



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

First name [required]	Ali
Last name [required]	Jahangard

How do you wish to attend?

What meeting do you wish to comment on? [required]	Council
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Date of meeting [required]	Apr 22, 2024
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters	Rezoning
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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)

I fully support rezoning program for city hearing April 22 2024



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First name [required] Kathleen

Last name [required] O'Donoghue

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) 240410 Blanket Rezoning.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Kathleen O'Donoghue
Ward 1

April 10, 2024

RE: Blanket Rezoning Public Hearing April 22, 2024

Dear Council Members,

I oppose the Blanket Rezoning Plan designed by the Housing and Affordability Task Force (HAFT), which is the subject of this public hearing. While I am not against densification in theory, I am against the one-size-fits-all approach that is being proposed.

Council's Approach to the Housing Crisis

Blanket rezoning directly affects every current and future homeowner of Calgary. This is not a matter to be taken lightly. Such decisions should be meticulously planned, reviewed, deliberated on, and, ideally, voted on by the public. They should not be forced on the public. However, Council and involved city employees have failed to take any action that respects the profound impact this plan will have on citizens.

A plan of this magnitude should have been an election issue. It was not. While some members of Council suggest that it was implied, I am confident that had blanket rezoning ever been mentioned, the media and other candidates would have ensured that the matter became an election issue. The HAFT was established in 2022, indicating that the proposed plan, even in concept, was not part of the 2021 municipal election.

Furthermore, the revelation that the impetus for this plan is the result of Council seeking federal funding to deal with the housing shortage in Calgary further indicates that Council is not acting in the best interest of Calgarians. The funding comes with strings attached to homeowners via the proposal before Council today. It suggests that Council members are willing to deny the citizens of Calgary the opportunity to participate in a decision that impacts our homes, our neighbourhoods, and our net worth in order to benefit from federal tax dollars.

Calgarians attempted to provide input to Council on this proposal. Meetings were full, open houses were busy, and Councillors received many letters regarding the citizens' position on this issue. However, during the sessions I attended, and based on the responses I received to my letters from Council members, there was a distinct lack of regard for any opinion that opposed what Council had already decided to do. Councillor Carra's office response to my letter supporting a plebiscite stated, "So while community input is important, it's just one aspect to consider when council is tasked with making challenging but critical decisions." The tone of this response indicated to me that Councillor Carra's office had little use for my thoughts on matters that directly impact my life. This disregard for opposing opinions is deeply concerning and undermines the principles of fair representation.

Based on the above, Council is not acting in good faith as required by the Municipal Government Act Section 648.3(1).

As of April 9, city planners and propaganda continue to extol the plan's merits, failing to recognize any concerns the public has brought forward. Although all Council members received feedback on this issue, most chose to limit the public's input by rejecting a motion for a plebiscite. A change of this magnitude that impacts all homeowners should be voted on by all homeowners, as Council does not have the trust or confidence of its constituents. The lack of confidence in Council was identified in the December 2023 ThinkHQ Public Affairs Inc. survey, *Calgary Mayor & Council Approval Fall to Record Low*, which reported that only 28% of Calgarians approved of Council's performance. The ThinkHQ survey results were bolstered by the March 2024 Leger survey that showed 67% of Calgarians think Calgary is headed in the wrong direction.

Kathleen O'Donoghue
Ward 1

Survey results

Council and city communications reference a survey conducted in the summer of 2023. Upon review of this survey, there are some glaring issues with the conclusions drawn and referenced. First, given the margin of error, confidence level, and population size, the sample size was insufficient. Based on accepted standards for surveys, 600-1000 respondents were required. Additionally, the survey questions were ambiguous. The words “zoning” and “rezoning” do not appear in the questions. The most common answer from respondents was that 50% needed more information to support the actions suggested. Although HAFT decided to report the survey results in a way that biased the conclusions, it is apparent that the statement that 75-90% of the population supported blanket rezoning is inaccurate.

Lack of Planning

The proposed plan removes any element of forethought and planning in our communities. All communities in Calgary were designed based on plans. These plans include roads, sewers, power, schools, green spaces, and housing. The blanket rezoning does not consider these elements. Instead, the plan suggests that the infrastructure will still be suitable if a 12-unit building replaces two single-family homes. Let me assure you, this is a fallacy, evidenced by the number of parking issues, requirements to upgrade power structures, and sewer replacements that have been undertaken across the city.

The plan states that developers will be “encouraged” to build apartments, condos, townhouses, and duplexes. Encouraging diversity in development is not the same as requiring it. It is more common to see buildings torn down for high-rise condos or multiunit townhouses than to see duplexes constructed. Planning must be done and enforced to ensure a variety of homes from which to choose. People who want yards should not be forced to move to the city outskirts to have a yard.

Buying a home is an individual's most significant purchase in life. It involves finding an area of the city that meets the individual preferences. Some prefer to live downtown or near downtown in neighbourhoods like Mount Royal, Bankview, and Hillhurst. Others want to be away from the core and have newer homes. Many want to live in older neighbourhoods like Banff Trail, Triwood, Renfrew, and Killarney. When someone purchases a home with a large yard or on a quiet street, they do not want those elements taken from them by developers building multi-storey condos or tightly packed townhouses. Unfortunately, for many residents in the more established neighbourhoods, that is precisely what this plan allows.

While it is painfully apparent that city planners do not like older buildings, based on the number of older buildings that are demolished in favour of new builds, it is important to retain our city's heritage. Cities like Victoria, Montreal, Toronto, and Quebec City have retained their municipal histories while growing, yet the proposal before Council is determined to destroy Calgary's heritage. City planners would do well to incorporate methods from these Canadian cities in future development instead of looking to other countries where blanket rezoning has had a detrimental impact on cities.

Affordability

The oft-touted claim is that blanket rezoning will address the housing crisis in Calgary. However, members of organizations who know and understand housing much better than Council, including the CREB, have disputed this fact. There is no definition of “affordable” in the proposal. Individuals who want to purchase single-family dwellings will continue to be unable to do so as the scarcity of these homes will drive up the price. Without clearly defined requirements, there is nothing to stop developers from selling their redeveloped properties at prices that continue to exclude many Calgarians from being homeowners.

Kathleen O'Donoghue
Ward 1

Alternatives for consideration

The city has been growing and will continue to grow. We must find ways to responsibly provide housing for **citizens that allows them to live in the neighbourhoods they choose and in the type of home that suits their lifestyles and needs**. A blanket approach is not the solution. Each community should determine what development they want to see and have direct input into densification plans in their own neighbourhoods.

Let the people who live in a community decide how many duplexes, condos, and townhouses they want. Begin with establishing how many more dwellings Calgary is planning for. Are we increasing the densification by 10%, 20% or some unknown number that has no regard for current homeowners? For example, suppose Cliff Bungalow or Charleswood residents prefer their community to have 70% single-family homes, 15% duplexes, and 15% condos/townhouses. If that ratio of dwellings meets the established objective for densification, then those are the rules for issuing development permits in those areas. Any changes to the ratio would require input from the affected community. Similarly, if Marda Loop wants more condos and fewer single-family homes that could be accommodated. In this way, those who live in Sundance are not determining the development plans for Dalhousie.

To achieve the council's objectives, all areas of Calgary would be required to increase densification by the same value. Proper planning with community input would maintain the characteristics of each neighbourhood. This would be a respectful, inclusive way to ensure the support of communities while finding a workable solution to the current housing crisis.

Conclusion

If implemented, the blanket rezoning will disrupt the lives and communities of all Calgarians, a fact that should not be taken lightly. Densifying the city should be done on a community-by-community basis. Any other approach is heavy-handed and shows a distinct lack of respect for Calgary's citizens.

I respectfully ask all Council members to **vote against** the Blanket Rezoning Proposal and consider other approaches to the housing crisis that respect and value input from Calgarians.

Sincerely,



Kathleen O'Donoghue
1611-3500 Varsity Drive NW
Calgary AB T2L 1Y3



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First name [required] Peter

Last name [required] Ryder

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)

On March 10, 2024, I made a submission in respect of the Rezoning for Housing issue. In that submission, in response to the question "Are you in favour or opposition of the issue" I selected the response "Neither".

That response was predicated on the assumption that Council would vote in favour of a plebiscite on a matter as important as blanket rezoning.

Given that the plebiscite was voted against by Council, I wish to change my response to the above question to: "in opposition".

My reasons for being opposed to blanket rezoning are as follows:

1. Council is elected to serve the people of Calgary.
2. The issue under consideration is sufficiently material that it should have input from the people of Calgary.
3. Council recently chose to deny a vote by the people of Calgary on the issue.
4. Council's denial of that vote, and their reasoning supporting the denial, have left many people in Calgary concerned. Concerned that the hearing on April 22nd is to be heard by a council, the majority of which have already reached a decision on their position.
5. A number of people bought homes in single-family dwelling areas of Calgary and paid a purchase price and annual city taxes that reflect the character of the area they chose to live in. Many of those people perceive that council will now rezone their area with little consideration given to the reasoning put forward by knowledgeable parties saying that developments in those areas will result in a minimal number of affordable housing units.
6. The knowledgeable parties have also laid out logical alternatives that would seem much more likely to result in affordable housing. Those suggestions should be considered and acted upon to produce needed affordable housing.
7. A more thoughtful approach to the affordable housing issue is far preferable to the divisive and largely unproven approach that appears likely to be thrust upon current Calgarians.



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First name [required] **Heather**

Last name [required] **Wrigley**

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I believe that this city-wide rezoning will increase housing options for all Calgarians, and the resulting increase in density will make our city more sustainable and more vibrant.



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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

On the issue of the day, I hope the council can be convinced to respect the reaction of many of its citizens requesting a different approach to zoning than the one being proposed. A city-wide blanket zoning approach is not the best solution for the City of Calgary. If the policy which influences the conditions is too simplistic, the conditions will become irrelevant and ignored. I offer some of my rationale, which follows, with some depth but also brevity in mind; I understand the proposed zoning and any solution for such has many layers and aspects.

Taking a strategic approach to future development can serve individuals, communities, and service providers more sustainably. The City of Calgary has the chance to create a multi-faceted approach to this issue in a way others will wish to follow, rather than follow a simplified universal approach everywhere. Future redevelopment can consider communities' cultures and the City can continue to provide different types of communities to choose from. Clearly defined parameters can be established to ensure changes consider the suitability for a new development based on many things, such as the community, infrastructure, efficiencies, city services, and other factors. Allowing any type of development anywhere creates an unnecessary demand on the city to provide services in inefficient, sometimes wasteful, ways. A thoughtful, creative, innovative, and multifaceted solution could provide an approach that respects the interests and desires of the vast majority of parties, maybe even all parties. We can achieve this because at this stage of humanity and civilizations we have endless experiences and unprecedented ability to create, paired with advancements in process and systems which can minimize the facilitation of multifaceted solutions, thus minimizing bureaucracy.



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First name [required] Kristen

Last name [required] Turi

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The only thing I'm against in the rezoning is making it so garden suites don't have parking requirements. This would make it so more vehicles are in public streets, decreasing traffic flow. We've needed greater density for a while and will help densify Calgary!



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First name [required]

Gale

Last name [required]

Sopczak

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Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Land Use Designation (zoning) amendment

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 highly object to any rezoning made to the older areas of Calgary including Southwood.

I believe that the residents that are affected by the rezoning change should HAVE OUR VOICES HEARD and the City of Calgary Councillor's should not be making this significant decision on behalf of the residents. Calgarian taxpayers should be given the opportunity to vote.

Residents who purchased homes in these older areas chose their preferred living environment, SINGLE FAMILY homes on large residential lots that are quiet, beautifully manicured with large old trees and a great sense of community.

Adding more infill building in my opinion would infringe on the current residents freedom of lifestyle some who have enjoyed Southwood for past 60 or so years. The current proposal would create more noise, traffic, rentals, crime, parking problems and property values to mention a few.

I understand the situation of the housing crisis and the federal government funding (which is currently holding the City of Calgary hostage to their demands) but I am certain there are much better PRO-ACTIVE solutions to keep your constituents happy and solve this current situation.



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First name [required]

Myra

Last name [required]

Murias

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 2023-2030

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)

In order to place 4 dwellings and 4 secondary dwellings on a lot the trees will need to be cleared. This creates a cascade of environmental issues, according the City of Calgary Tree Canopy section on-line, which asks Calgarians to plant and maintain trees on private property for shading, stormwater runoff, air quality and just as important: beauty and mental health. The city is already failing in their goal of have 9% of the city treed. Our neighbour re-built higher than the canopy and required 2 air conditioners - and that is leaving some trees. Shadowing creates a loss of privacy and light - a detriment to the trend toward home vegetable gardens vital to food security. Lastly all these torn down homes end up in the landfill. Putting tall multi-family homes between single family changes a neighbourhood. As I drive through Bankview (for example) it is constant construction and the neighbourhood feels chaotic due to all the different styles. Is this the best we can do? I think large construction areas such as University District, Uxbridge and Northland make more sense then interspersing tall buildings beside small homes in older areas. In these developmentss trees can be left and equipment can still get in. If there is no big picture planning and community consultation (as you get in a the new developments mentioned) it results in the destruction of our urban landscape.



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

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First name [required] Inga

Last name [required] Alig

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)

I am opposed to the citywide rezoning proposal currently being discussed at city hall. In my community of Bowness, the roads are already full of parked cars and school buses during the weekdays. People seem to have several vehicles per household which are cluttering the side streets and packing our roads. As a cyclist, by choice, I am finding it increasingly UNSAFE TO RIDE IN THIS CITY despite the various measures that have been implemented for cyclists. Please consider doing the smart thing which is building the new and yet-to-be built communities in a denser fashion and leave the old neighborhoods as they are! We can't handle more people, cars, traffic, wait times, noise, garbage etc. etc. and more importantly why are we being held accountable for poor and not properly thought out building decisions made by the City in the past? Did you all collectively forget a home buyer buys a house for three reasons - LOCATION, LOCATION, LOCATION. What gives you the RIGHT to change the rules in the middle of the game?



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First name [required] Kristopher

Last name [required] Ellens

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I - and increasingly evidently many Calgarians - am strongly in objection to the proposed blanket up-zoning in Calgary.

I am concerned about drastic and unfavourable changes to our communities, i.e., smaller lots, erosion and elimination of front yards (yes, myself and my family routinely enjoy our own front yard in all seasons!), monotonous home designs, monotonous community "looks and feels", removal of mature irreplaceable trees, over-crowding of dwelling units, increased traffic, increased noise due to traffic, increased demand for street parking and associated congestion of streets with parked cars), devaluation of properties, and the destruction of overall character and appeal of communities which over the course of many citizen's lives have worked hard and saved up painstakingly to live in for what they are and what they offer.

I and many community members are counting on the city and its elected officials to uphold and respect the wishes of Calgarians who did not vote for any Councillor and certainly not the mayor on any campaign of blanket up zoning.

Thank you.



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First name [required] Jeff

Last name [required] Davidson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) 2024-04-22 Public Council Submission.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
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Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

Good afternoon, esteemed members of the council and fellow residents of Calgary,

As an engaged citizen, a new parent, and someone with a general interest in urban planning, I am a strong supporter of the proposed zoning changes; I am here today to share my perspective on this opportunity facing our city. These changes present us with the chance to enact a bipartisan policy that will shape Calgary's development for generations to come. It is a vision I am deeply committed to, as it aligns with both my personal values and my hopes for our community's future.

To the members of the council who lean right-of-center, this plan resonates with the core principles of small-c conservatism. It prioritizes property rights, personal responsibility, and a small government. By eliminating restrictions and returning us closer to the policies of Calgary's past, we enable the free market to efficiently dictate housing development. As well supporting this policy is also a fiscally responsible decision; it strengthens our tax base by increasing the value per area in our city and encourages private sector investment in our communities by minimizing regulatory hurdles.

For those on the left, this zoning change represents a significant step toward equitable and sustainable urban living. It enables the emergence of more walkable, mixed-use neighbourhoods that reduce our carbon footprint and elevate our collective quality of life. Moreover, this policy serves as one lever we can pull in our pursuit of housing affordability, ensuring that Calgary continues to be a welcoming, vibrant home for all citizens in the future.

Reflecting on Calgary's legacy, neighborhoods like Inglewood, Sunnyside, and Bowness stand as testament to the vibrancy and diversity that less restrictive planning can achieve. Under current regulations, such communities would face significant challenges being built today as they currently exist. The proposed amendments seek not only to preserve this spirit of innovation but to extend it across the city.

While my support for the proposed bulk rezoning plan is unwavering, I recognize that no policy is perfect. True progress often requires us to accept pragmatic solutions. This proposal, in its essence, is a reasonable step toward a Calgary that is less restrictive, financially prudent, and vibrantly diverse. It lays the groundwork for a process of continuous improvement, allowing us to refine and adapt our strategies in response to the city's evolving needs.

My commitment to this cause is deeply personal. As a parent, I envision a future for Calgary where my son, and children across our city, have access to better housing opportunities than those available to Calgarians today. This initiative is about securing a sustainable, diverse, and vibrant future for generations to come. It is our duty to make decisions today that will enable their success tomorrow.

In conclusion, the bulk rezoning plan represents a collaborative effort that transcends political divides, marking a critical step toward a less restrictive, financially responsible, sustainable, and dynamic Calgary that values personal freedoms. I strongly advocate for this change and urge all

members of the council to lend their support. Let's approve this plan and seize the opportunity to forge a better future for all Calgarians.

Thank you for your time and for your commitment to the prosperity and well-being of our city.



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First name [required]	Alex
Last name [required]	Columbos
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed Amendments to the Land Use Bylaw 1P2007
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket Rezoning audio for inclusion in April 22, 2024 Agenda - April 10, 2024.mp3



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Blanket Rezoning Letter for inclusion in April 22, 2024 Agenda - April 10, 2024.docx

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

Hi please include my audio comments and letter in opposition of the changes to R1 "blanket rezoning" as proposed. My audio comments should be played at the hearing and my letter included for public record in the agenda relative to this matter. Note I submitted the audio file per "In light of COVID-19, in order to protect the health, safety and well being of the public and our employees, The City of Calgary is encouraging the public to participate in this public hearing of Council electronically or by phone.". Thank you

Re: April 22, 2024, Public Hearing on Blanket Rezoning

As an R1 property owner (my 4th residence in Calgary as an adult – the others being apartment units, condos, or townhomes – either rented or owned), I find the current process for blanket rezoning extremely troubling, and I like many Calgarians am against the policy put forth. I like many R1 owners choose to live in an R1 neighborhood after saving and delaying a purchase until the time was right. While this proposed policy may help banks salvage their underwater mortgages it does not address affordability. This is even referenced on page 15 of 21 of the packages provided to you. Auckland prices were the same as 2016 as 2023 after a similar blanket rezone and process. I have that snapshotted from the public planning documents provided for the April 22, 2024, hearing attached.

So, what are some major issues with this policy? First off, the open house held in Ward 6 where I reside was not an open house and it was inadequate. I even requested it to be streamed or at least to have access to a question and answer none of which were accommodated by Councillor Pootmans.

Also, this policy, does not address proper compensation for people who did not vote for a change, elect a candidate running on this change, or decide to lay roots in an R1 neighborhood for its R1 uniqueness. **This blanket rezoning if passed as is opens a window for immediate blanket property tax increases as well which have already near doubled since I purchased my home over 10 years ago.**

Regarding proposed blanket rezoning of R1 neighborhoods to allow for 4 units (8 total including secondary): The setbacks i.e. 1.2 meters on surrounding property lines for an over 30 foot wall are inadequate (especially for such an increase in height – essentially full shade right beside a new wall), parking spots are inadequate and should be at minimum 1 for 1, and changing a tax formula which to state that everyone should have 8 units on their property is absurd. Traffic or infrastructure debt servicing or total capital enhancements is also not understood.

Regarding additional housing fundamentals: Why are not secondary suites or garden suites being built? – even with the streamlined 7-day transparent process to do so in R1 neighborhoods? Why are purpose-built rentals vacant? Why are more purpose-built rentals that are coming online i.e. Winsport and others downtown vacant or going to be vacant? Why are office building conversions to residential vacant and or not affordable if you factor in a conversion cost of over \$500,000 in some cases. I do not know all these answers perhaps some of you or someone at the city does, but what this high-level analysis means to me is that it is clear this apparent housing crisis is not fully known in Calgary, especially if blanket zoning immediately did not work to bring prices down to affordable levels in Auckland.

So, in summary for an unknown and misunderstood crisis why are you deciding to wreck the fabrics of established R1 neighborhoods with this? Also is precluding Mount Royal in the blanket like recently precluding heating oil to a Federal carbon tax (i.e. half-baked blanket policy) or do you have another explanation?

Calgarians should vote on issues like this; and or also have their councillors to run campaigns on blanket policies like this so they are understood by voters prior. Given all this uncertainty and lack of process on this blanket rezoning of R1 neighborhoods, **I recommend that every councilor and Mayor vote AGAINST this policy as put forth and present something transparent and acceptable for Calgarians to vote the same. Thank you.**

Sincerely,

Alex Columbus

Auckland Reference – No affordability change per page 15 of 21

“In the eight years after the rezoning, Auckland saw an additional 112,000 consents issued, which is

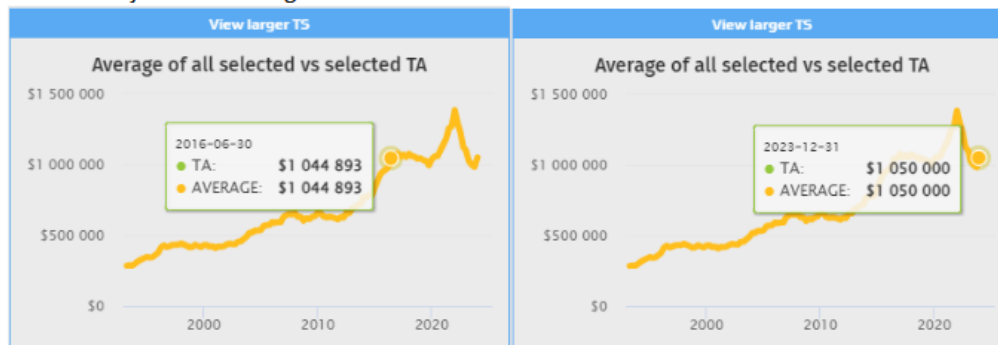
roughly one for every five existing homes. About 90% of these consents turned into new homes. This is

double the number of consents issued compared to if rezoning had not occurred. This has resulted in

rents and housing prices stabilizing. The inflation-adjusted prices are similar to 2016, with only a 1%

change in rent and a 6% change in house prices.”

Inflation Adjusted Dwelling Price June 2016 & December 2023



Auckland June 2016-Dec 2023	
% change for Dwelling sales prices (inflation adjusted)	5.928%
Dwelling sales prices (inflation adjusted)	\$1,050,000

Source: [The Urban Development Dashboard, New Zealand Ministry of Housing and Urban Development](#)

Minneapolis, United States of America

Minneapolis adopted the Minneapolis 2040 Plan in January 2020 which allowed up to three units on all residential lots. This was followed by the approval of the Land Use Rezoning Study on July 1, 2023 that updated land use regulations to create consistency with implementation of the Plan. Since 2020, Minneapolis has also adopted inclusionary zoning, eliminated exclusive zoning, adopted new built form districts and regulations, and eliminated minimum parking requirements. This led to an increase of issued



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First name [required] Jen

Last name [required] Yu

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) Calgary Rezoning Letter.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 5, 2024

To Calgary City Council,

I am writing to express my strong opposition to, and concerns with the City of Calgary's proposed blanket rezoning as proposed in its "Home is Here" housing policy. I believe that this change will have a significant negative impact on my community of Varsity specifically, and on the City more broadly. In particular, I believe the change will have a deleterious effect on the character of our neighbourhoods, place undue strain on existing infrastructure, and ultimately decrease the housing options available to Calgarians. It also conflicts with the reasonable expectations of homeowners who have purchased property based on existing zoning rules.

A blanket decision to, according to my understanding, allow for up to eight housing units to be placed on a single lot in my community would drastically change the feel of Varsity, and of similarly affected neighbourhoods. Varsity is known for its mature trees and landscapes, and quiet, community feel. I appreciate that it is a place where parents feel comfortable allowing their children to play on the roads and in the parks unsupervised, and I believe that this is because we, as neighbours, know and look out for each other, and because traffic on the side streets is low. Rezoning to allow for four, or even eight times the number of housing units on an individual parcel of land would inevitably increase traffic and noise, and make it more difficult for residents to know all of their neighbours. Construction of such houses would likely require mature trees to be removed, and itself cause noise and inconvenience, potentially for years at a time, as different lots within the community are redeveloped.

Existing infrastructure such as main roads and electricity lines in Calgary are already often at capacity. Varsity Drive, for example, is already congested every day during school drop off and pick up, and vehicles on Shaganappi Drive is bumper to bumper at key times of day. Streets in my area were built to accommodate the volume associated with single family homes, and I cannot envision how much worse the traffic could become if potentially eight times the amount of people and cars were expected to use them. Parking is already difficult at times, and the proposed rezoning offers no solutions for where additional cars could be accommodated. I am similarly concerned with the impact rezoning would have on existing utilities such as sewer, water, and power lines, which were installed with the needs of single family homes in mind. The recent rolling power outages in the Northeast illustrate the very real risks that can occur when demand for services exceeds supply. The proposed rezoning could also tax the capacity of parks and other recreation services in neighbourhoods that were not built with higher density developments in mind.

When one buys a property, one assesses many variables and chooses the area that best fits one's needs. The purchase of a home is one of the most significant and expensive decisions one makes in life, and for many people, their home is their primary asset. The purchaser of that home has a reasonable expectation, based on neighbourhood zoning, of what living in that community will continue to be like in the future. This proposal dramatically and unfairly alters those reasonable expectations. Moreover, the proposal would ultimately restrict the ability of a resident to live in the type of community he or she desires. At present, one can choose a high, medium, or low density neighbourhood. Blanket rezoning would fully eliminate the option of low density neighbourhoods, and potentially make Calgary a less desirable place for future residents to live.

For the reasons above, I urge the City to reconsider its blanket rezoning plan. It is a precipitous "solution" that I fear will cause significant future difficulties, and undermines the rights of existing property owners. I recognize that Calgary is expanding and some urbanization is inevitable, and even desirable, but this proposal is not the answer. Our city's growth must be managed in a way that respects the character of existing communities, comports with existing infrastructure, and reflects the wishes of current property owners. A more nuanced approach is needed, and I trust that the City will work to find one.



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First name [required] Rohit

Last name [required] Kadhe

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 19, 2024

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

[required] - max 75 characters Against the rezoning 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)

Against the rezoning proposal



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First name [required] Lorina

Last name [required] Rigaux

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
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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 in favour of citywide rezoning because it could keep my family safe and united. One day, I would like to build a backyard suite for my child who may not be able to live independently in adulthood. Right now, I don't like the idea that my neighbours could easily say "no" to an accommodation in the best interest of my child, family, and community.



Public Submission

CC 968 (R2023-10)

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First name [required]	Simon
Last name [required]	Timms
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 9, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	I am strongly in favour of the blanket rezoning. Keep up the good work.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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First name [required] Jared

Last name [required] Neufeld

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 Notice of public hearing - 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)

Hello Council Members,

i am writing to you to express my concerns over the proposed blanket rezoning of Calgary communities which are as follows.

First and foremost, a decision of this magnitude affects all Calgarians and needs to be put to a plebiscite. I am deeply concerned that Council has already voted against a plebiscite and that in doing so is failing in their duty to represent the best interest of Calgarians.

Second of all, blanket rezoning is failing to consider that every community is unique and some are simply not suited to higher density. There are absolutely some communities that will welcome rezoning and benefit from it, but there are also communities that will lose the character and community that residents have worked hard to establish and preserve. A one size fits all approach is simply not the right solution.

Finally, a personal anecdote. I live in Parkland with my wife and young family and we love our home, our street, our neighbors, and most importantly, the lower density of our community. When we were home shopping, we recognized that living in a lower density community is an expensive luxury and so we worked extremely hard and adjusted our lifestyle to save up to afford to live in the type of community we wanted to live in. Blanket rezoning puts all that hard work at risk and the lack of a plebiscite has left us powerless to even have a vote on the matter. It feels like a gut punch in terms of everything we have worked so hard for.

I therefore respectfully request that City Council put this decision before the public in the form of a plebiscite, and if that is not possible I ask Council to please vote against blanket rezoning.

Thank you,
Jared Neufeld



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First name [required] Sigourney

Last name [required] Courtright

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

As a young female Calgary resident and professional I oppose the proposed citywide rezoning.



Public Submission

CC 968 (R2023-10)

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First name [required] **Joanne**

Last name [required] **Lennon**

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 **concern for the need to rush through this rezoning issue-little communicati**

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)

Housing is an important issue for the whole city! This should be solved with input from the people and the city. By not voting to have a plebiscite, is a sign that the city council does not want to TALK or work out a solution with it's people. We should not be bowing to the Fed Liberal gov't to get money that is coming through the wrong channels.



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First name [required] Lawrence

Last name [required] Saunders

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 Public Hearing on Planning Matters

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have read the Notice of Public Hearing on Planning and re-zoning of selected neighborhoods built before 1965 to R-CG. The character of my neighborhood, Lake Bonavista, and the aging infrastructure would be negatively affected by this ill-conceived and hasty re-zoning plan by City Council. I believe that Council should consider a city-wide plebiscite to determine the wishes of home owners and make decisions based on their views. Information would indicate that several North American cities such as Indianapolis tried blanket re-zoning to increase neighborhood density and it was deemed a failure and increased the incidence of crime, gang violence, movement to ghettos and homelessness and failure of critical infrastructure. City Council and City Management need to take more time, effort and seek correct information before ramming through a complete re-zoning of this City in a 6 month time period. I am opposed to re-zoning to R-CG. . .



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First name [required]	Joe
Last name [required]	Spier
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 am a resident of Eagle Ridge and am opposed to Rezoning our neighbourhood for Housing.

Eagle Ridge is unique among neighbourhoods. When originally developed in the 1950s, I believe, it was specifically designated to be a quiet, low density neighbourhood which attracted many of us to Eagle Ridge, Like myself, many are seniors. Our neighbourhood comprises but 3 streets. If you enter Eagle Ridge there is only one entrance. If you enter there is no where else to go. You must exit the way you came in. Eagle Ridge is not a through fare. There is little traffic, no back alleys and no side-walks. We walk on the street. Our side yard requirement is 8 feet rather than the standard 4 feet.

When designating the type of residences and the density, please do not consider all neighbourhoods the same. We are not just bricks and mortar, we are character. Please consider the character of neighbourhoods in making your judgment and please do not destroy the character of Eagle Ridge. This I beg you.

Thank you.
Joe Spier



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First name [required] Allyson

Last name [required] Ciuca

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)

I am extremely concerned with the proposed increase in density to our community, with multi-family housing, including row houses and duplexes (with opportunity for rental units).

The addition of these units will negatively impact our community and increase traffic significantly.

There are multiple schools in our area and safe driving and an increase in crime is a huge concern.

There are currently multiple multi-housing builds happening in and around our quadrant and I am concerned of a housing surplus and am extremely concerned with decreasing property values, significant increase in traffic, and increase in crime that comes along with a significant increase in density and population.

Completely not in favour of the proposed rezoning.

Thank you



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Until September of 2023, I rented from the time I was 16 till the time I was 42. It sucked. Rents are high and wages are not. Utilities, insurance, rent, food, phone, and internet all add up. I don't drive so cost of a car is not factored in to my lifestyle. For the majority of my adulthood I have been in just over minimum wage jobs and rent alone has taken up either half my take-home pay or slightly more. But I had to pay it because what is the other option?

Having more homes means lower rents. It means more people who are at the threshold of being able to buy actually being able to make the leap, and thus freeing up a rental for someone else. Or having more apartments/condos/duplexes/fourplexes/houses for individuals and families to rent, thus lowering rents as more availability means landlords can't hold the spectre of homelessness over our heads.

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

The NIMBYs need to sit down. This isn't their plight. They haven't had to struggle to make rent and pay bills in the same month. They got theirs and now they can sit down and be quiet. This isn't about them. This is about the people who deserve the same opportunities the NIMBYs had years ago, to experience the same freedom they do now. Property values do not drop with higher density; look at Montgomery for example. The older houses on huge lots are now selling for far more than they're worth just to be torn down and a multi go up. So the people sitting on these 100x150 lots are cashing in and getting to purchase newer homes while more people move to the area and bring in much needed resources and amenities like grocery stores, doctors offices, day-cares, coffee shops, and pubs. Local businesses establish in the area and it thrives, making it a desirable neighbourhood with a variety of huge homes, old homes, town homes, duplexes, and so forth - driving property values up! A rising tide raises all ships.

Get in board, NIMBYs, or cling to your anchor and drown.



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First name [required] Lori

Last name [required] Kapiczowski

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 have a number of concerns with the proposed rezoning changes. Increasing density will not help the bigger issue....affordable housing. Any new build will be maxed to get top dollar. The city needs to build more affordable housing, in close proximity to city transit. Also, short term rentals need to be controlled as they have a huge negative impact to both renters and potential buyers. It's more important to give a tourist a place to stay versus someone who works and lives in the city? That's not right. In addition, the proposal to not require parking for backyard suites is a problem. The streets are already full. Adding more units without adding parking will create a parking nightmare. We purchased our home 25 years ago, in a low density area. That is what we wanted. And, while I realize that that was way before the current housing crisis, I truly believe that increasing density is not going to improve the housing crisis. Most of the new builds will be priced out of reach for the average Calgarian. Lastly, this proposal was not part of the municipal election, when you were voted into office. It is not right that something of this magnitude be approved without the citizens of Calgary voting on the proposed changes. 14 councilors and the mayor have the power to make this decision on behalf of 1.6 million people? I don't think so!



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First name [required] Benjamin

Last name [required] NIOT

How do you wish to attend?

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

Date of meeting [required] 22 avr. 24

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)

The blanket rezoning will be inefficient in providing sufficient additional housing to significantly have an impact on the housing crisis. It will only benefit developers who will replace one family home with 9 to 12 units, making it more profitable for them. The global impact will be too slow for Calgarians to actually benefit from it.

If you really want to improve life quality, allow instead mixed zoning. A single building will house more while the mixing would allow people to have a proximity of services seriously reducing car dependency.



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First name [required] Penney

Last name [required] Mutter

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 very opposed to the re-zoning proposal. We purchased in our neighbourhood to live in a well kept suburban neighbourhood with nice yards, trees, green spaces, parks, and only neighbours cars on the street. I do not want to have any infills built in my neighbourhood. It would change the whole dynamic of the neighbourhood. Larger infill buildings dwarf the existing homes, limiting sunshine into yards. More residents on your street thus limiting the amount of available street parking and taxing the existing infrastructure, such as water and sewage system.

This proposal would increase the density in the suburbs, change the look and feel of our neighbourhoods, becoming more urban and less suburban, which is NOT why we purchased in the suburbs.

Another item worth noting is that many of these infrastructure builds are purchased by people or companies that rent out the units, and they charge their renters a high rental price, so the housing issue isn't actually being resolved.

I agree we need more affordable housing, but this isn't the way to accomplish it!

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First name [required]	Tricia
Last name [required]	Lavoie
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 for Housing Project
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City Council Proposal for Citywide Land Use Designation for the Rezoning Housing Project.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

City Council Proposal for Citywide Land Use Designation for the Rezoning Housing Project

I received your Notice of Public Hearing on Planning Matters for the above a couple of weeks ago in the mail and I am going to try to articulate myself in a clear and respectful matter on this subject and to be clear, I strongly oppose your proposal for rezoning.

My husband and I have owned our own home in the City of Calgary for the past 20+ yr.'s, raised our children and recently sold and re-purchased a nice little single family detached bungalow style home in the well established, low density neighbourhood of Acadia, a very large investment indeed that we have worked very hard to achieve. We like many, many, Calgarians, work hard for what we have acquired thus far in our lives and have every right to take stock and enjoy it, afterall, we paid a high premium for it and fair is fair.

When I received your letter in the mail advising of the proposed zoning changes I was in disbelief, I could not believe our established, low density neighbourhood of Acadia, standing in it's preserved beauty for the past 60+ yr.'s was now facing substantial jeopardy from our very own City Council with this decision for a re-zoning proposal, a drastic decision that will negatively affect so many with such little regard for those that are already here. We intentionally did not purchase a home that was beside, backing onto or even close to a towering 2/3 storey row townhouse, 4 plex or otherwise because this was a lifestyle choice we had every right to make, yes rights, we have or had freedom of choice in this country and we exercised that very deliberately when it came time to making this very important decision to purchase our forever home, taking all available information into account and made the best possible decision we could at the time.

It feels incredibly unfair and unjust, City Council has decided to play with all of our hard earned investments and very futures, it feels like we were tricked and never really had a say at all. This proposed change to zoning will not only depreciate the value of our homes in low density neighbourhoods where this type of zoning is not already common place and make no mistake it certainly will, it will also destroy the very fabric, the authenticity of many established neighbourhoods and communities.

The City of Calgary's existing citizens and existing homeowners, have paid taxes and built these neighbourhoods and communities from the ground up over the last half century and City Council is proposing we now have to sacrifice not only our hard earned housing investments but also give up our very way of life that we have become accustomed to. What you are proposing feels like one step away

from outright communism and expropriation, this re-zoning proposal is outrageous. There are far better solutions to this housing crisis, build affordable row townhouses etc. on the readily available acres of raw land available where people continue to have a choice to live in or near high density neighbourhoods but do not destroy our existing neighbourhoods and communities in the process, do not force the rest of us as existing homeowners to just sit by and expect us to abide, it will be a colossal mistake by City Council and governments which will be a decision that goes down in history, forever remembered with unprecedented resentment and catastrophic repercussions.



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] Rita and Dwight

Last name [required] Fast

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The rezoning 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)

My husband and I absolutely disapprove of what council is planning with the rezoning. What is being planned will change neighborhoods, lead to more social disorder with higher density populations, will negatively impact relationships with neighbors and just generally reduce the quality of life for those of us who chose neighborhoods that appeal to our lifestyle. It will also devalue the property value of all homes in an area that is rezoned, negatively impacting our financial investment in our homes. If city council and mayor want to represent their citizens, they must listen to them. That has not been happening on many fronts. This will make that even worse. Calgary will not be a city we can be proud of when we are being forced to live on top of each other.



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First name [required] Gursheen Singh

Last name [required] Luthra

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)

City is trying to find bandage solutions to something that needs a 0roper long term solution. I oppose this move.
If a rezoning is an option, it should be initiated by residents and not city, and it should be at a street level (not even at community level)



Public Submission

CC 968 (R2023-10)

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First name [required] Babitha

Last name [required] Roy

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The city of Calgary blanket rezoning of communities should be sent to a plebiscite to people of city of Calgary.
This is such major issue and it going to change the atmosphere of Calgary communities negatively.
None of the current city of Calgary council members were elected rezoning as a last municipal election promise.
The rushing of some city council people to make the blanket rezoning without a plebiscite is very suspicious.
So I suggest to do a plebiscite on blanket rezoning of Calgary communities



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First name [required] Roy

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 City-wide Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The idea that city-wide blanket rezoning should be applied, removing historical and existing zoning requirements for residences, including removal of parking requirements, is damaging for communities and homeowners. It is ridiculous, and unreasonable, full stop. It may help a few, initially, but will be counter-productive with detrimental and long-lasting effects for the city. By all means, make existing zoning requirements more efficient and effective, but only with consideration for existing (and future) communities and homeowners.

Should the city remove traffic control measures from Deerfoot Trail because of bumper-to-bumper traffic and people being late for dinner? Why use lanes and follow rules when it just slows everything down? Some places have such chaotic (building and) driving rules, but Calgary should not join them.

One's home is most people's largest investment. One buys (or rents) a home to live in a community with established amenities and quality of life. By all means encourage and promote affordability and higher density housing, but do it reasonably, responsibly, and with minimal impact to existing communities and homeowners.



Public Submission

CC 968 (R2023-10)

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First name [required] Gursheen Singh

Last name [required] Luthra

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)

City is trying to find bandage solutions to something that needs a proper long term solution. I oppose this move.
This will negatively impact many communities where a premium has been paid to get such a housing.



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First name [required]	Roy
Last name [required]	Joseph
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 10, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket Rezoning of Calgary communities
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City of Calgary Blanket Rezoning commnet.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The city of Calgary blanket rezoning of communities should be sent to a plebiscite to people of city of Calgary. This is such major issue and it going to change the atmosphere of Calgary communities adversely.

The city council is trying to make changes to the zoning by keeping the meeting on a working day, when most Calgarians can not attend the meeting.

None of the current city of Calgary council members earned the vote for the current position in the last municipal election on rezoning matter. If the council members were elected based on rezoning as an election promise in last election, they could have make the decision without doing a plebiscite.

But that was not the case.

The hurriedness of some city council people to make the blanket rezoning without a plebiscite is very suspicious and putting city of Calgary down.

So I suggest to do a plebiscite and earn Calgarians trust on the major issue of blanket rezoning of Calgary communities.

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First name [required] Na

Last name [required] Liu

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)



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First name [required]

Mac

Last name [required]

Slipek

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 9, 2024

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

[required] - max 75 characters

Proposal for Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have attended proposed Rezoning Open House in the community of Lake Bonavista regarding the City's proposal to rezone to Residential – Grade-Oriented Infill (R-CG) District. I am very strongly opposed to this proposal for the following reasons:

1. The proposed rezoning will forever change the community in a way that will erase the benefits of living in this community in the first place. The drawbacks include traffic, noise, lack of parking, congestion, not including potential shortages of services such as electricity, etc.

2. The rezoning will not address the affordability of housing as most properties will be purchased by developers, and homes that they will sell will still not be affordable. Individuals looking for affordable housing need homes in price ranging from \$150K's to \$250K's. Not row houses that sell for \$600K or above. To address the affordability of homes, City needs to focus on condominium builds, not row houses or duplexes.

3. Choices that effect the quality of life for a given community should be made the members of the community who live there, not by the city council. Council will make decisions that have negative impacts my community far in the future, long after the councilors will be gone from their positions.

4. Speakers representing the city and in favor of the proposal noted that property values after the rezoning do not fall. While that may be true for an average across the community, this will not be true for specific home owners. Imagine a scenario that to the left of my house a townhouse is built and to the right of my house a rowhouse with 6 homes is built. A potential buyer who comes to see my house and looking for a good home in a good community will quickly walk away from my property because of the adjacent development. They will go and find another house for sale in the community that is surrounded by single home dwellings instead. As such not only my quality of life be negatively affected, MY PROPERTY VALUE, will also be negatively impacted. The fact that the property values of the townhouse and rowhouse are higher, thus maintaining the overall community average are of little importance to me.

5. Speakers representing the city and in favor of the proposal also note that the city is doing this to diversify the communities. I don't have objections if the city wishes to diversify and how some communities rezoned to follow the proposal and leave some of the communities as they were. Not every community in Calg



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First name [required]	Krithika
Last name [required]	Karri
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning will help builders build faster. Calgary is bursting at the seams. A roof over your head is a necessity. Property values dropping is a moot point if no one can afford your \$1 million house!!! That is, if theres anyone left at all. A lot of people are moving to the USA.



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First name [required] Devina

Last name [required] Damhar

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)

I do not consent to this rezoning program. There are lots of plot of land that could be used to build houses or bigger complex. Why destroy existing homes to build new ones. It's a very bad and bias idea.



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First name [required] **Nora**

Last name [required] **Pickett**

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 favour**

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I bought my first house 3 years ago literally 2 weeks before the price of housing started to skyrocket. I live in Walden, an already fairly dense neighborhood surrounded by a bunch of other highly dense neighborhoods (Legacy, Creekside, whatever communities are going up south of Silverado, etc.).

This whole issue seems insanely blown out of proportion. All of the new communities are already substantially more dense than older communities in the city.

I just want people my age and younger to be able to afford property that they can raise a family in. If I was looking at buying a property today, I would not be able to afford the property that I ended up buying. I believe that this policy is the first step in modernizing our city infrastructure and encouraging denser growth and improved transit, and walkability.

Stop mucking around Council, and do the blanket reasoning. Mayor, be the change. These NIMBYs need to get their heads out of their rear ends.



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] Heddy

Last name [required] Girling

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning of R-1

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

ATTACHMENT_01_FILENAME (hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my deep objection to the rezoning proposal scheduled for discussion at the upcoming April 22nd, 2024 meeting.

While I understand the pressing need for additional housing units in Calgary, I find the idea of abandoning the current R-1 or R-C1 zoning in favour of a blanket mixed-density development within established residential areas to be entirely unacceptable.

The proposed zoning changes directly conflict with the conditions under which homeowners, including myself, originally purchased our properties. Choosing R-1 housing in neighbourhoods with strict architectural and design standards was a deliberate decision. It was meant to ensure that homeowners could live in communities with a consistent architectural style, each subdivision distinct in its own unique way. Often, this decision came with added financial commitments, including higher property taxes associated with these meticulously planned communities.

The current proposal threatens to discard these carefully crafted controls, fundamentally altering the character and value of our longstanding residential areas. This undermines the trust and intent that formed the basis of our initial investment in these neighbourhoods. Claims by the city that these changes won't impact property values are simply inaccurate. Conversations with numerous real estate experts confirm that the introduction of mixed-density housing adjacent to single-family homes can diminish desirability and, consequently, property values. This effect is especially pronounced in estate-style homes, where both value and design standards aim to maintain a consistent aesthetic.

The decisions made by current property owners, and the premiums paid to live in single-family communities, should not be disregarded in the pursuit of increased density. Any considerations for rezoning to incorporate mixed-density housing should be limited to new developments. This would allow prospective buyers to make informed decisions within clearly defined parameters, preserving property values and ensuring no compromise on lifestyle.

It is crucial that any proposed rezoning changes are confined to new developments. Established single-family subdivisions must be protected to maintain their fundamental character. Moreover, the City Council bears the responsibility to existing homeowners and taxpayers to refrain from devaluing or fundamentally altering the nature of our neighbourhoods.

Thank you

Heddy Girling



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First name [required] Guanjun

Last name [required] Cai

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 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 in opposition of the blanket rezoning.



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against this housing zoning proposal, on the principal that such a sweeping change requires a plebiscite by the citizens of Calgary. It's like using a bazooka to shoot a fly, completely overblown considering we aren't actually in a "housing crisis" in Calgary - that's a completely manufactured issue, imported from Toronto and Vancouver.

No council members, and especially not the mayor, were elected with a mandate to make such a change without consulting the public.

Citizens are being provided with a fait accompli by city mandarins that is akin to bullying. Detached or semi-detached home owners are now facing the prospect of uncontrolled rowhousing and streets congested with vehicles, which will significantly affect the neighborhood they carefully chose to live and invest in. The FAQs "yes, there's space for cars to park on the roads, we'll just have permitting" and "no, there's no evidence that detached or semi-detached house values will be affected" -- do you take us for fools?

This is just like the paper bag law and "climate emergency" - defies common sense, lots of junior people with rose-coloured glasses must have been involved. Could we please have some adults in the room?

There is *no* ability for citizens to control what happens going forward in their neighborhood if this moves ahead. "Engagement" and "open house" sessions are window dressing - don't use those as excuses or rationale that "citizens will be consulted" -- feedback from those sessions is and has been, in my experience, completely ignored. It's not worth the paper and time they're written on.

Calgarians require the opportunity to vote on this via a plebiscite, like the Olympics -- or the next council will be voted in to revoke the entire mess.



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First name [required] Cathy

Last name [required] MacFarlane

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed RCG 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)



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First name [required] Logan

Last name [required] Derrett

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)

This is an abject failure to understand and represent the electorate by the Mayor and City Council. By forcing through this terrifically unpopular measure, our city's character will be diluted. The reason many people choose to come to Calgary, and Alberta in general, is because of the fact that detached housing is relatively affordable - largely due to the fact that we have no geological (e.g. mountains, oceans, lakes), or legislative (e.g. Green Belt) restrictions on where communities can be built. The desire for detached dwellings is clear, especially given the dearth of unoccupied condos in the downtown core. We need to build more homes, not radically alter the character of established communities.

P.s. How much taxpayer money funded the multiple rounds of City of Calgary branded, pro-rezoning propaganda via mass mail?



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First name [required] **Bruce**

Last name [required] **Penman**

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)

Many residents who purchased homes in R-1 zoned neighborhoods did so because the communities were architecturally controlled, designed and planned to accommodate a specific number of residents. Now that the neighborhoods have matured they are still highly sought after communities to live in because they have retained their design, charm and functionality. While acknowledging that there is a housing shortfall, any proposal to increase housing density in any existing neighborhood must be focused, planned and tailored for each neighbourhood.

If the City endorses "Blanket rezoning" it will not encourage specific and planned redevelopment in existing neighborhoods. However, it will encourage developers to maximize their profits by building multi-plex units wherever they find available land, rather than enhancing the neighborhood. . Already many Multi-plex infills in established communities do not provide affordable housing, just expensive density.

We're already under a climate emergency with water restrictions in place and we live in an area prone to seasonal droughts. Also, our electricity grid is already under immense strain and we only narrowly avoided blackouts during peak demand in the winter. If the City is allowing more and more residents to live here, what are the plans to address these shortages? What is the impact on utilities (water, electricity and sewage) when there are multi-plex units on residential streets zoned for R-1?



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First name [required] George

Last name [required] Fraleigh

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I wish to go on record as strongly opposing the subject blanket rezoning. For the following reasons I feel that any blanket rezoning or up zoning in the city of Calgary is totally inappropriate and will lead to the following negative outcomes:

1. The destruction of existing character communities, mostly in the inner city;
2. The destruction of the existing urban canopy;
3. Increased noise and light pollution;
4. Increased traffic and parking issues;
5. More students trying to attend already overcrowded inner city schools;
6. Increased stress on existing city infrastructure;
7. Increased pressure on existing parks especially off lease dog parks;
8. The important issue of affordable housing will not be addressed at all, and in reality, will probably make the problem worse, ie. Toronto. Vancouver, London England, New York City
9. More people living in densified housing conditions equals more problems.

Thank you for taking the time to read this and considering the democratic solution of letting the citizens of Calgary decide such an important quality of life issue.

George Fraleigh



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First name [required] Enrique

Last name [required] Ascencio

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] 14/04/2024

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 as the impact against the traffic, environment and co

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)



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First name [required] Kary

Last name [required] Otto

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)

How will you address the garbage, recycle, and compost bins. A single family currently has 3 bins. If there are now 8-12 families on the same lot will there be 24-36 bins? If the plan is to share bins there could still be 12-18 bins. On days where both green and blue carts are picked up there could be 48 ft of bins in front of each lot. If bins will be shared it would be 24 ft of bins. Each bin is 2 ft wide. If the lot is 50 ft wide that leaves little parking in front of that lot on garbage nights. Not every home has a back lane. And where will these bins be stored without being an eyesore?

By 2035 the plan is to have more electric vehicles. On a non garbage day where will the 12 plus vehicles charge? Will there be charging stations installed by the builders when they tear down the single family home? 12 vehicles cannot all park in front of a 50 foot lot. So where will they all charge? On garbage collection day, the bins need to be placed on the street. Where will cars be parked or charged, or non electric cars plugged in on a cold day. Is there a plan in place for this? Where do you suggest kids play? There will be no backyard left on these lots.

At the community meeting last night the gym was packed. A show of hands revealed that there was zero in favour of the blanket rezoning. ZERO! Yet we will have NO say on if this happens or not.

We were told last night that if this passes it wouldn't be reversible even if new council was voted in as there will be potential for the city to be sued by people who bought with plans to develop the lot into multi family housing. If this is true we should be able to sue the city for changing the designation on us. We bought knowing the lot was designated for a single family dwelling. What's the difference?

So much more discussion needs to happen before council approves this.



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First name [required] Daryl

Last name [required] Zemek

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning for housing, 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)

As a long time property owner and tax payer of the City of Calgary, I strongly oppose the proposed bylaws to rezone Land Use Designation in all Calgary communities. I urge council to put this agenda on hold until the next civic election, when a proper plebiscite can be held.



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First name [required] **Frank**

Last name [required] **Pittis**

How do you wish to attend?

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

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

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

[required] - max 75 characters **City wide re-zoning**

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 the owners of 43 Beddington Green NE Calgary, we have a few issues about rezoning. Firstly, we bought this home back in 1991 for green space (lot size), privacy and area with low density single family detached homes. We have an example of the backyard suites that the city is proposing right across our back alley. We did not know about this development as a notice was only placed at the front of the affected house (not in the back alley where it would have been brought to my attention). The back suites are not rented yet but there have been numerous occasions of overflowing garbage in the bins attracting scavenging birds making an unhealthy environment. Parking is an issue already with the landlord renting each room in the original home to separate tenants. We (original) home owners need a better system in place by the city to protect our investment. There should be in place more transparency when proposed building/development (pertaining to rezoning structures) in established communities. Also, there should be a process that the community home owners can, with no doubt, squash the project. To the best of my knowledge there is no such process that I know in place as of today.

The proposed landscape that this city is proposing will deteriorate the character of our community consequently reduce the value of single detached home investments. My wife and I vote "NO" to the city-wide rezoning proposal. If anything, exercise the proposal to new future communities.



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First name [required] Kerry-Lynn

Last name [required] Fielden

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)

As a long-time homeowner in Calgary, I am very against the proposed rezoning. Yes, I understand that the city wants to provide variety and choice for future homeowners, but this is not the way to do it. My family lives in Calgary because we want to live in a beautiful city with space for our family. If I had wanted to raise my family in a densely populated city, I would have moved to Vancouver, Toronto, or New York. I specifically chose my current neighbourhood because it is NOT filled with extra suites and row houses. I wanted a quiet community of large lots and single-family homes. I don't want busy roads or to struggle to find parking on my own street. If this change is made it will destroy my neighbourhood.



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First name [required] Heather & Gordon

Last name [required] Forsyth

How do you wish to attend?

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

Date of meeting [required] Apr 25, 2024

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

[required] - max 75 characters New resining 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)

We are adamantly opposed to the rezoning plan. These proposed changes only seek to increase home densification. Densifying homes in existing neighbourhoods will. Only increase traffic n parking problems, decrease beauty n property values. This is not a long term solution but a band aide approach and needs to go back to the working table. A plebiscite needs to be done so all Calgarians can express their views. As I said we do not support period. Thank you



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First name [required]	Eric
Last name [required]	Roston
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 12, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	proposed 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 writing to express my strong opposition to the blanket rezoning bylaw. I believe a blanket rezoning approach may not be sustainable and could have very negative impacts for our community.

Firstly, rapid densification will put a strain on public infrastructure such as roads, schools, sanitation and hospitals to name just a few.

Large amounts of dollars will need to be allocated to ensure these services are properly maintained or enhanced.

Secondly, I am concerned about the vibrancy and livability of our community if densification is not carefully and thoughtfully planned. I am worried that the character of our community will be lost due to the higher density.

Thirdly, we live close to three schools and traffic is already highly congested. Traffic will be even more congested. Parking will be extremely difficult. The safety of students will be at a higher risk as they make their way to and from school.

Finally, I believe the City should encourage affordable housing for high density projects along major roads /transit corridors, LRT sites and vacant or under-utilized commercial sites.

Sincerely,
Eric Roston



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First name [required] **Jill**

Last name [required] **Welkert**

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 was born in Calgary and have lived here my whole life. I have witnessed many wonderful changes in the city, however the rezoning proposal is not one of them. I grew up in Marda Loop and had a wonderful childhood in a neighborhood of mainly single homes and space for everyone. Due to the high density, lack of public parking and the overall congestion, I now avoid that community. My family home is one of the last ones still standing and going back to visit now makes me sad.

I am very concerned that with the proposed rezoning this will now happen to where I currently live. My husband and I specifically bought our house in a neighborhood with R1 zoning. If we wanted to live in a higher density neighborhood we would have purchased a home in one. Should rezoning take place, parking and traffic will become a huge issue where we live. There is also a very different feel and look to neighborhoods that are mainly rental properties. I understand that the hope is the change will create more affordable housing options but my belief is that this will only create more properties that will be purchased for the sole purpose of providing rental revenue for those that can afford to buy.

Yes, there needs to be a solution to the affordable housing crisis in Calgary. However, I don't believe the city council has the right to impose this rezoning on those of us who have genuine concerns. I believe that each Calgarian should have the right to submit a vote on this proposal at the next civic election. I am very disappointed in the direction city council is taking this very serious matter.



Public Submission

CC 968 (R2023-10)

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First name [required] janet

Last name [required] Lawrence

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)

First, I would like to commend Peter Demong for organizing two rezoning open houses, for Ward 14 constituents, to provide an opportunity for residents to speak to city administration "rezoning experts" and himself during the week of Apr9 to Apr12/2024. I find that information from the city and city administrators present at the event talk of "properties".

The residents of the community were talking about "homes" and "community". When you talk about property it gives the impression that it is somewhere you do not live. I believe the citizens of Calgary want to live in a "home" within a community. With blanket rezoning why would I want to buy a home anywhere in the city not knowing if a duplex, multi plex etc. would be built either next door or across the street? Why would I invest in my home or yard not knowing if the next year a large development could be built next door.

The city rezoning staff stated there is evidence (not given at the session) that property values would increase with rezoning but again I think their mindset is about "properties" not "homes".

If properties around, you are sold to developers then the value of your property may increase because developers would be interested in purchasing your lot as well.

For a Home buyer looking for a single home, the value of a home next or close to a 4 or 6 plex redevelopment would be worth less than a similar home in the same neighbourhood that was near to other single-family homes.

One of the talking points for rezoning was to provides "diverse" property choices to people. Why is it not then a choice to have one property type in a community?

Why are developers allowed to build out to the property line and so high? The neighborhoods (like Altadore) that have endured several years where developers have filled the streets with infills, multiplexes etc. show that the process was either unplanned or poorly planned. This has caused problems for residents from water/sewer to parking and where to all the "bins" go. Residents are scolded by the city, their problems are not significant.... get a low flow showerhead, store your bins properly, get a bicycle or use transit.

It was evident from attending the event that the vast majority of residents are OPPOSED to blanket rezoning of their communities in this ward, and I expect the same is true elsewhere in the city!



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First name [required] Arvinder

Last name [required] Thandi

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)

Calgary residents never ask for rezoning.



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First name [required] Rory

Last name [required] Moir

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am completely against blanket re-zoning.



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First name [required] **Natalie**

Last name [required] **Vail**

How do you wish to attend?

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

Date of meeting [required] **Apr 12, 2024**

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

[required] - max 75 characters **we do not want a rezoning in Glenmorgan SW Calgary.**

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

no rezoning in Glenmorgan SW Calgary, the community will be ruined by this. the City or governments are scrabbling as there is no housing available which is all there fault as they have let too many people into Canada and no communitis need to pay the price.



Public Submission

CC 968 (R2023-10)

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First name [required]	Gary
Last name [required]	Hitchcock
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]	May 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	240412_CLGY_Rezoning2.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Submitted by: Gary & Brenda Hitchcock. Date: Fri.Apr.12/24

These comments address the questionable merits of the proposed rezoning associated with the “Home is Here: The City of Calgary’s Housing Strategy”

We have been a Calgary home owner for 33-1/2 years in the community of Parkland which is a single family residentially zoned neighbourhood.

My perspective and understanding of the concept and purposes of residential zoning is to ensure consistent development of a residential zone thereby to as large an extent as possible promote and protect the aesthetics and appearance of a community. Zoning also protects the home owner’s investment by ensuring that future development will not detract from the value of their property. Zoning also preserves the residential integrity of their neighbourhood thereby ensuring the right of the home owner to enjoy their property in a setting and environment that existed when they initially purchased the house and property, where the setting and environment would include privacy, parking, noise and risk of increased crime to mention a few.

Regarding the merit of promoting and protecting the aesthetics and appearance of a community. The proposed rezoning to R-CG would permit up to a four unit building to be wedged in between two adjacent single-family dwellings. After viewing the examples of R-CG, I see that such a development would ruin the look of our street and certainly would be inconsistent with the rest of the street.

Regarding the merit of ensuring the right of the home owner to enjoy their property in a setting and environment that existed when they initially purchased their house and property. Again, I’ve seen your samples of R-CG buildings and I would not enjoy a four unit building shoe-horned into the lots adjacent to ours as it would most certainly take away the privacy we currently enjoy as we would have multiple neighbours looking down at us from their second story windows overlooking our backyard. Same thing would be true at the front and sides of our house. Then there is parking. Today most homes are multi-car owners and with the addition of multi-unit buildings on our street it would be guaranteed that street parking would be an issue and we didn’t buy a house in Parkland to view a used car lot outside our windows nor have visitors to our home have difficulty finding a place to park. Then there is noise, where this could be an issue depending on the lifestyle, vehicle ownership, undisciplined children or teens, etc. of those residing in multi-unit buildings. Noise is going to increase with increased density. As for crime, again, with increased population density there is the potential for increased crime.

Regarding the merit of protecting the home owner’s investment by ensuring that future development will not detract from the value of their property. The proposed rezoning would diminish the value of my current single-family dwelling in that if for example there were several lots with multi-unit buildings immediately adjacent (beside, in front, in rear or diagonally) to my house, then someone looking for a single family home most assuredly either would not be interested at all or if interested would not be prepared to offer the same price as if the neighbourhood were kept as it is currently. Plainly put, people desiring to buy a single family detached home are not going to want four-unit buildings encroaching on their home. I’ve seen your sample pictures of R-CG buildings and I’ve discussed this with neighbours and they agree with me on this assessment. Our neighbours agree, the building of four or multi-unit buildings adjacent to our houses would not protect our property values, therefore this rezoning has no merit in this regard.

I would also like to comment on the practical objections of the owner of a fully detached single family home to having, for example, a four unit building constructed next to them. They would have serious concerns and anxiety over how close the new building would be allowed to the property line. Another concern would be height of adjacent buildings. No one wants to go from enjoying a relatively “open” design of their

neighbourhood to having their home in the shadows of adjacent buildings. Then there is the stress and aggravation of putting up with construction noise and traffic over a period of months to develop just one lot, this aggravation could potentially be repeated on a street multiple times over multiple years on multiple lots.

I also question the merit of rezoning the ENTIRE CITY to permit multi-unit buildings in currently single detached home zones. This large-scale city-wide rezoning should not be applied to the vast majority of communities which are healthy neighbourhoods and will not benefit from the rezoning, rather this rezoning should be selectively applied to communities that have, for whatever reasons, experienced a prolonged period of neglect and decline. The criteria of “rundown” would be factors such as property prices, physical appearances of houses and yards, crime, median low income of residents, etc.. These “rundown” communities would benefit from rezoning to R-CG for example, as this would allow a community to be renewed and revived. So, this “targeted” rezoning of a “neglected and rundown” community or area would actually increase property values.

I would also like to comment on the merit of this rezoning to address housing shortage. A study would have to be done to assess whether this would be the case. Any such study would have to make assumptions where each assumption could be challenged or contested thus making the conclusions less than accurate with respect to effectiveness of solving housing shortage. Intuitively I would think that this rezoning of “healthy” detached single family zones would have a negligible impact on addressing housing shortage but it would have an extremely significant harmful impact on “healthy” neighbourhoods and homeowners, for many of the harmful reasons I’ve already detailed above. The trade-off is just not worth it... the speculative hope of addressing housing shortage versus gutting neighbourhoods with a hodge podge of multi-unit buildings peppered amongst long standing and healthy detached single-family homes.

I also question the merit of the rezoning with respect to who actually benefits. Certainly not home owners in healthy zones of detached single-family homes. Homeowners of a detached single family home are not going to tear down their house and rebuild with a multi-unit building. I can however tell you who will benefit. Real estate investors and developers will benefit. These people have their place and useful purpose as long as their interests do not conflict with the well-being of already developed healthy neighbourhoods and home owners. For when the interests of real estate investors and developers conflict with established communities and their residents then the term “carpetbagger” can reasonably be used. Merriam-Webster dictionary defines a carpetbagger as: “*OUTSIDER especially* : a nonresident or new resident who seeks private gain from an area often by meddling in its business or politics.” This rezoning will allow business people, outsiders who have no connection with a community to come in and significantly alter properties, make their profit and leave. They will leave, but the neighbours of that property will remain with the negative impacts of that development.

This leads me to a general comment on the merit of this rezoning with respect to the impact on community spirit in this city. If this rezoning passes then whenever and anywhere in Calgary a homeowner puts up a “House For Sale” sign, then the neighbours near and almost near that property are going to be anxious that the property will not be bought by a family looking for a home but by a carpetbagger developer looking for a profit. Whenever a homeowner puts up a “House For Sale” sign, the neighbours will be anxious that they could be the victim of a significant negative change to the residential integrity of their home. This rezoning will ensure a perpetual atmosphere of uncertainty for homeowners who want their community to retain the residential integrity and consistency it had when they purchased their home. This rezoning will have a negative impact on Calgary’s community spirit and in that there is no merit.

Lastly, I will comment on the merit of this rezoning with respect to Calgary’s reputation as a city that protects the investments of people who come to live in Calgary. This rezoning will guarantee that Calgary will become known as a place where people cannot trust that their investment in a house for their family will be protected. A house and home are for the vast majority of Calgarians the most significant investment they make for

themselves in their lifetime. If this city-wide rezoning is implemented then people will know, don't come to Calgary and expect your home nor your investment nor your neighbourhood to be protected.



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

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First name [required] Scott

Last name [required] Babcock

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)

As a home owner in Coral Springs Circle NE I am totally OPPOSED to the proposed changes to re zoning for housing in any format. We already have a population density and parking density issue in our community. We have a combination of both legal and illegal secondary suites and home based businesses which has resulted in street parking issues. As we know that more people in a community means more cars/trucks and utility trailers and no where to park. We live in a climate where cars need to be plugged in during cold winter snaps. or electric vehical's. If you cannot park in front of your house you may not be able to plug your car in and then cannot get to work due to a dead battery (i work in health care and my patients and co workers depend on me daily) . And we already have issues with street parking as we know Calgary sucks regarding residential snow clearing.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]	David
Last name [required]	Asher
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)

Blanket rezoning is completely inadequate and irresponsible. The housing crisis is real but blanket rezoning would result in chaos and create many new problems many of them unforeseen. Rezoning must be done on a case by case basis with proper seeking of input from current inhabitants. There should be no abrupt changing of the rules. The crisis is made in Canada not made in Calgary. Call for responsibility and action at the federal level. Immigration is the real problem.



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First name [required] Abdul

Last name [required] Bhatti

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 12, 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 razoninh

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

ATTACHMENT_02_FILENAME
(hidden)

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

Please do not re-zone Glamorgan SW



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First name [required] Marlene

Last name [required] Stewart

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public hearing (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)

Like many others, we made significant financial decisions in purchasing our home. Those decisions were based on the character of the neighbourhood and the zoning rules in place. The proposed blanket rezoning inappropriately favours the interests of potential new residents over the interests of existing (and, in our case, long time), tax-paying residents.



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Calgary Rezoning

Dear Council members,

I am 88 years of age and had a memorable good experience living in low rental 4Plex unit in an area that that was home to 100 families. This was a development (Merrill Park, which became part of Winston Heights community) that began by the Veteran's Land Act in 1944. We had our start there for 12 years 1960 to 1972, saving to buy a home. This became a community of lower income, without property fences allowing adult and children to walk on shared yards. Rules were strict in regards to outside and inside appearance. Family income was monitored as to qualify to continue to live there. Many of our friends originated there and remain to this day. There was a spirit of concern there for others, where abundant help was offered freely.

I am not in favour of having these 4Plex units randomly situated amongst private homes throughout the city. I'm unable to visualize a positive community spirit within such a setting. Please consider developing vacant city land for many 4Plex units in close proximity with rules that enhance good family living.

Best wishes

Norman Hagel



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First name [required] Kathy P

Last name [required] Gerritsen

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)

Along with most of my community of Scarborough, I vehemently oppose the rezoning of the character inner city neighbourhoods of Calgary. We do not want to sacrifice the character of our Olmstead-designed and maintained streets by giving them up to developers to profit from, while their construction kills our trees, large lots and quiet peace with more density. The idea is ludicrous and completely unnecessary. The status quo is what we purchased in our beloved city and we have earned and paid for right to keep it as is. The rezoning initiative is nothing short of theft.



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First name [required]	Jesse
Last name [required]	Mueller
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	

ATTACHMENT_02_FILENAME
(hidden)

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

Please stop catering to older generations who are misinformed about character, who will be dead by the time any of this affects them.

More housing is needed. Either your taxes are going to go up, or we can keep to the lower density. You can't have both. Let my generation have a home. More supply is not a bad thing.



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against the blank rezoning.

1. When I bought my house, the land is R-1. This means that I bought in communities that have low density. I paid for low density and the value of low density should not be taken away without asking me. Rezoning will negatively impact my property value. As my community becomes middle or high density in the future, the congestion level will be driven up and added strain will be put on infrastructure and service quality because there will be more people living in my community.
2. The landscape of a community should be decided by its community members. By blank rezoning, the city takes away the right for the public to voice their opinion.
3. The city hopes to solve the housing crisis by rezoning. The rezoning strategy aims to increase the number of infills and infilled row housing being built. In this way, the city wishes to provide more affordable houses. The problem is that affordability and infills don't belong in the same sentence. The builders for infills are small builders and it is difficult for them to lower the cost. As a result, the final price for houses or row houses built on infills will still be unattainable for the masses. Increasing the number of infills and infilled row housing address the inventor issues, but it does not address the affordability issue.
4. What the city should to address the housing crisis is to provide more affordable houses. Currently it takes too long for new subdivisions to get approved. Development permits take a long time. As a result big builders in new divisions cannot lower the cost of building new houses.



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First name [required] george

Last name [required] pan

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 blank rezoing

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)

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2. The landscape of a community should be decided by its community members. By blank rezoning, the city takes away the right for the public to voice their opinion.

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First name [required] Robyn

Last name [required] Benner

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 Re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I live in West Hillhurst, & we have already gone through rezoning in terms of single family dwellings / bungalows on 50' lots being torn down & two have gone up. I live in one of those, a skinny attached home. I grew up in Capital Hill NW on an oversized corner lot. As a child, I had a big yard to play in. It was wonderful. My children grew up with a very small back yard, not so wonderful. I was not thrilled about it, but it was all we could afford at the time and it was in the neighbourhood we wanted to be in. We lost our battle over the height of the Truman apartment building complex (the old Legion). We wanted a limit of 5 or 6, we got stuck with 8 stories. Very intrusive. Those that live by there have had their properties devalued & lost their privacy. You did not listen to us then. I have seen what has happened in Capital Hill. One bungalow with a beautiful yard torn down & three very unattractive units went up with zero yards. Accessing the garages from the alley has proven challenging & causes issues for surrounding homes. The builder got away with it. Let's talk about accessibility as well. For aging people & people with mobility issues, they need the bungalows. Developers are taking all of those away. We attended the rezoning community meeting & people spoke of large multiple units going up on either side of them. How is that fair as it devalues their property? Are you going to take over the land that the schools are on? We need the green space & schools! There is city land that could be utilized instead of inflicting more density upon the residential communities. You're spending a lot of our money on bike lanes on the narrow 19th street NW (that we don't want) taking away parking from peoples homes & businesses for a small percentage of people who cycle. Pick on a side street. You now charge us to park in front of our own homes (which is wrong) You should at least supply us with one free residential + visitor pass. Adding more density will create a very crowded neighbourhood. We need & want our space & privacy. You're raising our taxes when we are struggling. This is all very stressful. Please listen to the people. Your boss. Those that pay your salaries.



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First name [required] Fern

Last name [required] Robertson

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)

Rezoning will not create more affordable housing but merely line the pockets of developers and investors. Calgary was zoned the way it is for a reason . This matter is much too important not to have a plebiscite. If we insist on growing our city, I see no problem with expanding in all directions. Ours is a beautiful city - please don't wreck it!



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First name [required] Aneel

Last name [required] Balakrishna

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 Public Hearing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We are a family of 4 with young children and live in Royal Oak. We also own a single family detached home. One of the reasons we bought into this neighborhood was due to the low density, affordability, ample parking and green space. It's nice place to raise kids and its easy to get around. We are against blanket rezoning to RCG. We do not want more density, we chose to live in the suburbs, not the inner city. To solve the housing issue, open up more new land for development. We are pro-development and pro-growth. Calgary has an abundance of land for new communities. Lower the costs, time and barriers to develop these new communities and we will solve the housing issue. The housing issue will not be solved by artificially restricting land and forcing density through rezoning. Thank you.



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First name [required] George

Last name [required] Darling

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)

I am not in support of the wholesale citywide rezoning for housing in Calgary as proposed. I recognize and support initiatives to increase the number of affordable housing units for everyone in a well thought out and planned way, community by community, neighbourhood by neighbourhood, and street by street. The proposal before us is not well thought out, it is a rush job.

The citywide rezoning as proposed will be fraught with problems, difficulties, complaints, challenges and legal battles.

I don't think the end result will meet the objective. New homes are expensive just by the fact that they are built with new materials and at today's labour rates. Developers will build to maximize their profits, not to satisfy the low-income, affordable, and low-rental market. Developers have the financial backing and legal expertise to challenge city bylaw and building codes to push the limits of what is allowed so they can build bigger and bigger, and more expensive and profitable housing. The Calgarians most in need of housing will not be the beneficiaries of this proposal.

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

I'm concerned about all the parking this rezoning will add to residential streets, many which are near or at their limit already. Each housing unit will be one, most likely two more parked cars and R-CG zoning does not allow for enough off street parking for all the units built.

I'm concerned about continuing to build a concert and asphalt jungle. The City of Calgary has green space and urban forest objectives and targets that will not be met by crowding more living units in R-1 zoning. R-CG doesn't allow enough space for mature trees and their temperature regulating shade. Children will lose grass areas to play on, and what smaller and smaller green spaces that remain will be shared with defecating dogs (even after the responsible pet owners have picked it up). The loss of green spaces that absorb and retain rain water will cause greater drainage problems for the city and put our environment at risk.

Higher building heights will negatively effect the neighbouring land owners with loss of sunshine, longer shadows, obstructed views and loss of privacy.

Neighbourhoods with the lowest land values will be the most and unjustly affected by the proposed citywide rezoning. Affluent neighbourhoods don't have to worry a bit. Developers will buy the less expensive lots to redevelop, not the multi-million dollar lots. It's unfair.

There are other better solutions to the housing crisis.



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First name [required] **Jim**

Last name [required] **Edwardson**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Public Hearing on City Wide Zoning Amendment**

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The proposed amendment will have undesirable, unintended and unfair consequences for home owners that purchased their home with the reasonable expectation that homes on their street would not be redeveloped into multi-family homes, row housing etc. This proposal is causing serious anxiety issues with my wife and I and many neighbours we have spoken with based on the unfairness of the city taking away our way of life and the experience we enjoy of living in a single family home area. Having multi family development on our street and extraordinary construction activity on our street will drastically affect our enjoyment of our home and neighborhood. We worked hard over many years to have a home we enjoy in a quite and beautiful neighborhood. The city should not unilaterally take that away from us and thousands of homeowners across the City.

The City should focus on alternative, conventional rezoning practices including the right of community engagement, objection and appeal on any rezoning application. Communities should have the right to sustain the status quo for as long as they want to. We should not be forced to accept multi family development under a city wide rezoning process. Roll up your sleeves and come up with a better solution in communities that are ready for and desire multi family.
Thank you:



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First name [required] Edward & Diana

Last name [required] Reuther

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 Land Use Designation amendment to Calgary's Housing Strategy

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

ATTACHMENT_01_FILENAME (hidden) Letter to Council - zoning.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Please note: We have made a submission earlier today. We may have not included our email address. If the above form submission data is not sufficient in this regard, our email address is: ereuther@shaw.ca. We wish to ascertain that our submission is presented to Council at the Public Hearing Meeting and therefore are resubmitting it with our email address included. You may replace the earlier submission with the attached if required to meet the criteria. With thanks, Edward and Diana Reuther.

April 11, 2024

Re: Citywide Land Use Designation Amendment
Residential rezoning from RC-1 to R-CG

Dear City Council,

In regard to the above proposal we wish to submit the following:

1. Background and Context:
2. Both my wife and I were raised in Wildwood in the mid-1950s and moved away in 1971 after we met. In the interim, we lived in several neighbourhoods with multi-family zoning including lower Mt. Royal, Shaganappi, and then Beddington Heights. When our children were of pre-school age in 1990, we chose to move back to Wildwood. We made this choice because, primarily, it is a safe single-family neighbourhood. It also has larger lots, good school access, as well as good green space, access to Edworthy Park, and good transit and shopping access.
3. During our time in the other neighbourhoods we lived in we experienced living in various housing types, including apartment living.

The issues that arise from your blanket proposal to put as many homes on any given lot are several, and serious.

A) Breach of Trust and Contract:

Firstly, this proposal essentially is a breach of the contract that we believe we had and have with the City as to the reason that we decided to purchase a home in an R-1 / RC-1 neighbourhood, and the trust of the certainty of having single-family homes in a safe neighbourhood.

B) Destruction of Urban Canopy:

The density you propose which, on a 50 foot lot, will allow for 4 units plus a Secondary Suite *and* each with a Backyard Suite will completely decimate the character of our (and many) older neighbourhood(s). This high density will destroy the urban tree canopy of 65 year old trees. Studies have proven that tree cover is essential to the overall health of a city and its citizens. They also help to keep the infrastructure cool and to clean the air.

C) Parking and Time / Family Resources:

This proposed high density will cause extreme parking issues, as you do not seem to recognize that many Calgarians still own at least 2 vehicles (often out of necessity). The City's proposal is unrealistic as to parking. There is no real-world consideration given as to where, with 4 units, each with a Secondary Suite and a Backyard Suite (10 units per 50' lot), these people will park their vehicles. The average vehicle is approximately 15' in length. Parking will be totally unattainable and serious conflict between neighbours is inevitable. Simply attempting to force people not to own one or more vehicles, or not to drive, is neither practical, nor realistic. Many people cannot take 3 connecting buses (and or CTrains) and spend an hour (or more) to get to work across the city, especially dealing with if child care is involved.

D) Conflict and Costs: Policing, EMS, Fire, etc.

Increasing the density to this extreme level will increase the likelihood of conflict between neighbours on use of space on the lot / land, which will have almost no green space given the high number of possible occupants, as well as resultant noise issues.

Neighbour conflict from many arising issues will increase the demands and the costs of Emergency Services such as policing, fire and ambulance. These services, especially EMS and our hospitals and doctors are already seriously under stress. Conflict intervention by police will no doubt increase.

Up to last year when the City published neighbourhood maps showing Crime Statistics for each neighbourhood it was clear to see that the higher the density, the higher the crime rate overall. Almost without exception, R-1 /RC-1 neighbourhoods had crime rates significantly lower than high-density ones (often ½ to 1/3). The added financial costs are significant, and unknown. (What is the reason these crime statistics are no longer available?).

E) Infrastructure Stresses & Costs:

This proposed high density will overtax the infrastructure in older neighbourhoods (many 60+ years old). Our streets, electric and sewer systems, water and storm water systems, are not designed to handle the density proposed. Multiplying the usage of these items by a factor of up to 10x per lot cannot be realistic. To handle this density streets or alleys will be constantly torn up and upgraded to accommodate the proposed added load. The stresses of these factors that will be placed on residents, many of whom are seniors, will be great. The associated costs will be very high, and we will be faced with another skyrocketing assessment and subsequent tax burden. Not realistic! another 8.6% (or anything remotely similar) tax hike is crushing to young, already struggling families, and to senior citizens.

F) Devaluation of Property

Changing the Land Use Zoning from R-1 / RC-1 to R-CG will bring about a significant diminution in individual property values to current owners. The peaceful enjoyment that we have experienced with the certainty of living in a single-family neighbourhood will be gone. The addition of multiple dwellings on a single lot greatly diminishes our property value and a resultant decrease in assessment must follow. Statistics show that single-family neighbourhoods retain a higher market value and desirability than one with greater density.

In Summary:

There are many neighbourhoods in the city which already are zoned for multi-family dwellings, as well as those that are coming on-line, or are proposed. More effectively utilizing the zoning density that already exists in these higher-density areas, or that can be added, is the correct way to approach this issue.

Lack of foresight in planning on immigration levels, as well as addressing the attendant fall-out and subsequent issues at all levels, cannot be downloaded onto those who have fought to have a better and more stable lifestyle for themselves and their families through our planning, financial commitment, and hard work.

Sincerely,
Edward & Diana Reuther
83 Woodlark Dr. S.W.
Calgary, T3C 3H6
Ereuther@shaw.ca



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First name [required] Kenneth

Last name [required] Van De Sype

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 am apposed to this bylaw change. It will definately not achieve the goals that city council wants and it will destroy our neighbor hoods. The only people it will help are the developers.



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First name [required] Brian

Last name [required] Donaldson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose the blanket rezoning initiative despite its housing goals, foreseeing overwhelming negative impacts. Introducing higher-density housing risks compromising community character and cohesion, adversely affecting aesthetics and cultural identity. Concerns about development delays, displacement, and gentrification loom, altering demographics and social fabric. Environmental damage is likely, with reduced green space exacerbating urban heat islands and biodiversity loss. Affordability concerns persist, with no guarantee of access for lower-income families, particularly in desirable neighborhoods. Strain on infrastructure and services, including roads, schools, and emergency services, is expected, leading to congestion and overburdened amenities. Loss of single-family homes further complicates housing choices, especially for seniors. The uncertainty surrounding rezoning threatens residents' well-being, contradicting healthy community planning principles. I urge Calgary to reconsider, prioritizing a balanced approach to development, carefully assessing and mitigating potential negative impacts before proceeding.



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First name [required] Denyse

Last name [required] Beauchamp

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) Blanket rezoning April 2024.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Thank you for reading my submission. I am opposed because of lack of schools and recreational facilities, as well as parking and safety. I feel that we will not be able to change any developer's project however it will impact our neighbourhood. We will need affordable housing and rezoning may not address this issue.

Hello,

I am a resident of Meadowlark Park in southwest Calgary and will be impacted by the rezoning bylaw. The houses in our community are 1000-1300 square feet and are bungalows built in the 1950s. The community is home to families as well as seniors and some original owners. There are secondary suites in single-family dwellings.

This blanket rezoning could result in more gentrification as it has in other cities, and not in more affordable housing. It will, in fact, take away units which are currently lower rent because they are older houses in older neighbourhoods.

The Local Area Plans were developed to increase density and change the feel of a community but in a planned way. The areas of greater density were the major and main streets. This seemed acceptable as there were areas of a community where single-family homes were still accepted. With the Blanket Rezoning however, higher density housing will be allowed anywhere and there would be no longer be the opportunity for citizens to state their objections to a developer's project. If a developer filled out the criteria, then the project would be approved by the city, not Council.

The defeat of the motion for a petition (8-6) indicates that Councillors have already made up their minds to approve the blanket rezoning proposal. The engagement with citizens is only to indicate what the City is planning and not to listen to concerned citizens with an open mind.

A few days ago, Councillor Demong had a town hall meeting which overflowed with concerned residents of his ward. He is planning another in a larger locale before April 22nd to hear from his constituents. He is taking his responsibility seriously and is prepared to listen.

There are currently problems in many older communities which should be addressed before imposing increased density there. These include access to schools, road infrastructure and traffic issues, lack of recreational facilities, no grocery stores, needing to transfer to get to a library branch as well as accessibility to public transit. The idea to increase housing density near public transit is a good

one, however the system must be able to accommodate the increase in the ridership. Have any Councillors tried to board a C-Train at the Chinook LRT at 7:00 a.m.?

If the City increases density without concern of recreational activities and amenities, it will bring dissatisfaction to those in more populated areas. It is important to think of the social responsibilities of the city to provide for the youth as well as the seniors in a neighbourhood.

Older communities are not equipped for additional parking on the narrow streets. The blanket rezoning only requires 0.5 parking spaces per unit, therefore many cars will line the road, making it more hazardous for children and pedestrians.

Residents paid more for their houses to be in a R-1 zoning because they wanted a private backyard and garden. In older historic neighbourhoods, this contributes to Calgary's tree canopy also.

With blanket rezoning, property values can be significantly reduced. There is an apartment complex at Elbow Drive and 58th Avenue S.W. which has disrupted our community during construction. The residents of the 240+ units may infringe further on our parks and on-street parking. They will probably also affect public transit demand. Certain homes in our neighbourhood are already experiencing stress from having more than 20 balconies looking into their kitchen windows and backyards.

Meadowlark Park is adjacent to Windsor Park which has an R2 zoning and consisted of single-family homes as well as duplexes. Because of the zoning, there have been many infills as well as apartments built in that area. This has increased the density but has added problems to the owners of single-family houses.

In many parts of Canada people are willing to live in apartments when young, but prefer to move to a single-family home when they are starting a family. Seniors choose to remain in their 1000 square foot bungalows as long as possible to be in a caring community with their friends and neighbours.

The repercussions of blanket rezoning in Calgary should be studied further to see if it has been a success in other cities. Other factors apart from zoning also contribute to the lack of homes, and more specifically, affordable homes. These are interest rates, construction materials and developers' profits.

Thank you for taking these points into consideration.

Denyse Beauchamp



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First name [required] Patrick

Last name [required] Roche

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 re. proposed Land Use Designation 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)

We strongly oppose a zoning change for Elbow Park for the following reasons: (1) Calgary has very few historic neighbourhoods with mature trees and houses older than 100 years such as the case in Elbow Park. The heritage character of Elbow Park should be preserved. (2) Homeowners paid a premium for the heritage character of this neighbourhood and pay property taxes based on that increased value. It is unfair to re-zone the neighbourhood to allow semi-detached or rowhouse housing after homeowners have paid a premium based on existing zoning. Will the City re-imburse residents for the decrease in property value? (3) Nearby are numerous zones in which the goal of increasing the supply of housing can be achieved without destroying the character of one of Calgary's few historic neighbourhoods. (4) The proposed re-zoning encourages investors who have no intention of living in the neighbourhood to purchase properties, tear down existing family residences, and erect duplexes, fourplexes, and townhouses, with up to 12 units (primary unit, secondary suite, backyard suite) without regard for the character of the existing neighbourhood. (5) The narrow streets and back alleys of Elbow Park are not capable of meeting the parking needs of multiple units on each property.

A blanket, "one size fits all" approach to rezoning wrongly attempts to solve one problem by creating multiple other problems, all while showing a lack of respect for, or understanding of, the fabric of Calgary's communities and their diverse residents.



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First name [required] Peter

Last name [required] Krabben

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 opposed to city wide rezoning! The people have to have right to vote.

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The proposed city wide broad brush re-zoning initiative being pushed through council without the support of the good people of our city flat out wrong and unconstitutional . The people have the right and deserve the opportunity to speak out on behalf of their communities by exercising their right to their vote through a plebiscite or civil election. Shame on the mayor and those alderman for voting against a plebiscite, blocking the good people of Calgary of being provided that freedom to stand up for each of their communities, through a voting process. Only when that happens does City Council truly have the best interests of the people of Calgary in mind, and only then will you have the marching orders to proceed or not, community by community, not a blanket city wide broad brush re-zoning agenda as proposed. Council needs to vote this down, flat out kill this entire initiative, or at the very least council needs to put a pause on things, and put this to a plebiscite for the people to vote on and or defer this topic until the next Civic Election. The people voted the Mayor and Aldermen into office to look out for the best interest of the constituents of Calgary, the communities that we live in, and our great city in all of its entirety. Now do what you were voted in to do and listen to the people and stand up and put a stop to this nonsense!



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]

Nora

Last name [required]

Ansah

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

Agenda is not posted

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 does not appear that the City has adequately considered the consequences of rezoning for those of us who have lived in the area for many years. For instance, in my area. Rezoning may provide more opportunities for housing but it will also mean, more congestion, more traffic. I predict single detached homes will be difficult to find in the city (if rezoning continues) and will likely drive up the real estate prices, making it more difficult for people to buy a single detached home. How/will it impact the taxes I pay? We purchased a house in this area because it was quiet and peaceful. I pay my property taxes, and feel I should have a say in where and how I live. What will be the oversight for developers?



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First name [required] Jo-Ann

Last name [required] Dyer

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My daughter lives with me as she can't afford rent. She is a new graduate from university and works in her field. Calgary is so spread out that we need to create more affordable housing. I live in an apartment in Ward 12. I had to downsize as I'm approaching retirement and can't afford to keep my house.



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The reason I'm writing to you is to express my concern in regards of the proposed Calgary wide Re-zoning, As a long time calgary resident I have experienced and witness many housing changes and issues. As an new comer 20 years ago both to Canada and Calgary I experience what is like living in a one bedroom basement, apartment rental units, and lastly accomplishing my dream to own my own place. While I acknowledge the need for affordable housing, I have also experienced the hardships of living in condense areas. Parking, noise, disagreement between neighbors, and some time violence. Please re consider your decision to implement Calgary wide reasoning. This change will significantly change our lives and add stress to our already strain lives. Since, this new proposal as family we live in constant worry of who is going to live next door. The idea to implement fourplex units with the possibility to add secondary units next to our home will destroy our dream to raise a family in a community that is both safe and healthy, this proposal will only benefit investors, that will build ugly structures with only profit in mind not community. We bought a house in parkland 6 months ago because we were attracted by character of the homes and the community feeling. Adding fourplex, townhomes and duplex units will negatively change the community. Please vote against and stop imposing this on Calgarians, we bought a single home in Parkland, an establish neighborhood with beautiful homes. Consider allowing areas like this to keep their current zoning to preserve our community.



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I don't agree with the rezoning as this will affect my property and the infrastructure get affected as well. The value of the house will be dropped and hopefully this will not get approved.



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First name [required] Dona

Last name [required] Long

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket zoning

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

ATTACHMENT_01_FILENAME
(hidden)



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 another voter against this proposed rezoning. The real problem is that it takes too long getting developments approved. Speeding up the process would help a lot.

There are many areas of the city that could be densified and where the community probably would not object. These areas are ones with good transportation access, available schools, shopping etc.

With this rezoning, densification will happen where developers can buy land, not in an organized, planned and coordinated manner.

The proposal will not lead to more affordable to housing but to more community conflict over parking, unsightly lots etc.



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First name [required] Gayle

Last name [required] Quilichini

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Land Use Designation (zoning)

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against the re-zoning amendment that city council wants to implement. Existing neighbourhoods already don't have enough parking due to the overwhelming number of illegal suites and this has been going on for years in my neighbourhood. People bought their houses with the hope that they would have some privacy and not a towering building next to their house and that the value of their house would be worth something. Perhaps you need to look at city properties or open fields to build the amount of apartments, infills etc that you need. Thank you



Public Submission

CC 968 (R2023-10)

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First name [required] Rosanna

Last name [required] Smith

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)



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First name [required] Jennifer

Last name [required] Burgess

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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Hello. I am submitting this comment as a long-time Calgarian and homeowner in Brae-side. I am in favour of this policy change as it addresses the housing crisis our city is in. I'm thankful this council is showing leadership and making difficult decisions to do what's best for the city.

I think encouraging a diversity of housing choice makes communities like Braeside stronger and more resilient. I am happy to see RC-G is proposed as discretionary use and I would like to see more clarity on what is required of developers to consult with the community. Currently it often feels like a "box checking" exercise and I hope we can use this opportunity to ask more of developers to engage with transparency and effectiveness when they want to build something new in a neighbourhood.

I hope we can now move on to implementing all of the items in the Housing Strategy. Thank you again for bringing this forward.



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First name [required]	Rene
Last name [required]	Engel
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	

ATTACHMENT_02_FILENAME
(hidden)

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

I live in Oakridge which is zoned for single family dwellings. I'm concerned that if we rezone to allow fourplexes on a single standard lot it will change the character of my street and my community in particular the increase of people and cars. I also believe that the city hasn't done enough research on the impact to the communities.

there due diligence in assessing how this will aTHat will take lot It will take away from the character, street and community to remain as i



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First name [required] **Miranda**

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 **Public Hearing Meeting of Council**

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning Calgary to allow for more density of homes built helps people. When I hear "what about the character of the neighbourhood, or property values, or parking?" I don't understand how that helps people. What about the people trapped in the rental market because their greedy landlord has raised the rent to "market value"? What about the people who are couch surfing or living on the streets because owning a home is out of reach? What about the people looking to escape an abusive relationship only to find that leaving isn't optional because of housing? Building within our city decreases costs for everyone. As a member of the ward 14 community I support rezoning. I chose the suburbs because that was my most affordable option at the time. I live in Walden and the density of my community is a welcomed site. Our neighbourhood is diverse and I feel as though we are apart of the solution. However living on the outskirts of Calgary, I have obtained extra costs with my time and money, especially through travel expenses. I don't want to see this extra cost lumped on to other new, sprawling communities. Building in our city reduces the cost on the individual and all Calgarians. It reduces maintenance costs of roads, waste pick up, sewage piping, police service, fire service, and the list goes on and on. This policy will help people, but we still need to be smart. Developers and builders are looking to make profit. We need policy in place to protect people and make costs more affordable. Affordability also includes building homes that are more energy efficient. No more wasting energy, time, and money. Lets build homes within our city limits now. Lets build our city for people.



Public Submission

CC 968 (R2023-10)

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First name [required] Robin

Last name [required] Bamboukian

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 Up-Zoning

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

ATTACHMENT_01_FILENAME (hidden) Letter to City (Up Zoning).docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 11, 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 12 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,

Robin & Arthur Bamboukian



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First name [required] antonio

Last name [required] campos

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Planning Matters

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have lived in Calgary for 47 years and seen many changes. I was lucky enough to find a quiet neighborhood where I got to know my neighbors and make some friendships. I moved a couple of times but remained in the same area. Despite the explosion of Calgary population my neighborhood has remained attractive to new residents because it still looks much like it did 40 years ago. Although change is inevitable one should try to preserve what of good exists. Large, overcrowded neighborhoods are neither healthy nor appealing. The residents become more transient, traffic becomes a problem, and eventually the crime rate rises. These are all well know problems of large cities. Any development program should look at those issues. What I perceive as the big problem is the reactive approach to solving the housing issues by "building anywhere, anyhow". Instead I suggest a pro-active approach to the future, looking for ways to slow down the growth of Calgary. Encourage the development and growth of nearby communities – ten towns of 100,000 habitants is much better than a 1 million city. Encourage businesses to move to the smaller towns. Of course this is only possible with the establishment of a good, affordable, efficient transportation system. This should be a priority and a joint goal of provincial and federal organizations. Unfortunately it appears to me, we are heading in the wrong direction.



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First name [required] Joel

Last name [required] Spetz

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)

I am adamantly opposed to the blanket rezoning



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First name [required] Glenn

Last name [required] Mullally

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I purchased a house in a single family neighbourhood zoned R1. I am not interested in having the zoning changed from R1. There was nothing about this when council was elected. Something that has this kind of impact on the future development in our city needs to be determined every one of the over 1 million people living here not by a city council. This needs to have a city wide plebiscite so that every individual voter has the ability to place an X in the box of their choice.



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 excessive and will result in a poorly planned city. With all the regulations you have brought in and the multiple departments to build anything in the city turning around and allowing just about anything to be built in any community shows a lack of understanding of housing. This will also put a strain on infrastructure in an uneven manner leading to a degradation to the services expected of the city.



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First name [required]	Jocelyn
Last name [required]	Cromwell
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	Public hearing. meeting of council
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have owned a property in Rutland park for approximatley 18 years. I purchased in this area for the neighbourhood and the style of well built older home. The proposed city wide rezoning is problematic. There is an appearance of community engagement but from previous city council meetings I have watched with residents opposing this idea, the staff including the mayor are rude and are not there to listen and engage. There is a strong appearance of minds made up. As a homeowner in an established neighbourhood before 1985, you propose a max of 4 units plus 4 units plus 4 units. SO the potential for 12 homes where one used to stand. This will drastically affect the character. As there is no requirment for parking, where do you think the parking and traffic will go? It is already very difficult to leave this neighbourhood with the traffic in the area. Why is there an all or nothing approach? Why can you increase these neighborhoods lots to 2 units a lot. Its like the big jack hammer so there will be no variery of locations to people to choose to live. Just a big pile of peopel slammed into areas. Anyway Im not wasting any more of my time on something that will never be considered anyway. A strong no from me with greater consideration put into what actually might work in various neighbourhoods. And stop being so rude to people who oppose city wide rezoning.
Jocelyn



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First name [required] Ian

Last name [required] Schafer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Wide Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



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 upset to see the blanket re-zoning map in Calgary. In a city of over a million people, there should be a variety of housing and zoning areas, so that people can chose where and how they want to live. We specifically bought in our neighborhood because it was a RC-1 zoned area. Prior to buying our current home, we rented in a neighborhood that was zoned RCG and after living there for 2.5 yrs we decided we definitely did not want to buy in a RCG area. Beautiful mature trees were being taken down, there were giant buildings being put up with windows looking into neighbouring back yards - negating any privacy (see the attached photo in Bowness). Parking became a nightmare as there wasn't enough street parking to accommodate the influx. I read in the apartment zoning that parking spaces are 0.5/unit. That math doesn't even work. The traffic congestion in the RCG area became unbearable, making it extremely unsafe as people were making rapid left turns into traffic gaps that were almost causing accidents as the area had no lights for turning. We also worry about the sewer system. We have already had a sewer backup in our current home from the city side. Our current system wasn't built for hundreds of extra sewers draining into it. I am not against RCG zoning, but it needs to be planned in advance with appropriate infrastructure in place. Please don't ruin our neighbourhood, but plan more thoughtfully.



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First name [required] Dwilah

Last name [required] Schafer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City-wide rezoning

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

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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 upset to see the blanket re-zoning map in Calgary. In a city of over a million people, there should be a variety of housing and zoning areas, so that people can choose where and how they want to live. We specifically bought in our neighborhood because it was a RC-1 zoned area. Prior to buying our current home, we rented in a neighborhood that was zoned RCG and after living there for 2.5 yrs we decided we definitely did not want to buy in a RCG area. Beautiful mature trees were being taken down, there were giant buildings being put up with windows looking into neighbouring back yards - negating any privacy (see the attached photo in Bowness). Parking became a nightmare as there wasn't enough street parking to accommodate the influx. I read in the apartment zoning that parking spaces are 0.5/unit. That math doesn't even work. The traffic congestion in the RCG area became unbearable, making it extremely unsafe as people were making rapid left turns into traffic gaps that were almost causing accidents as the area had no lights for turning. We also worry about the sewer system. We have already had a sewer backup in our current home from the city side. Our current system wasn't built for hundreds of extra sewers draining into it. I am not against RCG zoning, but it needs to be planned in advance with appropriate infrastructure in place. Please don't ruin our neighbourhood, but plan more thoughtfully.





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First name [required] Judith

Last name [required] O’Keefe

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 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)

The “rezoning for housing” proposal does not take into consideration the original vision of planners and developers who created older communities in Calgary and the desire of people to live in these communities as they were created. Densification of older communities does not create more affordable housing, it simply puts greater pressure on existing infrastructure including streets, sewers, electricity needs, sidewalks, public transportation and creates more traffic. Many older communities like North Mount Pleasant, Killarney and Bridgeland to name a few have been ruined by tearing down single family homes and putting up infills/duplexes/multiplexes. The sense of community or neighbourhood has been completely lost. Traffic and parking are 2 major concerns when older communities are densified. New communities are created with many different types of housing and along with that comes planning for traffic patterns, flow and parking. Older communities do not have the ability to adjust to increased traffic and volume of cars looking for street parking. Some densified older communities have put in calming circles to slow traffic but it does not limit the sheer volume of traffic using residential streets. And with increased housing there is a real lack of on-street parking to accommodate the increased number of vehicles. We live in an older community. We have windows on all sides of our house that allow the light in. That was the vision of the developer. That is one reason why we bought the house. We shouldn’t have to be relegated to darkness because Council thinks it’s OK for a monster tall infill or duplex to be built beside our home. I’m not a mushroom!
Council is giving little or no consideration to the people already living in older communities and what the desires of these residents are. Your approach to seeking input is all wrong. Each request for development in a residential community should be put to that community with a vote. No blanket city wide rezoning proposals! Each community should decide what is right for that community.



Public Submission

CC 968 (R2023-10)

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First name [required]	Paria
Last name [required]	Karimi
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	Agenda hasn't been published yet. This is about blanket rezoning.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter about Rezoning.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I will start by focusing on outcome 1: “Amend and streamline planning policy and process to allow for diverse housing” action 1.C.13 which speaks of infrastructure and service upgrades that would be required once the upzoning is complete. In my opinion, the four action items listed are insufficient when it comes to addressing Lake Bonavista residents’ concerns about inadequate electrical grid, 50-60 year old water/sewer pipes, lack of street parking, emergency vehicle access, overflow of local schools (Lake Bonavista already supports overflow to newer communities like Auburn Bay), balance of urban living and wildlife access and the insufficient space at the lake and its use of amenities (which is the heart of the community). Actions i and ii showcase that the city is unaware of the costs required to make improvements to the existing infrastructure. And action iii alludes to an equitable plan of sharing these unknown costs with the public, federal and provincial government and the private sector. To me, this is a big missing detail as it affects our cost of living and even brings up the question of whether or not my family can afford to continue to live in the area. The council is expected to provide an update on this matter no later than Q2 2024. I find it unacceptable that the council will be making a decision prior to seeing more details.

Based on my personal research, upzoning aims mainly to fill the 'missing middle' gap we see in the housing market, by incentivizing middle density housing development. It's a long term solution and makes no promises to change things overnight. It has an impact on affordability simply by increasing supply and bringing down rental prices.

Research from the Washington based Urban Institute has found that while upzoning leads to about a one per cent increase in housing supply within three to nine years, the majority of new housing created is at the higher end of the price spectrum. They also concluded that the increase (in supply) occurred predominantly for rental units that are affordable to households with higher-than-middle incomes in the short and medium term. This is consistent with anecdotal evidence in Victoria — the first B.C. municipality to allow up to six units on a single-family lot — that these missing-middle homes are still out of reach for working and middle-class families.

Furthermore, developers are going to produce the type of housing that gives them the greatest profit. So just because you remove regulations, it doesn't mean it's going to produce more affordable housing. What it's going to do is encourage developers to buy undervalued property that used to be single-family zoned and then flip it into high-end more-expensive housing. If densification produced more affordable housing, Vancouver would have some of the least expensive housing in North America.

Research also shows that upzoning alone doesn't make housing more affordable. Therefore, the city's plan to build below-market and government-subsidized housing is even more important in this Housing Strategy. The actions laid out for outcome 2: “Support affordable housing providers to deliver services that make a positive impact” does not spark confidence in me that the city has an adequate plan in place. Actions 2.A.1, 2.A.2, 2.A.4, 2.A.5.ii require budget or council approval at a later date, which to me is not a plan. Action items need to have concrete results with concrete dates. However, the most worrying aspect of some of the proposed action items is that they are contingent on provincial government's cooperation: 2.C.1, 2.C.2, 2.C.3, 2.C.5. These actions do not constitute a clear plan from the municipal government; they read more like a wish list that the provincial government has full control over. The council should focus on actions that are solely within the jurisdiction and powers of the city, and not contingent on the provincial government which has historically not cooperated well with the City of Calgary. I also take issue with the language used in many of the action items such as “expand research efforts”, “identify opportunities”, “develop priorities”, “create a program”, “investigate options”, “support tenants and government”. These phrases are very vague in nature and do not paint a picture of a well-thought-out plan. The details of priorities, opportunities and options should be clearly laid out in the report, so the costs, dependencies, and future of the actions are clear to the stakeholders. Without such details, making an informed decision is impossible.

I fail to understand how without a detailed plan that clearly lays out the costs required to build government-subsidized housing and an upgrade to the current infrastructure, we can perform a blanket rezoning in the name of providing affordable housing. Without solid action items for 1.C.13, blanket rezoning in areas like Lake Bonavista will cause the price of land to go even higher in the

next few years without adding any supply to the market. The developers will rush in and compete to buy houses off the aging population and build duplexes/fourplexes. In the meantime, the promised studies on the upcoming infrastructure upgrades could be delayed or never completed which would generate subpar or outright unusable housing or vacant lots. This will effectively negate the point of providing the missing-middle supply. This combined with the intangible action items of outcome 2, the affordability crisis will remain a crisis for the low and middle-class.

The need for affordable housing is very real in Calgary. Everyone deserves access to housing they can afford. My concern is that this incomplete plan will lead to even more unaffordable housing instead of addressing it. I am afraid that the elected council is ticking off action items on the Housing Strategy to showcase that in theory, an affordability plan has been put in place. When in reality, the plan is inadequate, and it appears that the council has not spent enough time studying the many case studies from around the globe to understand what an effective housing strategy looks like. We need our council to view their responsibilities more seriously than their own portion of accomplishments in the municipal government. We need our council to understand that lack of provision from them could have disastrous effects on the city for many generations to come. City of Calgary would still be here, and in need of affordable housing even when council members have moved on to bigger and more prestigious positions in the government.



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First name [required] JASON

Last name [required] MCFARLAND

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 Agenda has not been published - Blanket Re-zoning

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

ATTACHMENT_01_FILENAME (hidden) Calgary Blanket Re-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)

I will start by focusing on outcome 1: “Amend and streamline planning policy and process to allow for diverse housing” action 1.C.13 which speaks of infrastructure and service upgrades that would be required once the upzoning is complete. In my opinion, the four action items listed are insufficient when it comes to addressing Lake Bonavista residents’ concerns about inadequate electrical grid, 50-60 year old water/sewer pipes, lack of street parking, emergency vehicle access, overflow of local schools (Lake Bonavista already supports overflow to newer communities like Auburn Bay), balance of urban living and wildlife access and the insufficient space at the lake and its use of amenities (which is the heart of the community). Actions i and ii showcase that the city is unaware of the costs required to make improvements to the existing infrastructure. And action iii alludes to an equitable plan of sharing these unknown costs with the public, federal and provincial government and the private sector. To me, this is a big missing detail as it affects our cost of living and even brings up the question of whether or not my family can afford to continue to live in the area. The council is expected to provide an update on this matter no later than Q2 2024. I find it unacceptable that the council will be making a decision prior to seeing more details.

Based on my personal research, upzoning aims mainly to fill the 'missing middle' gap we see in the housing market, by incentivizing middle density housing development. It's a long term solution and makes no promises to change things overnight. It has an impact on affordability simply by increasing supply and bringing down rental prices.

Research from the Washington based Urban Institute has found that while upzoning leads to about a one per cent increase in housing supply within three to nine years, the majority of new housing created is at the higher end of the price spectrum. They also concluded that the increase (in supply) occurred predominantly for rental units that are affordable to households with higher-than-middle incomes in the short and medium term. This is consistent with anecdotal evidence in Victoria — the first B.C. municipality to allow up to six units on a single-family lot — that these missing-middle homes are still out of reach for working and middle-class families.

Furthermore, developers are going to produce the type of housing that gives them the greatest profit. So just because you remove regulations, it doesn't mean it's going to produce more affordable housing. What it's going to do is encourage developers to buy undervalued property that used to be single-family zoned and then flip it into high-end more-expensive housing. If densification produced more affordable housing, Vancouver would have some of the least expensive housing in North America.

Research also shows that upzoning alone doesn't make housing more affordable. Therefore, the city's plan to build below-market and government-subsidized housing is even more important in this Housing Strategy. The actions laid out for outcome 2: “Support affordable housing providers to deliver services that make a positive impact” does not spark confidence in me that the city has an adequate plan in place. Actions 2.A.1, 2.A.2, 2.A.4, 2.A.5.ii require budget or council approval at a later date, which to me is not a plan. Action items need to have concrete results with concrete dates. However, the most worrying aspect of some of the proposed action items is that they are contingent on provincial government's cooperation: 2.C.1, 2.C.2, 2.C.3, 2.C.5. These actions do not constitute a clear plan from the municipal government; they read more like a wish list that the provincial government has full control over. The council should focus on actions that are solely within the jurisdiction and powers of the city, and not contingent on the provincial government which has historically not cooperated well with the City of Calgary. I also take issue with the language used in

many of the action items such as “expand research efforts”, “identify opportunities”, “develop priorities”, “create a program”, “investigate options”, “support tenants and government”. These phrases are very vague in nature and do not paint a picture of a well-thought-out plan. The details of priorities, opportunities and options should be clearly laid out in the report, so the costs, dependencies, and future of the actions are clear to the stakeholders. Without such details, making an informed decision is impossible.

I fail to understand how without a detailed plan that clearly lays out the costs required to build government-subsidized housing and an upgrade to the current infrastructure, we can perform a blanket rezoning in the name of providing affordable housing. Without solid action items for 1.C.13, blanket rezoning in areas like Lake Bonavista will cause the price of land to go even higher in the next few years without adding any supply to the market. The developers will rush in and compete to buy houses off the aging population and build duplexes/fourplexes. In the meantime, the promised studies on the upcoming infrastructure upgrades could be delayed or never completed which would generate subpar or outright unusable housing or vacant lots. This will effectively negate the point of providing the missing-middle supply. This combined with the intangible action items of outcome 2, the affordability crisis will remain a crisis for the low and middle-class.

The need for affordable housing is very real in Calgary. Everyone deserves access to housing they can afford. My concern is that this incomplete plan will lead to even more unaffordable housing instead of addressing it. I am afraid that the elected council is ticking off action items on the Housing Strategy to showcase that in theory, an affordability plan has been put in place. When in reality, the plan is inadequate, and it appears that the council has not spent enough time studying the many case studies from around the globe to understand what an effective housing strategy looks like. We need our council to view their responsibilities more seriously than their own portion of accomplishments in the municipal government. We need our council to understand that lack of provision from them could have disastrous effects on the city for many generations to come. City of Calgary would still be here, and in need of affordable housing even when council members have moved on to bigger and more prestigious positions in the government.