for a change to your zoning. This will make the process faster and less expensive for you.

The City may also be proposing to change your neighbour's zoning. They would then also be able to build different types of homes on their property.

Even if the zoning changes, The City's existing review and approval processes will still apply to ensure all the rules are followed.

## Proposed changes to secondary suite rules

In addition, minor changes are also being proposed for secondary suites. Today's zoning only allows one suite – either a basement suite or a backyard suite, on a property. The zoning change would allow a property to have both a basement suite and a backyard suite. The changes would also remove the need to provide a parking space on the property for the backyard suite.

## City Council wants to hear from you!

**The Public Hearing of Council is on April 22, 2024.** You have a voice when it comes to housing in this city. You can submit letters to City Council or speak in person at the public hearing.

For information please visit [calgary.ca/publichearing](https://calgary.ca/publichearing)

## Need more information?

To use our interactive map to see what is being proposed for your specific property, please visit [calgary.ca/rezoningforhousing](https://calgary.ca/rezoningforhousing)

For more information on the R-C1, R-C2, R-CG, R-G and H-GO zones, please visit [calgary.ca/landusebylaw](https://calgary.ca/landusebylaw)

For information on bylaw changes related to parking and backyard suites, please visit [calgary.ca/rezoningforhousing](https://calgary.ca/rezoningforhousing)

For information on Home is Here: The City of Calgary's Housing Strategy, please visit [calgary.ca/communities/housing-in-calgary/housing-strategy](https://calgary.ca/communities/housing-in-calgary/housing-strategy)

To see if your property is in one of the three local area plans, go to [calgary.ca/lap](https://calgary.ca/lap)

**Or call 403-268-5311.**



## The City of Calgary is considering a change to the zoning of your property.

You are receiving the enclosed letter to let you know that City Council will hold a **public hearing on April 22, 2024**, and that you can share your thoughts with City Council in advance by letter or at the meeting either in person or by remote participation.

This brochure explains the key details to help you understand rezoning and the opportunities for you to learn more and provide your feedback. The remaining pages serve to formally notify you of the proposed changes.





April 10, 2024

Calgary Councilors,

On behalf of the Tuscany Residents Association (TRA) Board, we request you vote **AGAINST** the R-CG blanket zoning.

Many residents and homeowners have contacted us with questions and concerns and are strongly opposed to blanket rezoning. Tuscany is overall a master planned community that was uniquely designed under a thoughtful, central planning model. It includes varied housing types that meet the needs of a diverse community with seniors-only housing, apartments, duplexes, townhomes, villas and single family homes.

Residents have also been confused by the rezoning brochure that was distributed by the City of Calgary to all homeowners. It is misleading. Given that Tuscany was mostly built in the 1990's and 2000's, the brochure identifies Tuscany falling into the Scenario 2 (R-G) designation. However, the zoning proposal was set to Scenario 1 (R-CG) across Tuscany. This is not consistent as other communities similar to Tuscany have been designated R-G. The R-CG designation refers to a 'typical 50 ft lot' which is not the typical design format for Tuscany and doesn't align with the master plan layout.

The Tuscany planning process had already integrated varied housing options into the community. Residents are concerned about new developments that would not be aligned with the existing community context, especially considering that Tuscany is a suburban community on the outside of the Ring Road at the City of Calgary boundary.

There are specific concerns about the overall infrastructure planning and budgeting for our community as the proposed re-zoning would increase the population far beyond the initial design capacity. Tuscany's population is approximately 20,000 residents with slow consistent growth expected over coming years. The original planning for the community did not consider the population growth strain of doubling or tripling the community population. Even the City of Calgary population projection chart shows a slow increase from 2014 to 2042 of only 50% from the 2014 numbers in City projections.

<https://www.calgary.ca/communities/profiles/tuscany.html>

The current utilities, services, schools, and transportation systems in place were not designed for the proposed population growth allowed by this blanket rezoning. Challenges regarding parking and traffic issues already exist, especially around our schools and crosswalks. We are concerned there is no community based planning or budget in place to upgrade infrastructure for the residents should the population increase beyond the infrastructure capacity regarding water, sewer, stormwater, electricity, gas, sidewalks, roads, shallow services, and other amenities.

Tuscany has in place a specific and intentional design to manage stormwater and overland flooding including directional flow management, dry ponds, wet ponds and lot coverage maximums. Developments that remove permeable soft landscaping and replace it with larger lot coverage and impermeable hard landscaping do not align with the existing design and put adjacent homes and downstream ones at risk.

Specifically related to the TRA, the Board of Directors have significant concerns related to blanket rezoning impacting our operations. First, the rezoning FAQ states "Our planning review and considerations are not bound by the restrictive covenant." This seems to remove the TRA as having any input into future proposed planning or development standards in our community. Second, there are unknowns about the impact of rezoning and title splitting on the future funding of the TRA and associated services. Currently each lot title (except Tuscarora) in the community has an Encumbrance and associated annual fee to the TRA which is used to fund the community facilities, programs, services, and landscaping in conjunction with the City of Calgary LMA (landscape maintenance agreement). There are no provisions to retain this structure and mandatory title Encumbrance to ensure the future funding, stability, and sustainability of the TRA, and preserve the associated programs and services that we deliver for our community.

In conclusion, the TRA on behalf of our approximately 20,000 residents requests you vote **AGAINST** the R-CG blanket zoning. While there is a need for housing and diverse housing options in Calgary, we believe community specific engagement and planning are a more appropriate path to address the housing challenges in our City.

Thank you,

Glen Furtado

Tuscany Residents Association  
President  
[president@tuscanyclub.ca](mailto:president@tuscanyclub.ca)



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

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First name [required]                      Matthew

Last name [required]                      Venczel

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 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 professional forging a life for myself in Calgary, the cost of living crisis is always front of mind for me when it comes to my political decisions. As I consistently see my rent rise by unprecedented amounts each year, I look to solutions that will increase housing supply while limiting the amount of urban sprawl we contribute to. As such, I fully support the blanket rezoning of the city to RC-G as it will add a light amount of density across the city, thus increasing overall supply and stabilize housing prices. I believe that RC-G will not drastically impact existing communities homeowners because RC-G reforms are very moderate, only adding slight and almost unnoticeable density.



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First name [required]

Eva

Last name [required]

Van der Voet

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 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's blanket rezoning policy

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

In favour

ATTACHMENT\_01\_FILENAME  
(hidden)





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in full support of the city's proposed rezoning. We need higher density housing in all areas of the city.



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First name [required] Jennifer

Last name [required] Eaton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Rezoning Proposal

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

ATTACHMENT\_01\_FILENAME (hidden) City of Calgary ReZoning Council Agenda April 22 2024.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please contact me if there are any issues with reading this letter. Thank you.

Letter to Mayor J. Gondek and Members of Council for inclusion in the Agenda of Council.

April 22, 2014

Re: Citywide Rezoning

Ward 8: Courtney Walcott

Jennifer R. Eaton  
4002-19th St. SW  
4004-19th St. SW  
Calgary, AB  
T2T 4Y2

Hello,

I live in the community of Altadore. I disagree with the proposal to blanket rezone the community of Altadore and the surrounding communities that are currently zoned RC -1 and RC-2, to RC-G, Residential Contextual Grade Oriented. My reasons for disagreeing with the "Citywide rezoning" plan are based on 10 years + of community work assessing LOC's and D.P.s during a time when Altadore experienced more DP and LOC applications than any area of the city.

The reasons I do not agree are:

1. When a LOC permit is applied for there is a strong process that both the developer, community and city admin have to go through prior to bringing it to Council. This process was necessary and still is to maintain the integrity and character of our neighbourhoods. The R-CG zoning is now commonplace in Altadore and to my knowledge only a handful of R -CG requests have been sent back to the drawing board or turned down. The process of approving a very final legal act that a Change of Land Use is must be subject to some community comment/approval before it is a done deal.
2. Altadore is and has been under continual re-development for 20 years, accelerated by the completion of Garrison Woods in 2000. What is the point of blanket zoning a community that already "has RC-G zoning with approval" in full swing? All the hard work citizens and responsible developers and city planners have put in over the years are being negated with this change to the IP-2007. At least the community/home owners now have the chance to object to mid-block townhomes and built-form.
3. The administration has advised that the townhomes in the R -CG districts be subject to a Development Permit review by the community and residents. It is impossible for our Community Association and residents to keep up with these applications so the developers do and always will have the upper hand.
4. The 4 unit townhouse development at the south end of my block has 4 basement suites amounting to 8 rental units.rentals. These will be rented for at least 10 years. The 4

townhomes facing these on 40th Ave. are owned and do not have basement suites. With no notice to the adjacent neighbours the basement suites were added and I have some distrust as to what will happen if Altadore is all RC-G and not only are basement suites rubber stamped so are laneway houses with suites.

5. Do not rezone parks or any schools to RC-G. I know that some parks/school yards now have residential zoning with a permitted use of park land. Now is the time to rezone them to "Parks in Perpetuity".
6. Question: Is it legal to rezone a private property to a different Land Use without the property owners consent?

In summary Altadore and Richmond/Knob Hill, South Calgary and Killarney are already undergoing significant zoning upgrades with many corner lots now zoned R-CG. Marda Loop/Altadore is experiencing intense densification along 33rd and 34th avenues and it would be wise to see how that adds to the housing supply in this area before implementing RC-G zoning. **It is not true that "87% of low-density residential properties only allow single or semi-detached homes" as advertised on the City of Calgary flyer I received today. Altadore is living proof that R-CG zoning is and has been happening in RC-1 and RC-2 zones for years.**

This City Wide rezoning in reality only affects the older neighbourhoods as the newer developments are already zoned for R-G and the people who moved into those areas were well aware of that when they bought their homes. Please do not be bribed by the Federal Government's money, our money, when making this decision.

Respectfully

Jennifer Eaton



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First name [required]	Bill
Last name [required]	Oliver
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

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 blanket rezoning. I believe the blanket rezoning is a simple solution to a very complex problem and up zoning by itself will not fix the affordable housing crisis. The city councillors and administrators should work together with the community leaders to develop an appropriate plan for each neighbourhood. For example, I understand that in our Ward 8 that only 18% of homes are single family with the remainder a good mix of multi-family structures that provide housing options to many residents. We have lived our entire adult life in the inner city. It started with the purchase of a 1918 house on a 25 foot lot and spending years returning it to its original condition and is still standing and being enjoyed by another family. By rezoning many of these old starter homes in the inner city are being knocked down to make way for expensive duplexes and fourplexes and many families will never have the opportunity for the housing journey that we enjoyed.



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First name [required]	Rob
Last name [required]	Savage
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)

Rezoning the entire city is ludicrous. I was born and raised in Calgary; in my 60 years In that time I watched one council after another continue the slow but consistent destruction of the quality of life in Calgary. Enough is enough. Who the heck wants to live next to an infill rowhouse with 8 suites? I do know that there is a real potential for there to a mass exodus of long term residents if this rezoning is approved.

A truly disappointed Calgarian.



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First name [required]                      sharon

Last name [required]                      durksen

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)

When we bought our home in 1978, it was with the understanding that it was in an R-1 single family community and our research indicated that there were no plans to change any of that - ever! The new rezoning plan means the City has reneged on the original agreement without any consultation whatsoever. This may well be a legal issue and argument in the making.



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First name [required]	Leigh
Last name [required]	Wood
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
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Are you in favour or opposition of the issue? [required]	In favour
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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)

: Alot of mostly negative talk in the neighborhood after last eve's Lake Bonavista meeting, so I better speak up. I wholeheartedly support the City wisely rezoning. Enough selfish nimbyism - there IS a housing crisis and we all need to CARE about our community to solve this with necessary intensification. I've seen it work well in other cities in Ontario and BC. Otherwise, what do the privileged few in Lake Bonavista and Estates on large, sparsely populated properties propose as a solution - and Not my Problem is not good enough, it might be your children's problem. Thanks.



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First name [required]

Tara

Last name [required]

Ramsey

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

rezoning

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

In favour

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

I am angry about the deliberate misinformation surrounding rezoning to frighten community associations into moving en masse to block progress in Calgary. I have seen this mount as a direct reaction to a motion for a non-binding and costly plebiscite not being accepted. It is somewhat ironic that without a plebiscite our community is making blanket statements against rezoning and even more ironic that they state one of the reasons for their decision is that rezoning is undemocratic. I wasn't really concerned, during the time that we have been in our home, a number of developments were fought by the NIMBYs but they went forward and were embraced and enjoyed by the neighbourhood. I assumed this would go the same way.

Today, I am livid. I back on to Varsity Ravine Park and today I noticed a bench was missing. Apparently, some of my neighbours saw unhoused folks sitting on it and complained, so the city removed the bench. These are the people who are fighting rezoning. None of the reasons that you are using matter, what matters is that we may have to look out the window while sipping chardonnay and notice unhoused folks going about their survival in our line of vision. We are better than this.

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

I have another reason why I am sad to see that bench go. Last year I came upon an elderly Asian woman she was sitting on that bench and visibly upset. When I sat with her it became apparent, she was lost, we attempted several phone numbers, but she did not know the number of the home where she was staying. As I was beginning to worry we may need to call police a young and very frantic man came running into the park. They were so relieved to find one another. We need more spots to sit and visit and let neighbours grow into friends.

Let's get real, we need housing, we need to be cognizant of climate change and we need support for people with mental illness (76%) of unhoused and it sure is tough to overcome adversity when you don't know where you will sleep. Rezoning is only the start, but it is an excellent step in the right direction. I look to my civic leaders to be part of the solution, not add to the problem, can we ignore the yelling and concentrate on what the experts are telling us is good urban planning.

The crux of my neighbours' concerns, not traffic, we live here because we can walk everywhere, not the tree canopy, we can all plant more trees, it is not so veiled elitism. What if our neighbours are not like us?

Tara Ramsey

5116 Vallance Cres



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First name [required]                      Shaun

Last name [required]                      Gawryliuk

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Calgary Rezoning Bylaw

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

ATTACHMENT\_01\_FILENAME  
(hidden)





ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the blanket rezoning of all Calgary residential properties. My family and I made an economic decision to purchase a home in a neighbourhood which allowed for a specific type of home and community, which met our needs. This was our choice. By changing the zoning bylaws, you are removing our choice. I take no issue with the city adopting new zoning laws in new neighbourhoods where people can make their own choice on whether that kind of neighbourhood and zoning bylaws meets their needs, but it is unfair to do that retroactively and it breaches a contract and landowner rights.

Other considerations:

- 1) how can the existing streets in these neighbourhoods handle so many added vehicles? Look no further than areas like Marda Loop where on some streets it is impossible to find parking.
- 2) what proof do you have the existing electrical grids and water main systems can handle the load of so many new residential units esp when the federal government mandates EVs only
- 3) what concrete evidence do you have that it will in fact make housing more affordable or will developers just spike the price in select neighbourhoods.

I appreciate the significance of the housing issues at hand, but there is much land around Calgary for more residential development and the city should let market dynamics of supply and demand, not social engineering on select tax paying citizens, dictate the housing market. And if it is such an issue continues to persist, citizens will naturally immigrate to other centres where housing is more affordable and the market will balance itself.

By passing this new bylaw, you are destroying the very fabric of so many communities you say you work so hard to build and support.



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First name [required] Nancy

Last name [required] Nellis

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 blanket upzoning

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

ATTACHMENT\_01\_FILENAME (hidden) IMG\_0066.jpeg



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

City of Calgary,

Proposed rezoning....

Having lived in varsity for over 42 years, it's hard to comprehend why an area like this be considered for the "blanket" rezoning for housing.

To change the landscape of a beautiful community is not in the best interest of the community. There are many condo complexes, density housing pockets in the varsity community.

Parking is a huge issue that needs to be addressed. Most condo complexes only have 1 stall/condo so street parking is needed. It is also very limited in some spots! Not to be able to find parking is a major problem!

The empty spaces in the downtown core is more of a concern than changing landscapes of beautiful communities!

The council/mayor were elected by the citizens of Calgary and to do what's in the best interests of the people who elected them.

All the public forums held in various communities have made their concerns known to the city!

Regards,  
Nancy Nellis, varsity



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

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First name [required]

Katie

Last name [required]

Risdon

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Opposing blanket rezoning in the community of Lake Bonavista

the objective of this blanket rezoning is to provide affordable housing. Developers will buy a home in the neighborhood, rip it down and build anywhere from two to eight (or more) dwellings and sell each for a price equivalent price to the original dwelling (if not more!) . I don't see how this is creating affordable housing. This is simply a way for developers to ruin communities and make a quick profit.



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First name [required] Chinmoyee

Last name [required] Haiworonsky

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 Rezoing for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I support this notion to rezone for housing. Please consider protecting park, garden, forest and greenery space as well.





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First name [required] Laurie

Last name [required] Whittaker

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 - Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Letter of Opposition to Rezoning .pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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To whom it may concern, I am submitting this letter on behalf of my husband and I. We are strongly OPPOSED to the proposed blanket rezoning for City of Calgary. We are opposed for the following reasons:

1). The current Mayor and Members of the City Council DID NOT run on this platform and have voted against giving a Calgarians a referendum to vote on what they want. We find this extremely frustrating given the number of times we were asked to vote on adding fluoride to the city's water system Why is this issue less important? What issue would warrant a referendum more than this issue? If this rezoning is passed it will forever change the look and feel of both communities in the City of Calgary and the City of Calgary itself. It will also adversely affect property values and we strongly refute the city planners claims that it will not.

As home owners on an R1 lot we feel the process has been very undemocratic and feel that we have lost control on what happens in both our community but especially, right on the next door neighbour's lot. This will create extreme anxiety every time a neighbor puts his house on the market. Even though we worked hard, paid for the privilege of living in a single family community, we are being literally forced to compromise the life we have chosen to live for the benefit of 'the greater good'. This is why I don't believe in the NIMBY argument. This was our choice, we worked hard, we paid for it and paid higher taxes for 40 years and now....too bad, out of your hands, as deemed by a council and mayor that have overstepped their reach and are refusing to see the unpopularity of this blanket rezoning. The recent Notice of Public Hearing delivered to households was delivered much too late in this process. The public needed to be notified right at the beginning. We watch and read the news everyday and we feel we somehow have been caught unawares. We feel that this was a very deliberate choice. It's very upsetting to us and Calgarians to feel this degree of disrespect and inconsideration.

2). I am also hugely concerned that the blanket rezoning has been done without any thought for the existing infrastructure and what the upgrading to this infrastructure this would cost. Another example of this type of poor planning is the implementation of reintroduction of fluoride back into the city waters system which has now ballooned to 3x the estimated cost and taken much longer to implement than originally thought. Who will pay for these up grades for the rezoning? Us, the tax payers . Water, sewer, electrical charging stations for cars parking on the street. Have these factors been taken into consideration? How will electric car charging be possible with all the cars that will be forced out on to the street? What about our canopy that the city so staunchly defends? How much will be destroyed in densification? We know Calgarians that are currently moving from a rezoned, densified community as there is guess what? No street parking and no water pressure at their home. Additionally, for the City to waive the required the rear access parking spots for secondary suites amidst all this rezoning just does not make any sense and is again an example of lack of forethought.

3). It is ultimately the land developers and builders that will benefit from the rezoning , it might put more houses on the market but it will not help the affordability crisis. I was born in this city and lived here for most of my life. I grew up in Bowness where now, each side of a duplex replacing a single family dwelling, sells for around \$800,000. How does that make entry level homes more affordable? The question the the Mayor and the Council need to address most urgently right now is ' What are we doing to address the affordable housing crisis in the City of Calgary'. A blanket rezoning is just NOT it.

Sincerely , Laurie Whittaker  
Long time Calgary resident  
403 909 0022  
[whittakerlaurie@gmail.com](mailto:whittakerlaurie@gmail.com)  
124 Lake Tahoe Green SE  
Calgary, AB. T2J 4X6



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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am fully in support of relaxing zoning regulations across the city. We are facing a housing crisis and only decisive and bold action on many fronts can return affordability to the local market. For too long, housing supply has been constrained by restrictive zoning. Let's not let the government dictate what one can or can't build on land they own. Allow the free market to prosper and provide housing for those who need it.

Unaffordability, homelessness, and crime are all caused in part by our current crisis. I urge Council to proceed with rezoning the entire city to allow for greater density. Let's build, build, build!



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First name [required] **Caroline**

Last name [required] **Boyd**

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)

To whom it may concern  
The Lake Bonavista Homeowners Association Ltd. is the not-for-profit corporation that exists to manage the lake and park in Lake Bonavista neighbourhood in SE Calgary. We are not the community association which represents the broader community of Lake Bonavista. With more than 3000 dues paying property owners we are one of the larger lake communities in Calgary. Our membership is diverse across racial and economic backgrounds, but we all share the same desire – to protect, preserve and share the unique community we live in. As an older community (established in 1968), we would be subject to and impacted by the City's current rezoning proposal from R-1 to R-CG. After extensive board discussion on this matter, a meeting with our Councillor Peter Demong, consultation with similar associations and abundant feedback from our members we feel that we need to express our concern about this proposal. Specifically, we do not feel enough consideration has been given to what impacts this type of rezoning would have on unique properties and/or associations in Calgary that provide recreational facilities such as our lake, particularly with respect to membership levels, traffic and safety. From where we sit, engagement on all these matters with affected organizations similar to ours from the City has been lacking. We find it puzzling that such an important change in by-laws would not seek out input from all stakeholders. We would ask therefore that City Council defer a decision on this blanket rezoning change until such time as a broader and more encompassing consultation with all affected stakeholders can occur.



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





ATTACHMENT\_02\_FILENAME  
(hidden)

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

Council should be focusing on densification closer to downtown. Going further then 10km South and North and 6 km West and East from downtown makes no sense. When the communities that lie in the radius have achieved a certain density then council can explore expanding it. Communities without back alleys should be a full stop on rezoning since there will never be enough street space for all of them. If I wanted to live in duplex and row home areas I would of bought there. This over reach is just asking for trouble from the hundreds of thousands of voting Calgarians that have a specific lifestyle they want to live in.



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First name [required]	Ross
Last name [required]	Anderson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	City Wide Property REZONING Public hearing April 22, 2024
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am unequivocally against this city wide REZONING for housing proposal. I have properties on both sides of me that are rentals and providing secondary suites. This has caused congested parking and lack of care of the properties by the rental owners. Also the amount of city collections bins has doubled on either side of my property causing congestion and access to the back of my property. We built a home in this community 33 years ago because of the single home environment, now properties are being converted to rentals with secondary suites taking away from the single home single family environment. You are now proposing to add infills and duplexes and backyard suites to my neighbourhood, ABSOLUTLY NOT!!



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First name [required] William

Last name [required] Rehlau

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 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)

In all neighborhood discussions carried out, opinions are strongly against the city's proposed blanket rezoning. Monterey park is not an inner city district. It is a suburb on the edge of the city = suburbs = single family homes. That is the way we would like it to remain. Houses are presently too close to each other for fire safety. Parking and congestion is another sticking point. I presently have problems parking in front of my house at times and higher density housing will cause more issues / conflicts between neighbors. In conclusion, our feedback to council is to scrap this blanket rezoning proposal and proceed with individual area rezoning proposals.



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First name [required]                      adam

Last name [required]                      peter

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 R-1 to R-CG Lake Bonavista

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

A meeting took place April 9th at the Lake Bonavista Community Association regarding the rezoning plan for the city of Calgary. Rezoning an older Lake community presents hazards and downfalls to current area residents.

- Developers benefit, not home owners. Building duplex's or multi dwelling buildings will not decrease purchase prices for these property's. It only adds strain to a community that was built around a lake for a set number of residents.

- Inner city duplex's sell for much more than current homes in the area. Again, who benefits: Developers.

- Parking is strained as is. There is already tons of jay walking and kids running across roads and streets and sidewalks. More people, more hazards.

These are specific issues to Lake communities, not including the traffic congestion, gentrification, and noise that will occur if the rezoning comes into affect.