



## 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]

Francis

Last name [required]

L'Henaff

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 Changes

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)

Default Zoning Bylaw Changes - Submission to Council.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Lori

Last name [required] Kelly

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)

In general, I support the rezoning of Calgary residential areas to increase the density of homes.

As I read the proposal, there would be the possibility for a secondary suite and a back-yard suite for each housing unit, meaning there would be up to 12 suites (primary & secondary) per 50 foot lot. I feel 12 suites is too many for such a small area, and would propose that 8 be the maximum number of suites per lot. Twelve suites will cause the units to be small, force the inhabitants to be in each others space, and potentially cause additional friction between residents – causing an increase in calls to City Bylaw or Calgary Police Services.

I believe that parking has not been adequately addressed in this proposal. If there are four suites on a 50 foot lot (regardless of whether they are primary or secondary suites), there should be parking stalls for 4 vehicles – meaning the parking should be a minimum of 1 stall per suite. Having less than this will cause parking to become an issue in neighborhoods, increasing the chances of parking infractions & an increase in calls to City Bylaw. As neighborhoods increase their density by building these 4, 8 or 12 suite homes, this will cause friction between neighbors as residents all fight for the few spots available near their home. Due to the lack of public transit, I would expect each suite will have at least one vehicle, if not 2 or 3.

The electrical grid is another concern. Will the current grid support an 8 or 12 time increase due to the increase in usage & increase in electrical vehicles? Will this increase in density require extensive re-vamping of the current grid, requiring construction that will disrupt traffic if the electrical Right of Way is under the road?



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First name [required]

Jean

Last name [required]

LeClerc

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My wife and I live on a quiet street with single family homes. In the last 3 years, 5 of these houses have become rentals. The tenants do ABSOLUTELY NOTHING to maintain the yard, which makes MY house look terrible. ALSO...parking.....every rental has 3-4 cars parked on the street.. None of them park in the back. We have a garage which I park in. My wife usually parks on the street(if there is room). Parking is a premium at the best of times, but with multi families living in these rentals, parking has become a gong show. This will turn into a parking war, if this subdivision gets rezone. I am hereby voicing my displeasure at established neighborhoods initially built for single family homes, being rezoned for multi units apartments and condos. This will also devalue the homes in the Neighbourhood



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First name [required]

Lori

Last name [required]

Kelly

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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[required] - max 75 characters

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

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First name [required] Michael

Last name [required] Ross

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed new Zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are already dense enough in Altadore and should not be expanded further. Parking is a nightmare and if electric cars are the future, there will not be enough capacity to charge them all on one street. Please do not change the existing zoning for Altadore.



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First name [required] Cathy

Last name [required] Ascroft

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) Letter to City of Calgary.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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To: Councillor Terry Wong

And: Calgary City Council

Re: City wide rezoning

From: Cathy A., resident, ward 7, Sunnyside

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I am writing because I feel I must object to the proposed city-wide re-zoning coming before Council on April 22, 2024. This is based on the unclear information provided, and the lack of a fully thought out strategy to address various outcomes associated with the idea.

I support initiatives to encourage more variety of housing types and more affordable housing throughout Calgary. However I don't feel that this initiative will achieve these goals in an equitable way.

Furthermore the information provided by the City is both convoluted and oversimplified at the same time – it is a complex issue and the information is presented in a minimal way that creates more questions than answers. A much better job should be done to present the rationale for this change as well as the specific changes that are coming in order for people to make an informed opinion. This process seems designed to prevent a clear understanding of the implications.

My concerns are as follows.

**First:** why a distinction between R-CG and R-G? It would be more fair if every community, whether existing or developing, had the same rules. R-G should allow fourplexes anywhere on a block, same as R-CG. There is no reason to continue the schism between existing and new communities. In fact new communities should require the same or higher densities, since they are the most unsustainable part of the urban fabric and increasing density would alleviate some of that. The capital spending, along with permanent operating spending required to serve new suburbs (roads, water and sewer, transit, fire, etc.) necessitate that as many people as possible should be accommodated there to justify the expenditures. At present the operating costs of suburbs are inordinately borne by established communities, where property taxes are higher; this should not continue.

**Second:** lack of clarity in the information presented. On the “fact sheet” for R-CG the top paragraph states that various housing forms will be allowed “such as single-detached, semi-detached, secondary suites and rowhouses.” But at the bottom of the page where the allowable uses are listed, fourplexes are included; fourplexes are also not depicted in the diagrams on the sheet. Why omit them from the descriptions, other than to obfuscate?

The top paragraph goes on to state that a 50' lot could have a maximum of 4 units – each with a secondary suite. Does this mean that each unit in a fourplex could also have a secondary suite? This would make it an 8-plex. The information is confusing and appears to be deliberately misleading.

The fact sheet for R-G does not allow for easy comparison. The density in R-CG is 75 units per hectare; the density in R-G is stated as a minimum parcel area of 150 m<sup>2</sup>. Again the intent here seems to be to obfuscate and prevent the general public from understanding the differences. As noted earlier, there is

also no rationale given as to why the rules and densities should be different between existing and new communities.

**Third:** inequity. Similar to the developing suburbs not having the same density specs as established areas, it is vexing to note that certain areas of Calgary are excluded from this exercise because they are upscale. For example Mount Royal is excluded, when in fact there is much greater potential to intensify there because of the large lot sizes.

**Fourth:** parks. The statements about zoning of parks raise a red flag. The FAQs state:

Many city open spaces and parks have a residential zoning going back decades. ... While parks are being proposed for rezoning (i.e. shifting from R-C1 to R-CG), this does not mean they are being proposed for development.

This statement is of no comfort, and disingenuous. There is no reason for parks to be zoned residential, other than to allow for future redevelopment. If the intensification of neighbourhoods that is sought actually occurs, park spaces become even more critical to livability since higher density housing has far less outdoor space associated with it.

**Here's what should happen:**

In conjunction with the city-wide zoning of residential properties, there should be a city-wide rezoning of all park spaces to a district specifically protecting them as parks in perpetuity. Create a new district (as has been done with residential properties) that would protect all parks and open space as such. It is irrelevant to citizens whether the parks and open spaces were created pursuant to the Reserve processes established in the Municipal Government Act. What is important is ensuring healthy open spaces remain available in all neighbourhoods to ensure that communities are livable.

**Fifth:** affordability. [Note: I am not using the term “affordable housing” as a euphemism for social/subsidized/public housing, but referring to older or modest housing of any type that is affordable to lower income residents.] It is possible that allowing higher density everywhere will result in new, smaller units being constructed as part of redevelopment. However new builds are usually much higher priced than what they replace. Along with intensification there should be policies and programs to protect (and refurbish, if necessary) existing lower cost housing – aging cooperatives, older rental houses and apartments, and so on. Otherwise we will lose whatever affordable housing there is and see it replaced with upscale condos for the rich. Lower income households will be displaced. The City should look at the policy examples that Vancouver is using to protect rental and other lower-cost housing in areas undergoing redevelopment and bring in a strategy that would do the same here.

To summarize, I am opposed to the proposal as presented. Rather, the city wide rezoning should:

- Apply to all low density areas including Mount Royal
- Make the baseline density and allowable forms in new (developing) suburbs at least the same if not higher than that in established communities
- Create a parallel city wide rezoning process to protect parks and open space, and remove zoning that allows residential use in parks in the future
- Not proceed unless there are strategies (with funding) to protect and refurbish existing older affordable housing stock.



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First name [required]                      Fay

Last name [required]                      Wadman

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Public Hearing - April 22, 2024

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My question is, regarding the money that the federal government is offering communities, what are the attached conditions? Is Calgary rezoning due to the \$'s being offered by the Federal Government? What are the environmental conditions (energy efficient & climate resilient) of the housing that are part of receiving this money?





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First name [required] Douglas

Last name [required] Hudacin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is a poorly conceived plan and in doing so city council is being bought by the Federal Govt. The vast majority of the eligible voters and home owners are against this change. I have tried to speak with my councillor, Penner, but she is unwilling to speak on the matter. It is impossible to engage with city council when they refuse to.



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First name [required] Richard

Last name [required] Johnsen

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

Date of meeting [required] Apr 22, 2024

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

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

ATTACHMENT\_01\_FILENAME (hidden) Opposition to Blanket Rezoning Proposal.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have attached my opposition to the Rezoning for Housing proposal, which I hope will be read at the City Council meeting on April 22, 2024. As a person with Autism, I am unable to deliver the contents in a public presentation, but I appreciate hopefully having a voice on this important issue, which affects me greatly.

Dear Mayor and City Council,

I wish to express my profound opposition to the proposed blanket rezoning of Calgary. As a disabled resident deeply impacted by these changes, I feel compelled to voice my concerns regarding the potential ramifications of such a decision.

I would also like to begin by extending my gratitude to the councillors who demonstrated the courage and empathy to represent the concerns of Calgary residents by proposing and supporting a plebiscite on this highly unpopular plan.

Those who oppose it should honestly be ashamed. You were elected to represent your constituents, not your personal pet projects. Mayor Gondek and Councillor Pootmans, you are included here, and I am extremely disappointed by your rhetoric and your failure to listen to the residents of our city.

No one I have spoken to—neighbours, friends, or co-workers—is in support of these changes (if they have even heard about it!), and we all feel like they are being forced upon us by a group of councillors and a Mayor who are shockingly smug, exuding the attitude that they know better. Everyone I talk to says, "How did these people ever get elected? Can they really do this? Why would they do this?"

This disregard for the wishes of the community is both disappointing and alarming.

As a lifelong Calgarian and homeowner, I stand against the blanket rezoning for a multitude of reasons, many of which I'm sure you'll hear about today and many of which some of you will choose to ignore, pursuing your own personal agendas.

It is also alarming that in writing this, many of us are so aware that this is just a box to check off and a meaningless exercise. Will our voices be heard? Probably not. How sad that our citizens have become so cynical of our democracy as so many politicians at all levels seem to ignore the wishes of the electorate.

In general, this blanket rezoning proposal reveals a tremendous lack of foresight and lazy *one-size-fits-all* approach which will produce widespread negative community impacts including the loss of privacy, the destruction of the character of neighbourhoods, increased traffic and parking concerns, loss of tree cover and green space, and the potential financial loss to homeowners should these monstrosities be built next to your home.

As a person with Autism, I wish to convey how profoundly this rezoning proposal affects my anxiety and stress. I have severe sensory issues and have deliberately chosen to reside in an old neighbourhood adorned with beautiful trees, grass, and single-family houses. It is a sanctuary where I find solace amidst the tranquility. However, the spectre of the rezoning looms large, casting uncertainty and dread upon my once peaceful abode. Every day is now filled with stress and uncertainty. Personally, I am already starting to make plans to sell my house and move outside of Calgary if this becomes a reality. Perhaps this is what this council

wants, as this blanket rezoning plan seems to value only newcomers and not current residents.

Attending one of the city's information sessions revealed the extent of the changes looming on the horizon. The thought of towering complexes encroaching upon our serene neighbourhoods, the doubling and tripling of the population, the increased noise and traffic fills me with dread. The prospect of losing the sunshine on my garden, witnessing the felling of mature trees, and enduring the cacophony of increased traffic and noise is truly distressing.

I find myself questioning the priorities of our city's leadership. Why does it seem that they prioritize the interests of newcomers over the well-being of long-standing residents? We purchased our homes in good faith that they were zoned for single-family homes. Why must we endure the transformation of our neighbourhoods and the potential devaluation of our lifelong investments? I already had to endure the Westbrook Area plan being forced upon us and now after all that wasted time and money, this will now be foisted upon us? It is unconscionable, honestly.

I am also deeply offended by the propaganda-like effort to present only one side of the issue to the electorate through the mass mailing campaign. Of course, much of this effort is overlooked by the average resident who is too busy and pressed for time to read about the implications, alternatives or even think about taking the time to write a letter, their only recourse. This seems purposefully planned to try to avoid any opposition.

Let's examine it; it states: "Calgary needs more homes. Citywide rezoning will help increase supply." That's the catchphrase. Of course, it will help! But at what cost? It avoids answering all the hard questions. It's akin to the new laws in the United States which decriminalize theft. Perhaps Calgary can address that next? "Poor people in Calgary don't have enough money to purchase goods. Allowing them to steal from stores will help." And yes, it does help the poor, as they can steal and face no repercussions. Yet, it doesn't reveal the deep implications for society at large, for the store owners, and what kind of society we are creating. This plan is no different as it avoids all the serious issues and outcomes for our neighbourhoods, homeowners, and residents. It solves the issues for people coming to our city by laying the burden on the current residents. It is deeply unethical and honestly, both immoral and short sighted.

I speak not only for myself but also for those who may lack the energy or means to voice their concerns (and I know so many of them here in our city)—the elderly, the sick, the disabled and others. We cherish our quiet, single-detached homes and seek to preserve the character of our communities. We desire less congestion, crime, and disruption, not more.

In particular, I am also concerned with:

Increased Parking Issues, Traffic Congestion, and Crime: The rezoning is likely to exacerbate existing parking shortages and traffic congestion, posing significant challenges to our daily

lives and safety, increasing crime throughout the city. Densification invariably brings about parking problems, citizen confrontations, and a rise in crime rates, a reality I am acutely aware of from my experience working with law enforcement agencies in Calgary.

The proposed rezoning arrogantly disregards the years of work invested by past city planners to make Calgary a great city. It undermines their efforts and risks undoing the progress made in shaping our communities. These concrete-heavy developments pose problems for the watershed, cause psychological distress to residents living in their shadows, and entail the removal of numerous trees.

Moreover, the blanket rezoning fails to consider the needs and concerns of current homeowners and residents. By imposing sweeping changes without meaningful consultation, the City is effectively silencing its citizens and undermining the democratic process.

I implore the City and the representatives of our residents to reconsider this proposal and allow for a plebiscite that truly represents the views of all Calgarians. This is the only way to ensure a fair and democratic decision-making process that takes into account the needs and aspirations of residents.

Instead of imposing blanket rezoning, I also implore the City to pursue alternative solutions that promote truly affordable housing. Upzoning along major road and transit corridors, as well as under utilized commercial sites, could provide faster housing solutions without sacrificing the integrity of existing neighbourhoods. Smaller, minimalist style units in these areas would require minimal parking and could genuinely address the housing needs of those starting out or struggling to make ends meet.

Again, I strongly request for city council and our Mayor to vote against the blanket rezoning of Calgary today and if you want to follow this course, plan for a plebiscite on this matter, as it impacts every residential community and homeowner in the city. Similar plebiscites have been conducted on issues such as Fluoride and the Winter Olympics, offering a genuine reflection of Calgarians' desires. Such a measure would allow all stakeholders ample opportunity to present their arguments and ensure every Calgarian has a voice through their vote.

By eliminating avenues for residents to object to land use changes before the council, the city effectively stifles citizen participation in decision-making processes that directly affect their properties and communities. I firmly believe that citizens should play an active and respected role in such processes, which are fundamental to a functioning democracy. Unfortunately, it appears that our current Mayor and much of the council, including my own councillor, Richard Pootmans, are unwilling to heed the voices of citizens and are intent on imposing their will upon us. This trend is deeply concerning and erodes our democratic principles. I hope that all residents will take note of what is going on here, and if the current Mayor and council push this plan through, that they will soon be voted out of office and we can get a council which will humbly serve their constituents and their wishes.

Every Calgarian deserves the opportunity to have their voice heard and their concerns addressed. Let us not allow developers' interests to overshadow the needs and desires of the community.

In conclusion, I implore you to listen to the residents of Calgary, to the silent majority who oppose this rezoning. Do not silence us.

Vote against this proposal and explore alternative avenues that prioritize the well-being and aspirations of all Calgarians, not just the developers and newcomers.

Sincerely,

Richard Johnsen





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

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First name [required]

Dennis

Last name [required]

Deegan

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

Calgary property/housing re-zoning (difficult to find EXACT agenda)

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 absolutely am opposed to citywide rezoning. I moved from a downtown area 22 years ago to have a yard, garden, garage, some open space and privacy without someone breathing down my neck at every move I make. I paid to have this and continue to pay heavily for this (property taxes) but it is a choice I made for my family. The changes City Council is proposing will do nothing but cause even more division between people/communities. For example, to change my single dwelling home to a 2, 4 or 8plex will cause more issues with how many green/blue/black bins will crowd an already crowded back lane. Do we go from 3 bins to 6, 12 and 24 bins? Parking will become a nightmare with more vehicles on the street inhibiting emergency vehicle access (already see this in winter with unplowed streets). I've already heard someone saying a disgruntled neighbor will build out of spite and cause more division which will lead to more serious issues including crime. There will be people building multi family units for rental purposes with no intentions of living there themselves resulting in no maintenance of property by renters. Take a drive through some of the areas in Calgary that have affordable housing newly built already. Some of these new properties look as if they have been around 15 years. I completely understand the need for more affordable housing but not at my expense and NIMBY. I've paid my dues. I fail to understand it we have a shortage of housing, why do people want to come here knowing they have nowhere to live. I could not expect Calgarians to bankroll me while I figure things out. The very thought would terrify me. Why are we seeing so many fires in areas where new buildings are being built? Where is the transparency as to why this is happening? What is causing these fires? Is this what I can expect if someone builds a multi family unit beside me? On a final note, the Home Is Here' flyer in my mailbox today showed the 3 home types, single detached, semi-detached and rowhouse. Funny how the single detached photo is made to appear so distasteful looking than the semi or rowhouse. Single detached homes don't have trees in their neighborhoods? I've always loved Calgary but it is becoming less and less of a city to be proud of. Those at City Hall are always enforcing the 'respect me' attitude yet Calgarians are not getting it back, instead we are being spoken to and treated with bullying, condescending and sometimes downright rude comments. It's very sad to see.



Public Submission

CC 968 (R2023-10)

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

We are concerned about the proposed rezoning.

Firstly, the rezoning, once done, cannot be changed back.

Second, the rezoning will impact property values.

Third, it will impact parking and other infrastructure, such as public libraries and leisure facilities. These may become overcrowded because the planning does not take into account suites and other added on apartments within neighbourhoods that did not have this in the past. Also parking on the street and cars may create more congestion in neighbourhoods, and then the City will implement paid parking in front of the house (as was already proposed in the past).

We are very concerned that this rezoning change will impact the quality of life for our family in our neighbourhood. It will overcrowd the street in an area that was not originally designed for this number of people. And once all these changes are implemented, they cannot be removed.

Right now, we seem to be low on housing, and once we create and build more housing, then we will have resolved the situation and there would be no need to rezone the entire city.

Thank you.

Sincerely,  
Miroslav, Stanislava, and Katerina Lehky  
67 Arbour Glen Close NW



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First name [required] Deborah

Last name [required] Grochmal

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning is an enormous issue affecting EVERYONE .. I believe is is imperative to have a vote ... not city officials deciding for the rezoning where I I believe most residents are opposed



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First name [required]	Hadi
Last name [required]	Sanati
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	RCG zone changing in Killarney community-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)

Dear City of Calgary Council Members,

I am writing to express my deep concern and opposition to the proposed zone change to RCG in the Killarney area of Calgary. As the property owner in this community, I strongly believe that this change will have detrimental effects on our quality of life and property values.

The current RC2 zoning has provided a balanced and desirable environment for residents, offering adequate space and maintaining a comfortable level of density. However, the proposed change to RCG zoning would drastically increase density, leading to overcrowding and a decline in overall livability.

Additionally, the proposed zone change raises significant concerns about the future of our neighborhood. Increased density without adequate infrastructure and amenities could strain local resources and services, such as parking, public transit, and green spaces. This could further diminish the quality of life for residents and erode the unique character of our community.

In light of these concerns, I urge the City of Calgary Council to reconsider the proposed zone change. I respectfully request that the council revisit this plan and consider alternative solutions that prioritize the well-being and interests of the Killarney community, fostering a sustainable and harmonious vision for our neighborhood's future.

Thank you for your attention to this urgent matter. I greatly appreciate your time and consideration regarding these concerns.

Kind regards,

Hadi Sanati





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First name [required] David (Dave)

Last name [required] Russum

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 changing Calgary's R-1 Zoning

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

ATTACHMENT\_01\_FILENAME (hidden) Comments on Proposal to rezone our Neighbourhood.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

The proposed change in Zoning seems to assume that all lots and neighbourhoods are appropriate for this change. The current proposal is extreme and destroys the rights of current residents in existing R-1 neighbourhoods who have paid a premium, both in purchase and property taxes, to live in an R-1 environment.

## Comments on Proposal to rezone our R-1 neighbourhood to R-CG

1. While I understand the desire to increase population density in Calgary, I am very concerned with the approach the City is taking.
2. We live in an established R-1 community which was developed in the 1950's and has been undergoing re-development for many years. >50% of the lots have undergone replacement or significant redevelopment since that time. To change the rules at this point would be very unfair to those who have already spent huge amounts of money to develop their properties under present rules.
3. My understanding is that a 50' wide lot could have up to 8 units built on it (both on corner lots and mid block lots). All information is extremely vague; I can find only one limitation on construction (a height limit of 11 metres). This is not in accordance with the section below from Calgary's website [www.calgary.ca/development/home-building/contextual-dwellings.html](http://www.calgary.ca/development/home-building/contextual-dwellings.html) : To determine the maximum building height allowed, calculate an average of the highest point of the roof peaks of the adjacent buildings, then subtract the subject property's highest geodetic point at the corner and add 1.5 m. **No matter what the calculation result, a minimum 8.6 m height is guaranteed and 10.0 m is the absolute maximum.**
4. If the height is being changed for contextual dwellings, what other rules and regulations will be changed under R-CG:
  - a. Percent coverage of lot?
  - b. Building close to property lines – both adjacent lots, sidewalks and back alleys – what are the setback requirements?
  - c. Windows overlooking adjacent properties?
  - d. Drainage onto sidewalks and into back alleys?
  - e. Parking spaces on property?
  - f. Depriving adjacent properties of sunlight?
5. Our lot is pie-shaped, what impact would this have on any new rules?
6. Expanding the number of units in the community to this degree will presumably require upgrading of utilities – water, sewage, electricity, gas, roads – what are the potential costs for updating these services?

- 7. My reading of the material indicates that a Development Permit only reviews the elements of ‘Parking, Landscaping and Unit Count’ without any regard for the appropriateness of the development in a specific area/location and no opportunity to challenge the decision. An AI program could assess these elements and approve a plan in a fraction of a second.**
- 8. Why are parks and green space also being changed to R-CG? I understand they were previously included in R-1 but preservation of green space is a vital element to a healthy city and must be restricted from development except in extreme situations. This is an ideal time to assign all green spaces to a separate zoning classification to preserve green space.**
- 9. Most people choose to pay more for an R-1 lot to enjoy the space, privacy and peacefulness that these lots offer. We are suddenly being denied this privilege. We have a small pond and > 30 trees and shrubs on our property creating a haven for wildlife in the inner city (103 bird species have been identified in our yard since we moved in). The regular visits from native birds are declining – likely due to development and creation of ever smaller green spaces on both public and private land.**
- 10. We have noted that the first step in virtually every development in our community is to remove the trees and build to the limits (or over the limits) of the current rules. It is not surprising that the percentage of canopy in the city has declined over the last 10 years while the stated intent is to significantly increase the canopy.**
- 11. Much of the current and proposed development deprives neighbours not only of privacy but also access to sunlight and radiant heat. In a world where electricity from renewable sources is being heavily promoted, properties that are being deprived of access to these resources due to nearby construction should be compensated with lower Property Taxes while the over-sized building(s) that cause the loss paying a higher property tax.**
- 12. All new buildings should be designed and built either with solar panels installed or at least a design (e.g. south sloping roofs) to optimise future solar installation.**

- 13. Many new developments drain water and snow off the property due to the large concrete footprint providing little space for water to be absorbed on the lot. This results in flooded/icy alleys and sidewalks. In turn this requires regular gravel applications to hilly alleys during the winter months which is washed into the storm water drains during melting. It would be far better if this water was absorbed into the ground on the lot to provide water for trees and replenish the water table.**
- 14. Electric cars are supposedly a significant solution to our greenhouse gas problem. Why would the city require only 0.5 off-street parking spaces per unit of housing? Many current R-1 properties are a significant distance from services such as groceries that will typically require a car. Imagine all the extension cords crossing sidewalks for those without off-street parking to charge their electric vehicles. (or those needing to store their bikes).**
- 15. While I understand the desire to increase population density, every property has different pros and cons; it seems unreasonable to arbitrarily change the R-1 regulations to permit up to 8 residential units without providing a fair mechanism for communities and individuals to propose modifications to the overall plan or to satisfy specific circumstances. This proposal may seem an appropriate short term solution but it is punitive to those currently living in R-1 neighbourhoods and would be very difficult to reverse in the future.**



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First name [required]	Jacob
Last name [required]	Speelman
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 proposal
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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)

The blanket rezoning proposal, as evidenced by the CMHC, real world examples like Edmonton, and academic literature, is an efficient and effective option to reduce costs for housing, cut red tape for developers, and improve the quality of life in Calgary, particularly if small-scale commercial is also addressed. Concerns about changing the character of neighbourhoods are overblown, as rapid densification of low-density neighbourhoods is extremely unlikely. Concerns about parking accessibility are more warranted given poor access to public transportation for many residents. Permitted road parking as a function of lot size may be an effective solution. Evidence has been mounting for years that higher-density urban areas subsidize suburbs and lower-density areas. The city should consider incorporating density/cost for servicing as a function of the property tax formula rather than just property value, especially if this proposal fails.



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First name [required] Donna

Last name [required] Sabo

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Re-Zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)





ATTACHMENT\_02\_FILENAME  
(hidden)

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

We live in the older community of North Haven where access in and out of the community is very limited. I feel that an increase in residents in the community would bring traffic issues, parking issues, safety issues, and problems for emergency vehicles. A proposed plan to improve the limited access has been postponed for years. I am not opposed to Re-zoning in areas that are comparable with traffic flow if parking is available.



**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] Josh

Last name [required] Smulders

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,

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)

Just commenting to express my opinion on the rezoning proposal. I have lived in ward 11 my entire life so while I understand why we (Calgary) needs to figure out ways to build higher-density housing, I am opposed to the ability to just re-blanket entire areas. I would prefer, if a direct neighbor was to rebuild their home or add a secondary suite, to have a say in the development as it can affect the views from my house and cause the property to be more shaded (as it is all bungalows right now). I also worry about parking, the couple townhouses that have been built in the area did not rebuild garages when they used to have them and now the street is just more flooded with cars.

If possible, I would like to vote no on the proposed rezoning plan but ask to take it away and see if there might be other ways we can rezone so that the residents can be engaged/informed in a proper process.

Thank you



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First name [required]

Basil

Last name [required]

Cuddihy

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 Upzoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Moved to Calgary in 1991. Lived in Bonavista for several months. Spent evenings and weekends driving in and out of many Calgary communities. We were looking to purchase a home with similar amenities to what we had in Eastern Canada. Walking distance to current or proposed rapid transit, so we could never have to take a car to work. Wanted a community with single family homes on decent sized lots. Looked for communities with good schools , walkng distance to a new home. Looked for communities with more than 1 way in and 1 way out. Prefered a location close to food and other shopping. Liked Varsity Estates as it had almost all of what we wanted . Checked out the Silver Springs Golf Course to ensure what any fujture development might look like. Having found a community with most of what we wished for , we decide to purchase our current hom in October 1991 and moved in in November 1991. Do not wish to see what we worked hard to find completely desctroyed by this new propose upzon- ing initiative. We are opposed to waht we have read/heard and seen about this new initiative. Basil Cuddihy



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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My wife and I have lived happily in East Elbow Park for the past 20 years. We purchased our home from a developer and have made numerous improvements to the property. We use our home to entertain our adult children, their spouses and our grandchildren as well as friends and relatives. We have a lovely, quiet location near the Elbow River. We have lived here through two floods and have returned our property to its original condition in both cases, at significant cost to ourselves. Now, just as we are about to realize the pleasures of our life's work, Council decides to densify our little piece of heaven. I can't tell you how disappointed and angry this makes us. So what are we to do...write letters, attend meetings, protest in front of City Hall, put Restrictive Covenants on our property, lobby our Councillor, MLA and MP, change the laws? Why is this even necessary when the property belongs to us? It says so right on the Title. So instead of spending our retirement years enjoying our home in this beautiful City, we are forced to spend it advocating to protect something we already own...is this fair? Thank you for considering my comments, I trust that my Representative on Council (Courtney Walcott-Ward 8) will act in the best interests of his Constituents.



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First name [required] Edward

Last name [required] Marchand

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 Marchand Edward

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

ATTACHMENT\_01\_FILENAME  
(hidden)





ATTACHMENT\_02\_FILENAME  
(hidden)

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

I live in the Marda Loop community which has seen numerous semi-detached and row housing units built in the past few years. Property values have stayed the same or increased. When the older homes are replaced, the new home is either one very large expensive single-detached home or two semi-detached homes on the same property. Corner lots have sometimes seen row housing built. As I walk around my neighbourhood, I do not see any decline in its economic status. The change I see is to a younger population. I believe these newcomers find the semi-detached and row housing to be affordable in what is a generally expensive area of the city. The increased population is supporting a large number of local businesses, a strong community association and an arts centre. Their new homes are usually quite attractive and certainly are more energy efficient than the replaced homes. We have a fire station and library already here so these services do not have to be built anew in a new neighbourhood where these new homes might have gone if our zoning were more restrictive.

It is clear that Calgary needs more housing. That will be a common good for the city. We usually support the common good if we think it will not be bad for "me" in particular. My experience in Marda Loop is that more housing here has not been bad for me. It has actually been good.

Therefore, I support the citywide rezoning to create more housing. I hope my experience will help others realize that densification is nothing to fear.



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First name [required]	John
Last name [required]	Hickman
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 of most Calgary neighborhoods
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This rezoning of most Calgary neighborhoods is not aligned with the majority of the voters in Calgary - and the mayor must remember that they are not a dictator who gets to apply whatever they believe is best. Giving exclusions to the most wealthy areas (Mount Royal areas) shows how hypocritical this initiative is. This initiative does not solve housing prices.



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First name [required]	Jerry
Last name [required]	Shaw
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 12, 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)

The rezoning has been one of the most contentious issue confronting Calgarian in recent years. My main concern is the city is asking a blanket check for unilaterally changing the land use regulations. Since every residential area is unique in its land usage criteria due to its geographical location, there's no one rule that can address the community concerns! For areas where there're already traffic and parking issues, adding higher density housing is just the last thing people want! If adding more housing is the concern, there's 30% vacancy in downtown high rises which are located in an area which is designed to easily handle thousands of workers. I urge the council reconsider this divisive proposal and focus on the solution which don't require rezoning causing more problems than solutions!



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First name [required]                      Crystal

Last name [required]                      Wood

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning is an inappropriate and wildly unpopular solution to Calgary's housing challenges, putting communities at risk of congestion, infrastructure strain, and service quality. This Council has failed to listen to Calgarians and has chosen instead to allow itself to be manipulated by an ideologically driven and woefully out-of-touch federal government attempting to buy votes due to plummeting popularity. Stakeholder concerns must not only be heard, they must be ADDRESSED and mitigated. The majority of Calgarians are not anti-car, anti-suburbs, anti-capitalism, and anti-oil and gas, yet these are the voices this Council appears to place above the voices of real Calgarians. Densification in a country as vast and relatively unpopulated as Canada is foolish and risks not only angering long-time residents but also lessening the appeal of Calgary to newcomers.



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

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

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





Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

While I agree that more housing is needed in Calgary, I suggest that a more strategic approach be taken to meeting the housing needs of our city, one that takes into account where infrastructure is currently built to accommodate increased traffic and usage (transit redevelopment, the Green Line, the C-Train), and rezoning only be implemented in areas where our budget will allow for investment in the additional supporting infrastructure required to accommodate higher volumes of people living in the same amount of space (water, sewer, roads, traffic safety). Everywhere I look I see infrastructure desperately in need of maintenance and investment, and a blanket wide rezoning of all Calgary neighborhoods will likely only contribute more to the over usage and under investment in the infrastructure that supports our city. As well, I think a more balanced approach to rezoning will allow Calgary to continue to be a city where every family that wants to live here can find a neighborhood that meets their needs. I will likely leave the City if this goes through because the idea that no matter where I buy a home the house next to me could be redeveloped to a total of 9 units (4 primary + basement suites + backyard suite) would undoubtedly change my experience of the home I purchase. If you only change some neighborhoods to the new rezoning (and I currently live in one that would undoubtedly be rezoned even in the proposal I'm suggesting) I could relocate to a new neighborhood in my city with the understanding that I wouldn't risk a high density development going in next door. Blanket wide rezoning is going to create more problems in the long term. There are other ways to balance the need for additional homes with a strategic approach that takes into the account the infrastructure investment required to support additional people in the same space and will still allow for lower density neighborhoods. Please reconsider your proposal in a way that is more balanced.



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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Across the board rezoning/densification will negatively impact our quality of life by congesting traffic, making parking in our residential neighborhood's stressful, and more people in residential areas means more noise, more disruption, and ultimately devalues our properties. In addition, environmental impact assessments are necessary. The solution should be building on public lands within reason, developing more suburbs, and not densifying existing neighbourhoods. We also question whether this proposal will do anything whatsoever to provide more affordable housing.



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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

6440 4 Street NW provides the low income housing needed in this area  
Please leave it alone  
Don't knock them down to build more expensive properties  
It's a money grab  
NOT HELPING!!!!



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First name [required]	Onno
Last name [required]	DeVries
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Amendments to Land Use Bylaw 1P2007 Bylaw 21P2024
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission to City Council on Bylaw 1P2007 Amendments.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

**Submission to Calgary City Council  
In Opposition to  
Amendments to Bylaw 1P2007, Use of a Singular Based  
Residential District and Removal of Homeowners’  
Long-Standing Property Rights**

Dated April 11, 2024

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**“Home is Here”** – the City’s housing strategy is misleading, draws questionable conclusions, lacks sound research and is a veiled power grab whereby city administration takes away property owners’ and communities’ rights to have a say and input into developments proposed for their communities.

The new Bylaw removes the inherent fifty-plus years right of communities and property owners to have input to development permits. The new Bylaw only allows superficial input at the building permit stage, such as for paint colour—long after a development permit approval.

It is blatantly obvious that City Administration and eight Councillors are trying to take away Calgarians’ long-established rights to have a say about developments in their neighbourhood under the guise of speeding up the housing development process to address housing affordability—a so called “housing crisis”.

The City’s information and research makes numerous claims that have little or no real foundation.

**Claim: “Alberta’s population growth will “continue to accelerate”**

Current statistics show that recent international immigration has been the key cause in the surge of population growth in Alberta and Calgary—the City has presented no evidence this international immigration trend will **“continue at an accelerated pace”**.

**Claim: Citywide rezoning is in alignment to our Municipal Development Plan, which advocates for growth in established communities.**

**False:** The City’s own Area Structure Plans dictate how communities should grow and more importantly grow in relation to the planned infrastructure and transportation forecasts. New indiscriminate and “unplanned growth” in established communities contradicts existing sustainability plans and will adversely impact community infrastructure and disrupt existing City transportation networks.



## Claim: “Exclusionary zoning artificially drives up home prices”

**False:** The City quoted from the Auckland study that found no conclusive findings on prices.

City analysis points to Minneapolis as a success story for blanket zoning and impacts on housing/rent prices. However, if blanket zoning was effective why did Minneapolis City Council in 2023 vote to approve implementing a 3% rent cap because rental prices were not being contained?

The quote set out below is from one of many articles on the subject of zoning that refutes the so-called benefits of blanket zoning.

### “Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis”

A recent article from University of British Columbia Professor **Patrick Condon**, observed that Vancouver, B.C. provides a unique test case for this zoning theory showing that:

*“Since the 1970s, Vancouver has authorized housing policy changes that tripled housing units within city limits. No other North American city has come close to matching this feat. Less well known, the neighborhoods outside of downtown have incorporated more than half of this new density. Yet Vancouver grapples with housing prices. When measured against average incomes, they stand up as the highest in North America and globally, in the top three.*

*If increasing the housing supply within city limits is supposed to lower prices, Vancouver should have North America's cheapest housing. Instead, it has North America's most expensive”.*

The study reinforces that zoning and housing supply are not the crux of the problem.

An October 2023 review by Douglas Todd (Journalist for the Vancouver Sun) concluded:

**“Famous New Zealand study may not actually show mass upzoning works”**

The New Zealand study by led by Ryan Greenaway-McGrevy, an economist at the University of Auckland has been reported in newspapers of the left, right and centre, including The Economist and New York Times. It's the study heard around the world, often cited as the answer to the housing-affordability crisis in big cities. (Including by the City of Calgary.)

The study, however, has not stood up well to peer reviews, who have highlighted numerous flaws. For example, Australian scholars Cameron Murray and Tim Helm, in their work titled The Auckland Myth concluded:

***“The study of Auckland doesn’t prove upzoning increased net housing supply. Importantly, it doesn’t even suggest upzoning lowers prices”.***

The critical scholars maintained:

***“handing blanket upzoning to developers, by allowing them to build higher towers or squeeze more units onto a lot, hands existing owners startling new property rights and profit, which raises prices”.***

***“In addition to pointing to methodological problems in the Auckland study, the scholars say the modest increase it found in housing activity can largely be attributed to normal “boom and bust” building cycles.”***

Significantly, they said:

***“Auckland’s upzoning mostly led to the city giving mere “consent” to more houses. But when demolitions were taken into account, significant net new housing units didn’t necessarily materialize”.***

A further review of the Auckland study by Cameron Murray (Chief Economist and author at [Fresh Economic Thinking](#), an Australian think-tank) concluded:

***“The mass upzoning of Auckland led to the city giving mere “consent” to more houses. When demolitions are taken into account, net new housing units didn’t follow”.*** (See graph below.)



Murray further noted that the same kind of thing has happened in Vancouver, where the city's efforts in recent years to increase density, especially of rental units, have led to councillors boasting about how it's inspired many new approvals. But the approvals are often not turning into the construction of new homes.

As Murray and many others noted, **developers build more housing only when they can make a profit**. Along with other housing analysts, they note that much of the upward pressure on housing prices and rents in Canada (including Calgary) has come from escalating interest rates and the demand created by record levels of international immigration.

### **Claim: Rents are no longer affordable escalating to unprecedented levels – but why?**

The Bank of Canada held interest rates at historically low levels for almost ten years until 2022. Between May 2022 and July 2023, the bank rate jumped from 1.25% to 5.25%--a five-fold increase. Corresponding mortgage and loan interest rates escalated from about 3.2% to 7.5%. For a \$500,000 mortgage that equals a monthly payment increase from about \$2,400 to \$3,700 or a 50% increase.

The value of a mortgage directly determines the carrying cost or investment cost for a rental property. When interest rates escalated, the cost of carrying (owning) a rental property increased by 50%. That's why rents have increased to cover rental investment costs. A supply increase is not the "magic bullet" that will reduce this carrying cost, or rents set by the owners of rental dwellings.

The surge in monthly mortgage payments also impacted on people's plans to move up to home ownership, which now sees a 50% increase in monthly costs. This postponement caused a corresponding surge in "continued" rental demand rather than the normal turnover/transition to home ownership experienced in cities.

A February 2024, CIBC survey found: "63% of non-homeowners do not have sufficient savings for a downpayment to buy a new home". This trend is not caused of a lack of supply in housing it is the direct result of higher borrowing costs imposed by the Bank of Canada.

Calgary's own housing statistics released this past February show "record" home construction with an 11% increase over 2022, a 49% increase in multi-residential, and a 43% increase in secondary suites—obviously the current zoning system is working.

### **A Calgary Problem Needs a Calgary Solution**

Too often cities' administrators jump on the bandwagon of solutions by copying policies from other cities. At times they lack the resources to research and develop unique solutions to unique problems in their city. Are Calgary's problems unique?

Calgary experienced record population growth fueled by international in-migration. The unprecedented additional population is a primary factor underlying the current housing supply-

demand imbalance. This population increase is not sustainable—it is **atypical**, and the City should not implement a new zoning policy for an “atypical” situation, which will undoubtedly have unintended negative consequences in years to come.

As an example, zoning regulations impact homeowners’ choices for development—the lack of zoning regulations will drive a disproportionate number of future buyers to bedroom communities reducing Calgary’s tax base and impacting on Calgary’s goal to densify and justify new transit development and usage.

Calgary needs to reflect on the proposed blanket zoning being copied from multiple other jurisdictions. A solution for Kelowna or Vancouver is not the right solution for Calgary. The Federal Government’s push for “no zoning” everywhere is irresponsible and certainly without solid proper research. A glitzy Federal campaign for “no-zoning” may have political appeal but the Federal Government’s push will have significant unintended consequences because cities by their very nature are unique and not homogeneous across Canada, as the Federal policy would suggest. The City of Windsor rejected the Federal Government’s push and rejected the Federal funding based on concerns surrounding future city development.

Calgary needs to adopt a Calgary-based solution. One that includes a proper review of zoning regulations without jumping to a hasty conclusion on limited facts. A proper review may well include revisions but on a targeted basis where new zoning for some areas may be appropriate and have a positive impact without creating negative impacts on other areas.

A comprehensive blanket re-zoning for Calgary has not been supported by sound research, science or evidence. At the core of the blanket zoning policy is a simplistic assumption that all neighbourhoods across our diverse city of almost 1.4 million people “must be the same” and such a policy will function equitably across all neighbourhoods. This simplistic approach is fraught with issues that are being ignored and cannot lead to an optimal outcome for our City’s future.

Finally, any Bylaw change needs to respect Calgarians’ property rights and inherent right to comment on and have input into developments proposed for their community.

In conclusion, I hope our Councilors will heed the call from Calgarians to cease the push for blanket zoning, and removal of homeowners’ current rights. If this is the road they wish to pursue, then let Calgarians express their views on **their future** through a plebiscite.

Respectfully submitted,  
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M.A. Economics

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First name [required]

Debra

Last name [required]

Mclsaac

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 Housing - Rezoning Bylaw

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

In opposition

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Letter to city council.pdf



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

Attached are my comments

**Why am I writing this letter? I am against blanket rezoning because the issues that we face in our community ARE NOT being addressed by city council now and blanket rezoning will only exaggerate these issues. Communities are and will be caught in the middle, trying to deal with developers who DO NOT have the best interests of communities when making DP applications and a city who currently does nothing and will do nothing to address community concerns. Be responsive to the concerns of community before ever thinking about adding blanket rezoning!**

**I am not against multifamily homes but I am against the blanket rezoning, there needs to a targeted approach to building multifamily homes, not a reckless developer lead approach that does nothing to benefit communities.**

**I feel that any councillor who owns rental properties or property that can be sold for development should remove themselves and abstain from the Housing Rezoning vote. If the vote to approve the Housing Rezoning benefits them, they should do the right thing and abstain.**

Despite everyone I talk with being against this by law change for various reasons, I believe it will be passed because no one at the city, both councillors and city staff, are listening to people living in the community.

I saw this first hand when I went to a presentation the city held to ask questions and voice my concerns. The city planner I spoke with argued against everything that I was concerned with. I didn't expect to have to argue with someone when presenting my concerns. It was my understanding that they would be willing to listen to people who took the time to attend a presentation and take those conversations back to the councillors. Apparently, my concerns were not valid according to the city planner. But... I will state them again to you, city council, who were elected by constituents to speak for them.

My community have a mixture of housing (multi family units such townhouses, apartments, duplexes as well as single family homes) mainly built before 2000, with condo style apartments and stacked condos being built in the early 2000. By 2016, six fourplexes were built by Habitat for Humanity and by 2022, a four -storey apartment building with 65 suites was built by Horizon Housing. Currently, there is 22 condo units being built almost across the street from these other buildings. This small area has become more and more densified and there is one more lot that is vacant so more density is to follow.

- *Our community has voiced our concerns about traffic, parking issues and the structure of this roadway/intersection that runs the full length of the apartment building, Habitat for Humanity buildings and will be the entrance to the new condos being built as well as being the only entrance to the private road connecting the older condo buildings. The people who live along this roadway have been very vocal about their concerns of near misses of children getting hit by vehicles and parking/speeding issues. We have taken these concerns to traffic meetings when our councillor and former councillor hosted open houses. The city of Calgary traffic staff took our concerns, we felt that we were finally*

*going to get the issue addressed, only to be told that someone drove by and couldn't see any issues. That's great that the city doesn't think there are issues BUT the people who live on that road and see problems every day believe there are issues and they have not been taken seriously and addressed.*

- *Given the lack of response our community has received in the past about the issues about parking, the structure of roadways that were not built for increased usage (we need Increased/different Signage, traffic calming measures). I can only assume that as our community becomes more densified and based on the past and current lack of response from the city, our community will be basically dealing with these issues on our own.*
  
- *The housing in this densified area built after 2016, have limited to no private green space, yet many families live in these homes and this year twenty-two condos that are being built will house families, there is almost no private green space attached to these condos. Many homes around this area are duplexes and we don't have much private green space either. We are fortunate because we have a dry pond that is situated near these newer multifamily housing units and the duplexes in the area. Last year, a cricket league rented the dry pond for **every weekend** (all day Saturday and Sunday) from the first of May to end of September. That meant that families living in the area, next the dry pond, the only public green space in the area, had no place to play. We found out that the league not only wanted to rent the dry pond this year, they wanted to rent it for two days every week to practice. We had an opportunity to speak with someone at the parks and asked why the community couldn't use the park, why were they renting out the dry pond for every weekend for the entire summer, basically he said that wasn't his problem, his job was to rent the dry pond out and make sure it was being used.*
  
- *The rowhouses/multifamily homes that are part of the R-CG bylaw will NOT have private green space. I am sure the developers will use the excuse that people can use the dry pond public green space. Current residents, who have limited green space, need to have public green space available to them as well. Yet this dry pond can be rented out every weekend for all summer and **NO ONE** can use the space when it is rented out. Who should have priority for use of a public green space in a community? The community residents who are living in homes without private green space or a sports league? Where does the community priority fit in? Because right now there is no community priority.*



The biggest issue with the housing rezoning (in my opinion) is the small row houses, in particular the two-bedroom units with the attached one bedroom or bachelor suite and .5 off street parking. These types of units will be built in my community, and there has been a DP application submitted last year (it was pulled to wait for the new rezoning bylaw). I asked a developer why they wouldn't build a duplex or perhaps develop the whole row house as a family unit including the basement, he said cost and what they could sell or rent the individual units for. I suggested that a two- bedroom unit would not be suitable for a family and they told me that "immigrants don't need individual bedrooms, they all sleep in one room". City Council knows these small units will only be used as transitional housing (it was brought up by a city planner in an online presentation that I attended) and this kind of transitional housing does nothing to benefit my community.

- *These units will be transitional for short term use, the lack of storage for things like bikes, strollers, no garden or private green space, limited off street parking and fighting for parking on the street will prevent people from wanting to stay long term.*
- *Ten years or fifteen years from now, when the housing issue has been addressed, who will want to live in these small homes? Certainly not families or people who want to stay in a community long term. How will a community, where a majority of these homes will be built, survive and maintain a community feel when people living in these small row homes only stay temporarily. These small row houses with secondary suites will turn established low to moderate income communities into slums especially if the majority of them are built in these communities.*
- *Will there be safeguards to ensure that development is R-GC development is equally shared across established communities? Will there be safeguards to ensure that communities are not over burdened with development permits over a short period of time. The Planning person I spoke with laughed when I asked this question, I guess to him it is funny but not for an established community and residents who may face big changes in their community. Can the city take time to be respectful to community residents or is that too big of an ask?*

The second concern that I have is the .5 parking per two units. The idea that a person can use transit to get to work and doesn't need a vehicle, does not take into consideration that many people work shift work or work outside the area that is accessible to public transportation need a vehicle.

- *For example, I live in a community that is accessible to the Ring Road, 20% of the working population in our community leave for work after 12:00 pm and before 4:59 am. Many of our community residents work in construction, warehousing and transportation, accommodation, food services, retail and healthcare (taken from community profile page*

on Calgary.ca). It is safe to say that many of these people work shift work and may need a vehicle to get to and from work. It shows in our community, community residents are frustrated with on street parking issues and a .5 off street parking stall for every two units will just increase the level of frustration.

- I did ask the city planner (at the in- person presentation I attended) if city planning ever took into consideration the unique makeup of a community based on the census on the city website, he laughed. He then told me that the community he lived in had a parking problem because people had too much stuff in their garages and had to park on the street.  
Complete disconnect in response to my question about someone living in a rowhouse, without an off-street parking stall, needing a vehicle to get to work and having to face the frustration of finding street parking for their vehicle. Apparently, people without garages and a dedicated off-street parking stall don't matter to City Planners.
- Our community does not have a grocery store within walking distance of the community. We are mainly residential, the walkability score on the city website is "somewhat walkable" and that would have been before the only grocery store in the area closed.
- Anyone who thinks that someone living in our community and could use transit in place of a vehicle might want to think about those 20 min to 40-minute waits for transit to arrive.
- I would also like to ask the City Planner and City Council; how many more people need to use transit before Calgary Transit would think of increasing the number of buses that run every hour?

The third concern I have is the impression (spoken to me by the City Planner) that additional children will be good for our schools. Our schools are full of children that have been bussed from Saddleridge because of densification their schools are full.

- Transitional housing does not benefit schools, funding is made available at the end of September. Students coming and going the course of a year, especially if that student needs support to get up to speed with the other classmates, does not increase funding. Teachers who could be directing their attention to majority of students in their classroom are supporting a revolving flow of students coming in and out of the community school.
- It is time for the City of Calgary to work with school boards when determining rezoning strategies not see them as a separate entity.
- When school boards see up swings in enrollment based on decisions made at Calgary Planning, students and families, YOUR CONSTITUENTS, feel the consequences.

The fourth concern that I have is the belief that if community doesn't like the development permit approval, they can appeal the decision. Having been part of an appeal process myself (and won the appeal), I do know first hand the time commitment and the need to learn about the appeal process in order to present a strong case.

- *Community association board members are volunteers, many work fulltime, many have positions on the board that require many additional hours of workload. Adding to their work load for an appeal is prohibitive.*
- *The cost is prohibitive for some boards and for the community at large if the community association is not involved.*
- *Many people do not have the knowledge to appeal a decision, know where to find information about appealing or have the time to present to the appeal board.*
- *If an appeal process is the only way a community association or community at large can argue against a development permit approval, the city has set communities up to fail. Assuming that the community is fine with a DP approval because there is not an appeal is illusional, in my opinion.*

**Having a City Planner argue and laugh at me, gives me no reassurance that you will take my concerns seriously but I am not the only with these concerns and I hope you are willing to listen. Get your act together please. I would have liked to have voted in a referendum, I would like to see the long-term predications of how the blanket rezoning will change in each of our established communities (like the Charleswood example displayed at the presentations) and I want to see more community consultation before any rezoning takes place.**

Thank you for taking the time to read my submission.

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First name [required] Sue & Ron

Last name [required] Beugin

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  
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(hidden)

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

We live on 21 Ave NW, on a street with a magnificent elm tree canopy that is slowly being redeveloped into semi-detached and detached 2 story homes. It is a street with renters, families, professionals, retirees and we love the diversity. Because we have an alley behind us and the redeveloped homes all have garages backing on to the alley, there is no problem with parking. The rezoning proposal for our street is for Residential – Grade-Oriented Infill (R-CG), which is what we understand is already our zoning. We are inner city people and enjoy the simplicity of walking or biking to many of the services and restaurants already around. To our minds, continuous expansion of the city boundaries, with the obvious need to build new infrastructure - utilities, schools, transportation, etc. - would only increase both the cost of housing and the timeframe for building. Our only concern is for the possible construction of multi-story buildings on 20th Ave to the south of us. We have solar panels and would object to the blocking of our southern light. The building that is being done currently on 20th Avenue is low rise, so we are hopeful that kind of development will continue on a street that is to be rezoned Housing – Grade Oriented (H-GO). Thank you for your consideration.



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First name [required] Richard

Last name [required] Wierzbicki

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 changes

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

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

I have read through the public documents both for and against the rezoning proposal. On balance I believe the proposed rezoning approach will have a positive effect on the current shortage of housing in Calgary. The negative effects of risk of infrastructure overuse and potential lowering of real estate values can be mitigated by additional planning and good design of new development. There remains two items of concern. Parking will always be an issue. And I think the requirement of a half parking space per unit is too low and should be increased to one car per unit. The second issue is the efficiency and effectiveness of the development permit process and input from residents and the local community. The existing process often seems to be a bit of a rubber stamp where local input seems to be mostly ignored and the overall process is slow. A rezoning change requires a stronger public review process and local interest and concerns must be addressed



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First name [required] Donna

Last name [required] Shannon

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[required] - max 75 characters rezoning for housing

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

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We do NOT need more noise, disruption, traffic, destruction of mature trees, ugly box buildings (c/w flat roofs which eventually will have issues in our climate), construction workers who leave their garbage, cigarette butts on our streets, sidewalks that are blocked without proper fencing, construction sites that do not clear their site garbage and non residents parking in our 2hr. zones. We ALREADY have all of these issues!!! This is destroying our once peaceful, unique and historical neighborhood. If necessary, put these projects into newer neighborhoods and where it might be affordable for those who need them. The city has already gone against residents' wishes with the developments on Kensington Rd. NW and 10th Street NW. These huge developments are blocking sunlight, create ugly views and destroy green spaces..We need MORE green spaces NOT less. These huge developments have been approved way beyond heights that they were supposed to be. These developments are NOT in sync with, NOR are they appreciated in our neighborhood. This is a tax grab for the city. Our settled, established neighborhoods and should be respected as such. We are very displeased as are our neighbors. This is yet another invasion of privacy on a huge scale. We are in West Hillhurst.



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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hello,

I am a homeowner in the quite and beautiful southwest community of Haysboro. Many of the homes in this neighborhood are older bungalows. I strongly oppose the proposition to rezone my community. It will completely change the aspects about it that we love the most. Our community does not need to be "revitalized". Our community is currently calm, with ample parking for each home. We do not have to have these huge buildings obstructing our view and over-shadowing our sweet little bungalows. Being an older neighborhood as it is, people are buying up houses and renovating them to resell. This to me is fine, because the house is not removed and a bigger duplex is put in its place. I have seen communities that have done that. Communities, where the bungalows all eventually get bulldozed to make way for more houses. Or a little bungalow is sandwiched between two much larger houses. What about the family in that bungalow in between? What about THEIR quality of living? Their children's windows not having any light let in because they are in the shadows? I do not want that. My children do not want that. I also know that each of those houses are sold for a very good price, NOT actually making affordable to the family that wants to purchase without the means. I recognize that people need a place to live and there are many different ways in which to do so. I do NOT want to rezone my community and I feel by doing so, the rights of the CURRENT residents of living peacefully and in the way in which they intended when THEY bought into these older communities would be striped away.



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First name [required]                      Andrew

Last name [required]                      Henschel

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                      Rcg 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 do not approve of blanket rezoning. It is not in the best interest of our city and our residents and will not have the intended outcome.

Blanket rezoning will help the affordability issue. Current build costs for a new home are ~\$600-\$1000 per square foot. With RCG you will demolish a presently standing circa \$700k home (avg price in the city) and build up to 12 units. Of the average size of the unit is 1000sq ft, each unit will cost \$600k to build, on the low end. That is just build cost. Most homes sell for 30-40% above cost. That also doesn't include the cost of tie ins to city sewer. Essentially you will be building 12 units at roughly \$800k each. All more expensive than the current building. This does not help those struggling to get into the market at all.

One of the merits of blanket rezoning touted by council is reduced property tax. This will not happen. The city has run budgets in excess of income since Ralph left office. The deficit spending ideology was recently confirmed in the 2024 budget, in which all city counsellors will receive a raise. This despite financial downturn nationally. More property tax dollars will only steepen the debt, and increase the servicing costs, which in turn will increase property taxes.

My third point has to do with the promise of Calgary. I am a born and raised calgarians. My parents moved here from Ontario and BC for a better life, to avoid similar policy in their home province. They moved here so they could have a detached home with a yard and good easement. I am a recent Howe owner in Calgary, and after decades of saving have been able to acquire a home with the same promise. If blanket rezoning were to pass, and my home were to be assessed as a multi family lot, my property tax increase would force me out of home ownership. Many calgarians face a similar situation. Salaries have not increased by the same rate as municipal property tax increase and the data suggests this trend will continue. Blanket rezoning will ultimate shrink the middle class, and push the city into a deeper haves vs have not relationship. Historically this divide creates civil unrest and ultimately upheaval. This is not the future I want for myself, friends, family, or children.

I would imagine the parking, transit, and proximity to transit issues have been raised previously, but are also pertinent factors. Calgary is a large City, and at present public transport options are inadequate.

Please do not proceed with blanket rezoning.



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First name [required]

Bob

Last name [required]

Binder

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

upzoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Members of City Council,

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

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has extraordinary, and primarily negative, implications for all single-family residential property owners in Calgary. Given such a significant and broadly applied zoning change, it is only fair that residents have the opportunity to have a significant say in whether they want the bylaw applied to their neighbourhood or not.

While I applaud the city for proposing some measures to help facilitate the construction of new housing, the blanket upzoning does little to address housing affordability, increases demand on city infrastructure services (gas, water, sewer, electricity) without considering the cost of upgrading those services, removes great portions on the city's tree canopy and private green space, while destroying every established single-family home neighbourhood in the city. Once those neighbourhoods are gone, they can never be recreated.

Instead of a blanket upzoning, the city should be focused on encouraging the construction of high-rises with inexpensive apartments in the Beltline, East Village and other defined locations that are well suited for a walking population, where our tree canopy has already been removed, and where the city vision of small neighbourhood shops within residential buildings makes more sense. By doing so we can limit the amount of city infrastructure that needs to be upgraded, and create new, high-density communities that will be diverse and unique in their own way from other, preserved areas of the city, and Calgary can continue to be a great place to live.

Thank you for your attention to this matter.

Sincerely,



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First name [required] Barb

Last name [required] Ellsworth

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)

If water is currently a concern for Calgary, how does this council plan to manage water when you have multi family dwellings on land that currently has a single family dwelling? Water is just one of the many issues of concern with this rezoning.



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First name [required] Deborah

Last name [required] Catton

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 regarding citywide rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Calgary blanket Rezoning issue.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am strongly against this move and feel it will negatively affect most neighbourhoods in Calgary if this goes through.

There are numerous reasons why I feel this is not a proposal that should be embraced. In the City of Calgary's own documents that they have published under The executive Summary "Key Findings" that compare Calgary with other Canadian cities, the data shows currently very successful stats on housing in Calgary. We encourage home ownership and people want that here. All the key points highlighted on this document are things to be proud of in Calgary. The very data that is published on the website indicates that we are a success in Calgary.

We want to encourage homeownership and not having transient rental properties in neighbourhoods. Rental Properties impacts the neighbourhood in negative ways...pride of ownership disappears...properties look unkept and untidy.

Towering high homes next to bungalows blocks natural light in gardens casting large shadows and eliminates privacy with windows and balconies overlooking other yards.

Additional traffic gets brought to the area creating congestion particularly during the rush hour(s) and streets become full of numerous cars vying for parking spots with residents often unable to park in front of their own dwelling.

Changing single house dwellings to multiplex units whether row housing or duplex eliminates most trees, open space and privacy.

Noise levels increase and that brings higher anxiety and stress to residents.

There have been numerous reports done in the past on how rezoning impacts communities negatively in other cities in North America, certainly enough to convince one of why not to go ahead with such a proposal.

In the south west for example, one only needs to drive through an area such as Marda loop or Bowness to see how rezoning has made a mess of the place. This neighbourhood is now a jumble of various sized homes and businesses towering over one another with multiple purposes side by side. It is a neighbourhood that no longer has the look and feel of a strong community that is family oriented...it seems anything goes.

Although I can understand the need for subsidized housing, then build some on the numerous parcels of land that the city owns and or federal land instead of imposing it on those existing neighbourhoods that are functioning as great family oriented and community neighborhoods.

Successful community oriented neighborhoods don't have the many issues that can come with people who need subsidized housing such as a more transient lifestyle with moving often due to frequently changing work or income levels that are up and down. Subsidized housing and cooperative housing should be built with federal support and could be done so on federal land. Build more apartments not rezone perfectly functioning neighbourhoods.



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First name [required]                      Anthony

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                      Public Hearing for Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)                      Letter to city - Final.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

March 12, 2024

City of Calgary

2944 Conrad Dr. NW

Calgary, Alberta, T2L 1B4

Dear City Council Members,

I am writing to express my strong opposition to the proposed plan to parcel off the land on the green space north of Conrad Drive to allow for the development of single/row homes. As a homeowner in this community, I am deeply concerned about this development's negative impacts on our neighbourhood and its residents.

First and foremost, the construction of homes in the park will undoubtedly decrease property values for those of us whose properties back onto the park. We selected this home specifically because it provided a sense of privacy and quick access to green space. Our neighbourhood's appeal lies in its access to green space and natural surroundings. The proposed development will diminish our area's attractiveness by encroaching on this valued green space, thereby diminishing property values for current homeowners. Furthermore, having this parcel of land zoned as it is (even if the city comments that any parks being re-zoned will not be developed on) doesn't make sense as to why the City even needs to show this within the zoning plan. If this re-zoning passes, there is a chance in the future, if the right person is at the helm of approvals, a developer could, in fact, purchase, apply for development and possibly build on this land. To safety

Furthermore, the park is an important recreational area for residents, providing a safe and tranquil environment for families to enjoy outdoor activities. Losing even a portion of this well-used green space would deprive our community of a vital resource for relaxation, exercise, and social interaction. This decision to destroy some of the park would certainly impact the wildlife that currently inhabits the park. The construction and increased human activity will disrupt their habitats, leading to a decline in biodiversity and the ecosystem's overall health.

Moreover, as a parent, I am deeply troubled by the potential safety hazards the proposed development poses. Currently, my children have the freedom to play and explore within the confines of the park, steps away from our back door. However, the introduction of additional homes and residents, specifically building homes directly behind ours will not only bring increased traffic and noise, but it will directly block their access to the park. All of which will make it less safe for children to roam freely.

In light of these concerns, I urge the city council to reconsider this proposal and explore alternative solutions that prioritize the preservation of green space and the well-being of our community. I

respectfully request that you consider the voices of those most affected by this decision and work towards a solution that benefits the community.

Thank you for your attention to this matter.

Sincerely,

Anthony Smith

Resident/Homeowner





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

We are 20 year residents of Upper Mount Royal and are writing to the subject of proposed land use designation.

1. This proposal of a blanket up zoning free for all will NOT address housing issues in the city. In fact, it displays an appalling lack of planning imagination. Analogous to providing a brain surgeon with a dull axe and expecting a good outcome.

2. It will have a significant and irreversible negative impact on our neighbourhood character and cohesion. Our neighbourhood development as a single family home area dates back over 100 years. The introduction of multi unit expensive buildings will destroy the value of existing properties without making a single inroad into the issue of affordable housing.

3. Our neighbourhood is proud of the environment including a lush tree canopy. The construction of multiple unit buildings will require the removal of mature trees that are found throughout the community - hardly consistent with council's emergency climate declaration.

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 in 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.

Sincerely

Terry and Marion Poole



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First name [required]	Roger
Last name [required]	Swart
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 14, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Leave our green spaces alone we use them and enjoys them
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)

please leave our green spaces alone we enjoy them and kid always use them Try to not take more imigrants in we are not set up for all the things needed eg. hospitals fire police healthcare in other words too many people coming here !!!!



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First name [required]	Ken
Last name [required]	Dohan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Addressing the tone-deafness 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 would like to know when we moved from a democracy to communism? Under no circumstances would any sane person owning a home zoned as R1 would agree to this. If we are having this FOISTED upon us, that is not indicative of a democracy, and I believe Calgarians can see right through Mayor Gondek and her group of Gondekians (Wards 3, 5, 6, 8, 9, 11 and 12) in her desire for Federal funds (guess what, that is OUR MONEY also you're throwing around. A blatant disregard for listening to AND ACTING UPON public opinion is a dictatorship, and indicative of communism, and I won't have it as an individual, nor by all indication in the public meetings Mr Demong held in Bonavista and Midnapore. The lack of parking (unless you're looking at additional revenues from additional residential permits (another thing foisted upon us), the lack of space, the taxing of our infrastructure, traffic congestion and numerous OTHER negative traits of this re-zoning is apparent to ALL of us, but not to Council? WAKEY WAKEY, EGGS AND BAKEY. The critical mass of homes required to reduce home pricing means we have to build a simply unattainable number of units before the next oil market correction. Canada cannot build 5.8 millions homes in the next seven years to support this boondoggle. What are we going to do with the eyesore row houses when that happens and there is an outflow of THOUSANDS of Canadians skipping out on their mortgages? Why do you intend to line the pockets of some already quite wealthy developers? Why are we even having this discussion in the 2nd largest country in the World considering the space we have, Why does MY investment in MY home, considering MY equity become something that 8 Wards cannot simply bend their minds around? Initiate a plebiscite. It worked for the Olympic Bid and will be clearly indicative for YOU, my communist council members. Now.



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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

DO NOT DESTROY THIS INNER CITY COMMUNITY (GLAMORGAN) WITH SUCH POOR PLANNING AND MINDLESS THOUGHT ABOUT THE FUTURE OUTCOMES OF SUCH POOR POLICY....





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First name [required] Anne Fiona

Last name [required] Law

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Planning Commission Report CPC2024-0213 Calgary's Housing Strategy

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This strategy will be ineffective in addressing Calgary's housing issues. It is ill conceived and reflects a lack of effort and appropriate consideration to the results it will bring about. This is not an easy issue and requires real work on the part of Council. We expect better than a low-effort single strategy for the entire City.



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition of the blanket rezoning. I urge the city council to vote against blanket rezoning in the best interest of All Calgarians. The blanket rezoning will make it even harder for people to afford housing as developers will outbid others who just want to purchase homes to live in and not for profit. I am already seeing this happening in our community which has increased the values of both houses and rentals. Changing the rezoning is going to push property values up which will no doubt make it unaffordable for long-term residence to pay taxes (already happened in the past to the Kensington area where seniors were pushed out of their homes). This rezoning will put a strain on current infrastructure, increase traffic congestion and parking issues to name just a few concerns. Each community should have a voice in how their community is rezoned. Blanket rezoning affects the feel within each community. Affordable housing should be housing that people can afford, perhaps like cooperatives of the past. Based on income and giving people a sense of ownership and pride. People purchase homes they can afford, in areas that they can afford for many reasons. Some live in established neighborhoods, others are in new developments. Sense of community, proximity to family, friends, work and affordability will all be influences. Public transportation if required will also become a factor. Building fourplexes and apartment buildings haphazardly is not the answer. If rezoning is needed there should be public input, comprehensive planning and support by the majority of Calgarians. Yes, a plebiscite. Calgarians should have a voice in such a major redevelopment of our Great City. Developers and the City are the ones benefiting from this Blanket rezoning change at the expense of Calgarians. This drastic change in rezoning needs to be supported by the majority of Calgarians. NOT made by 14 city council members.



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First name [required]

Ken

Last name [required]

Delsnider

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 27, 2024

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

[required] - max 75 characters

I do not know

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)

Since we are not close to employment centers offstreet parking in keeping with the character of the neighbourhood must be included in any options being considered.



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First name [required] Coady

Last name [required] Cormier

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 residential 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)

Blanket reasoning the entire city (of Calgary) will not improve housing availability or affordability, as developers will simply enter choice single family neighbourhoods and start putting in "luxury" multiplexes that no one in these neighbourhoods want, and low income people can't afford.  
A better solution would be to rezone specific areas of Calgary that are: 1. in need of re-gentrification (for example, houses built before 1965); and 2. located near public transportation (e.g., C-trains).





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First name [required] Leonard

Last name [required] Bruton

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 Hearing Len Zoning Letter.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Opposed to blanket re-zoning

388 Capri Crescent NW  
Calgary  
T2L 1B2

Friday, April 12, 2024

To Calgary City Council  
Public Hearing to be held on April 22, 2024

## **Re: Opposition to the Blanket Re-zoning Proposal**

Please acknowledge receipt of this letter.

Evidently, on April 22, 2024, Council is formally considering the blanket re-zoning of existing properties that are currently zoned as RC-1 to RC-G.

### **I am opposed to the blanket re-zoning of RC-1 to RC-G.**

Council has not made the case that blanket re-zoning is necessary and I am not persuaded that the crucial issue of affordability has been addressed.

Further, I am very concerned at the way the Mayor and some Members of Council have supported blanket re-zoning in the face of overwhelming opposition from constituents.

I am also opposed to the re-zoning of green spaces to RC-G, such as the strip of park alongside Jean Laurie Boulevard.

Regards

Leonard Bruton

lenbruton@shaw.ca  
Res. 403-282-6362  
Mobile. 403-561-4666

*Dr. Leonard T Bruton, FRSC, Life FIEEE, Life P.Eng.  
Emeritus Professor of Electrical and Software Engineering,  
Faculty of Engineering,  
University of Calgary*



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First name [required] Shirley

Last name [required] Mitchell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning 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)

This Rezoning Proposal shows no thought or common sense by our present Council. The idea of replacing a single family home with a 4-plex (with ability to add 4suites) is ridiculous. With no provision for parking, placement of garbage, recycling or compost bins, especially on pick-up days. Also the strain this will place on existing sewer and water lines. The affect this will have on neighboring property values, if these units turn into low cost housing, is of great concern. I AM NOT IN FAVOR OF THIS PROPOSED CHANGE.



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First name [required]	Tory
Last name [required]	Nudd
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 15, 2024

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This appears to be nothing more than a concerted effort to create higher density homes, which will create higher density parking, utility usage etc. It will be no surprise to see the higher taxes associate with parking, utility usage and property taxes follow suit. All under the veiled scheme of "affordable housing".  
Get your spending under control and evaluate communities based on consultation, merit and appropriate growth. Blanket rezoning is pure laziness. Do better council.



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





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Opposed to blanket re-zoning

388 Capri Crescent NW  
Calgary  
T2L 1B2

Friday, April 12, 2024

To Calgary City Council  
Public Hearing to be held on April 22, 2024

## **Re: Opposition to the Blanket Re-zoning Proposal**

Please acknowledge receipt of this letter.

Evidently, on April 22, 2024, Council is formally considering the blanket re-zoning of existing properties that are currently zoned as RC-1 to RC-G.

### **I am opposed to the blanket re-zoning of RC-1 to RC-G.**

Council has not made the case that blanket re-zoning is necessary and I am not persuaded that the crucial issue of affordability has been addressed.

Further, I am very concerned at the way the Mayor and some Members of Council have supported blanket re-zoning in the face of overwhelming opposition from constituents.

I am also opposed to the re-zoning of green spaces to RC-G, such as the strip of park alongside Jean Laurie Boulevard.

Regards

Avis Bruton

avisbruton@shaw.ca  
Res. 403-282-6362  
Mobile. 587-578-4666



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First name [required]	Morris
Last name [required]	Reid
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council - rezoning of 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 don't believe a "blanket re-zoning" is any solution for the so-called "Housing crisis" - It seems as of recent, Our Council likes to throw "Blanket solutions" out a little too easily.

Perhaps its to put a "Blanket" over the public's eyes. Anyway that's a discussion for another day.

People chose to live in popular older neighborhoods of Calgary for good reason, Lack of density, lack of crime, not having two homes so close to the property line that you can pass a jug of milk out the kitchen windows between them, etc, etc, etc.

And we as residents in these areas pay a premium to do so.

I believe that if anyone wishes to re-zone their parcel of land in these areas, then they should have to do so the old way.

Make a plan, bring it forward and put it up for discussion so everyone in the affected area can voice their own opinion on to agree or disagree with what is being presented.

Not just re-zone the entire city so that anyone can do whatever they wish, whenever they want to.

Council needs to sit down, put their heads together and NOT throw out some easy 5 second solution to a much larger issue. Put some work in, Earn those "blanket" raises.

Community of Dalhousie, NW



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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My name is Art Matsui and I am opposed to R-CG blanket rezoning. I am an affected land owner who has lived in the community of Ramsay for 39 years, in a house that was born in 1905, and feel that the blanket up-zoning to R-CG will interfere with the reasonable enjoyment of my property and lead to the destruction of some of the history of our city. The increase in height, lot coverage and units per hectare, along with decreased setbacks when applied to entire blocks will cause an erosion of sunlight hours and negatively affect our enjoyment of gardening, and preclude any thought of solar power.

Blanket rezoning is the antithesis of proper planning as density should go where local conditions make sense. Area Redevelopment Plans (ARP's) gave local input into which areas made sense for densification. Blanket rezoning makes all ARP's moot. The City is abdicating planning responsibility in a misguided attempt to add Affordable housing. If council is going to tear up Local plans, at least follow the spirit of the torn up plans and up-zone along local collectors and transit routes first. Otherwise we will see 'block busting' on a City wide scale, for when someone builds a multi-family next to your single family home, anywhere in Calgary, it puts undue pressure on the neighbours to give in and either sell or develop their single family home to multifamily and move elsewhere.

The other thing about densification without planning in the older inner city, is the lack of suitable infrastructure. For example, my streets' main sewage line is clay bell and spigot pipe, which is prone to tree root intrusion and is constantly being repaired. Then there is the water supply system. Many areas in Ramsay have issues with water supply, especially in the winter. How is lack of proper planning, leading to patch work densification, going to facilitate upgrading of our crumbling infrastructure? The other problem with the infrastructure in the inner city is the width of the alleys, which are nominally 12 feet (3.66 m) wide. Narrow alleys and many parked cars on narrow streets do not always allow fire trucks easy access to the rear of some blocks in the inner city. When my neighbours garage burnt down, the fire trucks initially came to one end of the alley and tried and tried to make the turn, gave up went around the block and accessed our alley from the other end. With the addition of row housing to the mix this is a fire hazard for all on the block and a violation of Alberta fire code requirements for access.

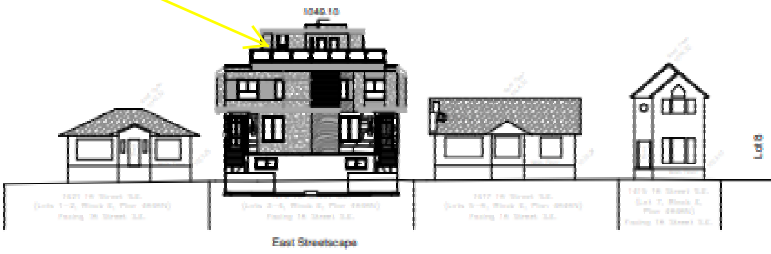
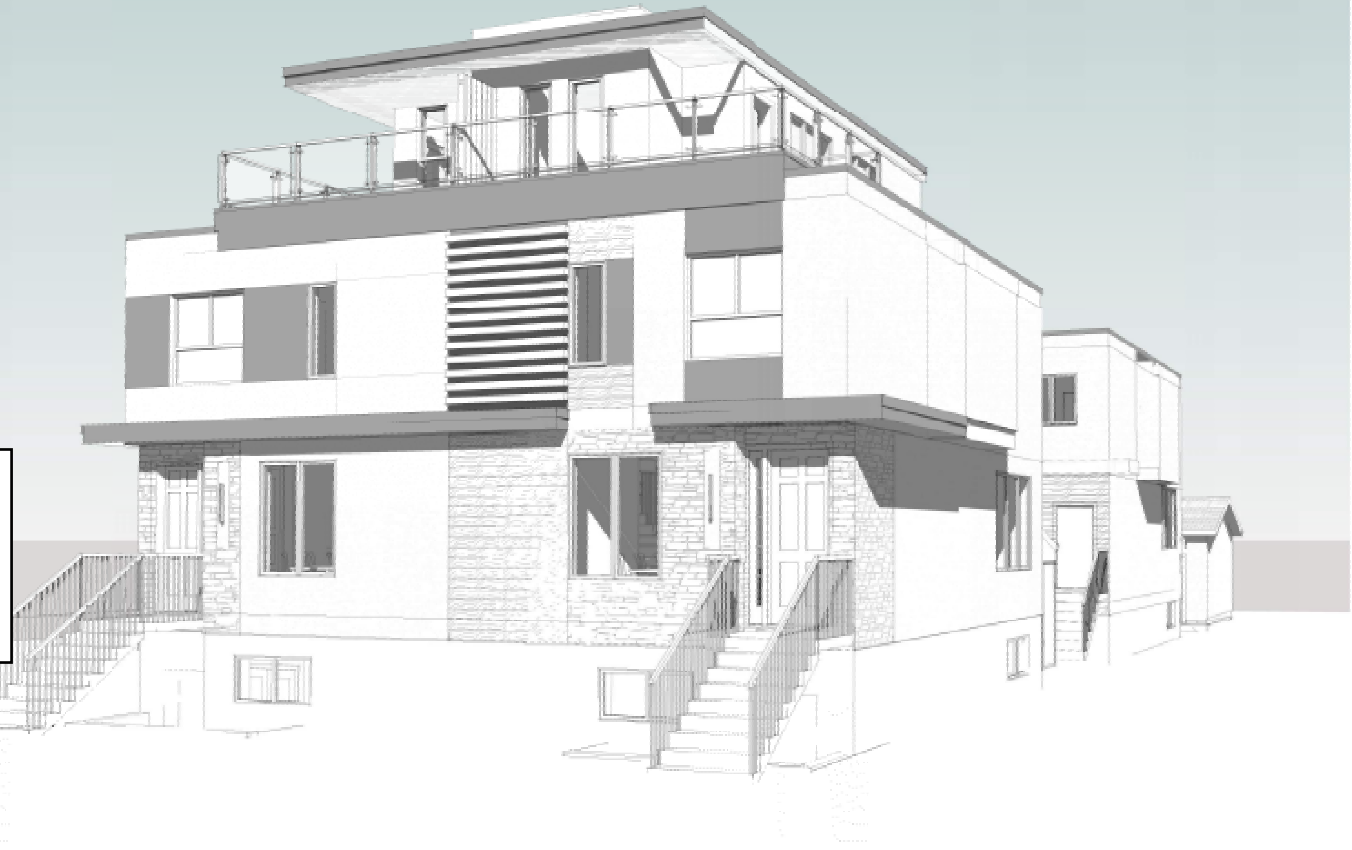
I fail to see how this proposed blanket up-zoning will add 'Affordable housing' in my neighbourhood. It is a developers goal to gain maximum return on investment. First the blanket up-zoning will drive up the price of current 'Affordable' housing stock. Then with higher land costs, developers will build as many expensive units as the zoning will bear, in order to maximize profits. In my inner city neighbourhood, currently new infills are around the million dollar range, with even higher prices on Scotsman hill.

A bribe of \$228 million (\$57 million a year) in Trudeau government grants during the Affordable Housing report public hearing, has led to Council believing that in order to get that \$57 million dollars a year, they must eliminate all single family zoning. Carefully reading the letter, it says in order to get the funds, Calgary must have new multi-family designations or districts city wide. Calgary has already done this by creating the new land use district called H-GO which applies City-wide and is supposed to be transit orientated multifamily development.

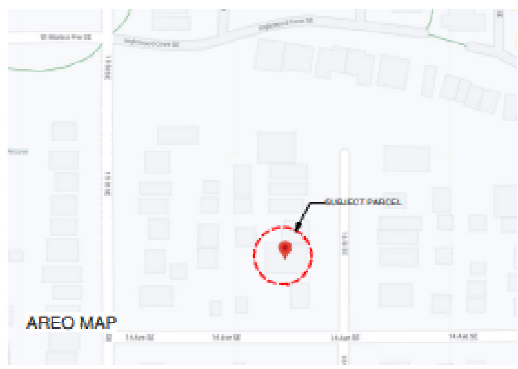
Please vote No, to this blanket R-CG re-zoning, which will eliminate all single family zoning and will lead to patchwork unplanned growth.

Shadowing of  
11 metre RCG  
development

Sun



**AMENDED DRAWINGS**  
 DP No. Date Received  
 DP/2023-08568 FEB 09 2024  
 THESE DRAWINGS REFER TO THE  
 ABOVE DEVELOPMENT PERMIT NO.



**SITE ADDRESS :**  
 1419 18th Street SE, Calgary, AB  
**LEGAL DESCRIPTION:**  
 Lot 3 & 4, Block E, Plan 4646 N

**ARCHITECTURAL DRAWING LIST**

A01	Site Plan
A02	Section
A03	Landscaping Plan
A04	Basement Plan
A05	First Floor Plan
A06	Second Floor Plan
A07	Roofing & Wall & Ceiling & Window Plans
A08	Roofing & Wall & Ceiling Details
A09	Roofing & Wall & Ceiling Details
A10	Roofing & Wall & Ceiling Details
A11	Roofing Details
A12	Storage Plans
A13	Storage Section/Mobility Storage Plan/Tree Protection Plan
A14	Shading Study

② Street Scene  
1/16" = 1'-0"



PURPOSE The purpose of this interpretation is to further clarify the requirements for protection of adjacent buildings, water supply and access for firefighting as per the National Fire Code – 2019 Alberta Edition (NFC(AE))

CPC2024-0213

Attachment 34

Alberta Edition

Issue of this STANDATA is authorized by  
the Provincial Fire and Building Administrators

[Original Signed]  
Tina Parker

[Original Signed]  
Paul Chang

The logo for the province of Alberta, featuring the word "Alberta" in a stylized, cursive font with a small blue square at the end of the word.

Alberta Municipal Affairs – Community & Technical Support, 16<sup>th</sup> Floor, 10155 –102<sup>nd</sup> Street, Edmonton, Alberta, Canada, T5J 4L4  
1-866-421-6929 Email: [safety.services@gov.ab.ca](mailto:safety.services@gov.ab.ca) Website: <https://www.alberta.ca/safety-codes.aspx>

# STANDATA

19-FCI-005/19-BCI-016

## CODE REFERENCES

NBC(AE), Division B, Article 3.2.5.6. states:

### 3.2.5.6. Access Route Design

- 1) A portion of a roadway or yard provided as a required access route for fire department use shall
  - a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
  - b) have a centre-line radius not less than 12 m,
  - c) have an overhead clearance not less than 5 m,
  - d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,
  - e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,



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First name [required] MA  
Last name [required] Saunders

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 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 support Councillor McLean's motion calling for a city-wide plebiscite on blanket reasoning. The concept of blanket reasoning will lead to chaotic development and is a heavy handed, short-sighted response to a very real problem. Council should be respectful of Community efforts to be part of the solution.



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First name [required] Doris

Last name [required] Murphy Dunlop

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

No. Full stop. I disagree and see no value for this endeavour relating to improved affordability or access.



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

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

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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please approve this! Calgary needs housing. Why anyone is against this is beyond me.



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





ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a property owner I disagree with the rezoning of Evergreen Community. Firstly, the houses in this area are already very compact, which has almost affected the basic privacy of life. If it is rezoned into an R-G District, it will become even more uninhabitable. Secondly, the backyard space of houses in this area is very small and is not suitable for building a secondary suite. Otherwise, the living privacy of neighbors will be seriously affected. Thirdly, excessive use of limited backyard green space will affect the living environment of the entire community. Therefore, as an Evergreen property owner, I do not agree with the rezoning of our community. I hope the council will listen to the voices of Evergreen owners.  
Thank you.



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First name [required]                      Annette

Last name [required]                      Mitzelfelt

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 paid extra money to live in a single home community with parking

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 don't agree with this proposal or putting high rise apartments throughout the city. Why are we ruining the skyline? In my opinion there should only be high rises allowed in the downtown area. I can appreciate the need for housing but ruining single family neighborhoods is not the answer. I already see many developments where parking is going to become a major issue. Has anyone considered what this city will look like 30 or 50 years from now? Will you look back and be proud of these decisions that you are making today? Yes I can move away but I was born and raised here and I don't like the direction that we are headed. In some major cities in the world they don't allow anything to be built above 4 stories and for good reason. Obviously it is too late for that but there should be guidelines and 50 story condos in the middle of a neighborhood is not right. Everyone talks about renewable energy but how can you have solar panels on your roof if there is no sun due to the high rise building built down the street blocking you from getting any. My neighborhood already has parking issues because I have an airbnb across the street and a rental unit next to it. I understand that neighborhoods like Mount Royal and Belair are exempt from the rezoning how is that fair? How are you going to deal with the parking issues because you will create them if you do this? I am not impressed...



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First name [required]                      Barbara

Last name [required]                      Stogran

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)

How is this your decision? If I wanted a skyscraper on either side of my house I would have gone downtown. How dare you decide on my behalf what I want next door to me after 30 years of living in my house. Now the real estate agents can watch all the obituaries to contact new widows/widowers about selling their house to build a scraper on it and the developers can all start approaching seniors offering them large dollars for their house so a scraper can be built there. And none of this will be affordable housing but will provide more variety for he wealthy. This should not be your decision, NO



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First name [required]	Karen
Last name [required]	Fijal
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 regarding proposed rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
--	---------------

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the proposed R-CG and R-G rezoning that will affect a number of communities with single family dwellings. Along with destroying the character of these neighbourhoods, diminishing parking space, destroying greenspace (yards), it will also inflate property values which works in direct opposition to providing affordable housing to those people wanting to buy rather than rent a home.

I am in favour of the current zoning that allows for secondary suites. For first home buyers and those on fixed income, secondary suites allow for an income that provides opportunity for home ownership whilst providing affordable rentals for those wishing to rent outside of the downtown core. With increased incentives for building secondary suites (perhaps low interest loans or rebates), more people would be in a position to create secondary suites in their homes.

From the perspective of the environment and climate change, we must remember that trees continue to serve us in sequestering carbon and cleaning our air. They also serve in beautifying a space which supports mental and spiritual health. Most of the trees in my neighborhood are mature trees. Most of those trees would be destroyed were fourplexes or row housing be put in to place. The cost to the environment, air quality and peoples' mental health is something that needs to hold a place in this decision.

There is no question that affordable housing is an issue. I believe there is much that can still be done in the downtown core, near LRT stations and in city spaces that are vacant (e.g.Heritage Drive and Haddon Road - site of the now destroyed YMCA) to create affordable housing particularly for the homeless. As for existing neighborhoods, I believe that encouraging secondary suites and carriage houses with height restrictions in place (carriage houses not to exceed the height of the existing structures on the property), will provide additional affordable housing in a manner that will maintain the character of the community and mitigate the damage that R-CG and R-G rezoning would incur.



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First name [required] Edward

Last name [required] Bogle

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 Calgary Housing Strategy

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

ATTACHMENT\_01\_FILENAME  
(hidden)





Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

While Calgary does have a housing problem and the city does require a housing strategy, I do not support the current "mass rezoning, nor do I believe it will have the stated outcomes. Rezoning should be approached on a selective basis, community by community, assessing both the opportunities for more housing and for the location of higher density housing, rather than density for density's sake. This sweeping proposal needs proper consultation, not leaflets in mailboxes. Blanket rezoning gives the city over to the developers and limits the rights of homeowners whose financial investment will now be at risk. While Council views the policy as a step forward it is actually the opposite and will have severe unintended consequences that will make Calgary a poorer place to live in. Such a blanket step disfranchises existing homeowners and will stress services in existing communities. Then there are the issues of parking, crime, noise, etc. The city has a poor record of managing density and while council may hold Marda Loop and Seaton up as the future, while they are in fact distressed neighbourhoods. Even residents of these areas are now angered by the crowding. Everyone else avoids them. The current development plan process takes 6+ months for even small projects and cannot see how this sort of plan helps that. The city is already being challenged with a high density development in south Calgary, This will be the future. This is the future you want, not Calgarians. I am shocked that Council has even entertained such a plan. Is Council's plan to ram this through and then ignore it residents? After 50 years of living here I am beginning to believe that the City / municipal government model is broken and we need changes that force cities to go back to the voters on tax increases and planning issues that affect homeowners investments. Needless to say Council has already seen that a large number of Calgarians are not supportive of their actions as evidenced by the recent activity directed at the Mayor. I would like to see council revisit this proposal and move to a more staged implementation where our community input ensures the process will be a vibrant one, supported by Calgarians, not driven by City Planners who seem to want to control taxpayers rather than work with them.



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First name [required]                      Andrew

Last name [required]                      Obrocki

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We need more density so our property taxes don't have to go up more. People are moving here and have to live somewhere we can't just keep growing out. That will make infrastructure too expensive. Upzone to RCG.



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First name [required]	Gary
Last name [required]	Lafferty
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Calgary Blanket Rezoning - Proposed city wide land use designation
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Rezoning for Housing- 04 12 2024.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Gary Lafferty  
2220 - 12 Ave. N.W.  
Calgary, Alberta  
Email: ghlafferty@gmail.com

April 12, 2024  
City of Calgary Councilors  
City of Calgary  
P.O. Box 2100, Stn. M.  
Calgary, Alberta, Canada T2P 2M5

**Subject: Rezoning for Housing**

Dear Councilors,

Calgary is ranked as one of the top 10 cities to live in in the world (in 2023 Calgary was in 7<sup>th</sup> place tied with Geneva, Switzerland) based on stability, healthcare, education, and infrastructure. This would not be possible without the thoughtful urban planning of our city by the municipal government... **YOU!**

**Please do not set aside your responsibility** to make the tough decisions that will form, nurture, and build our neighborhoods into the best they can be. Do not leave the planning and development of our communities to the developers (who simply have a profit motive) and city clerks who can only follow city guidelines and who do not have the insight or expertise to plan a neighborhood.

If you do... we all know what will happen:

1. Communities have been planned for many decades with different economic levels and housing density in mind.
2. Infrastructure such as deep services, utilities, roads, schools, parking, waste management, **green space** and shopping to name a few items that are planned in advance of development.
3. Will all of these items be left until one or more failure occurs which could result in emergency upgrades being required (typically at a greater cost than planned upgrades)?
4. Reduction of **green space** in urban developments and the effect on climate (more hardscape/less landscape).
5. Developers will first target our upscale storied communities that have the greatest potential for significant profits.
6. They will maximize their opportunity by creating as many units as possible (sounds like 4 or 5 if you include a back yard suite).
7. The suites or rental building will be sold for a significant profit for the developer.
8. The high cost of the suite will require an even higher rental rate.

9. It won't happen immediately, but over time the hodgepodge development will undermine the character of the community and devalue the real estate, and
10. Not a single person that was intended to be served will benefit.

That is not to say that the idea of controlled residential rezoning in some neighborhoods would not be a good idea. But that process should have the oversight of our city planners to ensure that proper consideration be given as has been given for decades. Keep the new zoning as a tool in the toolbelt, to be used appropriately, and not as a blanket solution to the housing crisis. Because failing to plan is truly planning to fail.

Do not fail the citizens of Calgary by abdicating your responsibility.

Sincerely,

Gary Lafferty

*Concerned Citizen*



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First name [required]                      Tyron

Last name [required]                      Hartley

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 am in opposition to blanket rezoning, my house purchase was made with current rules in place and now they are being thrown out the window?  
There's a current permit on my avenue (DP2024-02020) that wants to put 8 units on 1 lot? Plus a garage. What about the traffic impact? Can the current infrastructure handle a minimum of 8 people and all the other permits going on at the same time. 50 units (LOC2023-0394) down the street, at least 3 units (LOC2024-0056) across the street and another at least 3 units (LOC2023-0385) next to that one? Where does it stop? Most of these units will not be affordable for most people and will not solve anything  
Blanket rezoning is not the answer, lets start with vacation rental properties being limited and shift the empty office buildings downtown into livable units.



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First name [required]                      Hongfeng

Last name [required]                      Ma

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)

As a property owner I disagree with the rezoning of Evergreen Community. Because this will seriously affect our lives. The houses I currently live in are very close to each other, and the backyards are very small. If the residential density of this community is increased, or a second house is built in the backyard, it will make it even more uninhabitable. Moreover, more green space will be occupied, which will affect the living environment of the entire community. Therefore, as an Evergreen property owner, I do not agree with the rezoning of our community. I hope the council will listen to the voices of Evergreen owners. Thanks.



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First name [required] Daniela

Last name [required] Turbek

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters re-zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

the re-zoning doesn't take into consideration the upgrade of all infrastructure in the communities. there is no upgrade for sewer, safe garbage location , upgrade to power grid, water supplies, schools, or transportation. Once, the council addresses and fixes all the above we can start talking about higher density. The question is why in communities where there is no C-train connection. Why, have you stop rezoning at Bearspaw NW, they already have C-train up to Rocky Ridge and the individual lots are way more spread than in inner city? Once, you build that and increase the amount of roads , we can revisit rezoning in inner city.

This approach doesn't make any sense only to put more dollars into Calgary City's bank from more taxes and from developers. Have we lost all common sense in this City and addressing issues backward? Also, why we are not addressing issue with the road condition in this city or safety?

I would appreciate if the Council concentrate on more urgent issues than decreasing values of the housing in inner city as well as decreasing the quality of life. The mayor was talking about climate change - adding more concrete and cutting down 50-100 years old trees is not the right direction. Is the complete opposite.

When we are going to get more parks, better services, roads and mainly respect for each other.



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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My wife and I as residents of Glamorgan for over 25 year reject city council's proposed blanket rezoning bylaw. Recently my quiet street has been impacted negatively with the construction of several multi-level apartment buildings. These developments have caused increased car and emergency service traffic, and has lessened the aesthetics and general safety of the community in general. Any further increase in housing density would only exacerbate the problems mentioned. This is not just a Glamorgan issue but one that will impact communities city wide.



Public Submission

CC 968 (R2023-10)

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First name [required]	Devray
Last name [required]	Lafferty
How do you wish to attend?	
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Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Calgary Blanket Rezoning - Proposed city wide land use designation
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Rezoning for Housing- 04 12 2024 - Devray.docx





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Devray Lafferty

2220 - 12 Ave. N.W.

Calgary, Alberta

Email: devray.lafferty@gmail.com

April 12, 2024

City of Calgary Councilors

City of Calgary

P.O. Box 2100, Stn. M.

Calgary, Alberta, Canada T2P 2M5

**Subject: Rezoning for Housing**

Dear Councilors,

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Sincerely,

Devray Lafferty

*Concerned Citizen*



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First name [required] **Bettiann**

Last name [required] **Kelm**

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 Rezoning to R-CG**

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

ATTACHMENT\_01\_FILENAME (hidden) **April 12 Rezoning fourth letter.pdf**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Attached please find a response for April 22 Council meeting re Citywide Land Use Rezoning. In our case Windsor Park Community Zoning to R-CG allowing rowhousing on property next to ours. Could you please direct our attached response to the appropriate agenda item. We are confused about how to direct this to the correct item on the agenda. Thank you!

Re: Rezoning designation from R-C2 to RC-G

Location: 536 - 54 Ave SW and 540 - 54 Ave SW - Windsor Park Community

Response from: Owners of Property - 536 - 54 Ave. SW  
Bettiann (Betty-Anne) RO Kelm and  
Barry I Baker

Date: Friday, April 12, 2024

To Whom It May Concern:

As owners of the home adjacent to the corner lot, 540 -54 Ave. SW, we are writing to voice our strong opposition to rezoning that property and others in our community to R-CG. We will not be able to attend the April 22 Public Hearing of Council in person, as we are currently in Winnipeg caring for an elderly relative hospitalized following a hit and run injury.

Firstly, our strong opposition is based on the impact a wall of rowhouses of up to 4 units and built up to a height of 11 metres would have on our quality of life on a daily basis and on our property value.

We were always accepting, and welcoming, of the development of 2 single or a duplex infill next door. But, rowhouses would present an imposing, overshadowing wall of 4 units, each with an entry/exit door and landing area, right outside our main entry door located on that side of our house. The visibility, noise and foot traffic generated by these entry ways would greatly impact our privacy, security and quality of life on a daily basis, not just at our front door, but in our back yard as well. All of these factors, visual and psychological, would certainly be apparent to any potential buyer and our property value would be impacted negatively. Increasing density in neighbourhoods should not come at the expense of adjacent home owners. There is a real cost associated with imposing rezoning changes. Who compensates us as owners for that loss?

Also, my partner and I have long been concerned about traffic safety issues at the corner of 54 Ave and 5 St. Visibility at the corner is already compromised by the raised elevation of the lot at 540 54 Ave. Fire trucks and EMS from the Windsor Park Fire Station often use 54 Ave when travelling west to respond to emergencies. As is necessary, they approach the intersection at great speed, but we feel are not safely visible to southbound traffic on 5 St until they're right at the intersection. 5 St also provides a designated and heavily used bike lane. Developing a wall of row houses on 540 54 Ave would obscure visibility even further and increase safety issues.

In addition, my partner and I are extremely frustrated by the process the City of Calgary has chosen to enforce blanket rezoning. We are asked for our input, but this can hardly be described as a consultation. Council would like us to think we have input into a collaborative process, but council has already decided that rezoning will be dictated to the tax payers and residents of Calgary.

Yours truly,  
Bettiann Kelm  
Barry Baker  
403-512-8528  
barkelm@telus.net





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First name [required] Douglas

Last name [required] Flaig

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)





ATTACHMENT\_02\_FILENAME  
(hidden)

Peter CollinsZoning Summation.pdf

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

I am a native Calgarian who has lived in the city for 65 years, the past 40 of which have been in our community of Lake Bonavista. I am vehemently objecting to the move by Calgary City Council to remove all R1 Single Family zoning in the city. The push is to replace all R1- Single Family with R-CG zoning. R-CG zoning will permit the construction of 9 dwelling units on one 50 by 120 lot. The change to the bylaw will also remove an adjacent homeowner's right and ability to appeal a construction permit.

If the goal of rezoning is to increase the amount of affordable housing this will not happen as we witnessed in other districts where a 1950s bungalow is replaced by two \$1.4million dollar town houses. This is not providing low cost, affordable housing one of the stated goals by Calgary city council.

In reality, this rezoning push by Calgary City Council is in direct response to the Federal Liberal government's one billion dollar handout to Canadian municipalities. This time dependent, pre-election handout, is contingent on cities changing rezoning bylaws in order to receive the cash windfall. The so-called housing crisis is directly attributable to a very flawed, out of control Federal immigration policy which has been years in the making.

As you can read in the attached eight page summary by Mr. Peter Collins, the action by Calgary City Council is going against the spirit of the Alberta Municipalities Act. In addition Calgary City council has voted against having a plebiscite on the rezoning issue, denying the democratic process, all because the timing would go against the Federal Government's deadline.

Municipal councils are in reality an extension of the arm of the Provincial Government and it would appear that in this case, this council is side stepping the role of the provincial government. This is akin to a mid-level manager in a corporation unilaterally negotiating and signing off on a multi- million dollar contract without informing senior management.

## SUBMISSION BY PETER COLLINS TO CALGARY CITY COUNCIL REGARDING PROPOSED 2024 BLANKET UPZONING

### LEGISLATIVE OBLIGATIONS AND RESTRICTIONS

For planning and development matters, provincial law<sup>1</sup> sets out an authoritative statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

- (a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and
- (b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

**without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.**

The Court of Appeal of Alberta reviewed this law in the specific context of a municipal zoning bylaw, and made the following statements<sup>2</sup>:

These values – orderly and economic development, preservation of quality of life and the environment, respect for individual rights, and **recognition of the limited extent to which the overall public interest may legitimately override individual rights** – are critical components in planning law and practice in Alberta, and thus highly relevant to the interpretation of the Bylaw.

**Central to these values is the need for certainty and predictability in planning law.** Although expropriation of private property is permitted for the public, not private, good in clearly defined and limited circumstances, private ownership of land remains one of the fundamental elements of our Parliamentary democracy. **Without certainty, the economical development of land would be an unachievable objective.** Who would invest in land with no clear indication as to the use to which it could be put? Hence the importance of land use bylaws which clearly define the specific uses for property and any limits on them.

**The need for predictability is equally imperative. The public must have confidence that the rules governing land use will be applied fairly and equally.** This is as important to the individual landowner as it is to the corporate developer. Without this, few would wish to invest capital in an asset the value of which might

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<sup>1</sup> Section 617, *Municipal Government Act* (Alberta)

<sup>2</sup> *Love v. Flagstaff* (County of) Subdivision and Development Appeal Board, 2002 ABCA 292 (CanLII)

tomorrow prove relatively worthless. This is not in the community's collective interest.

...the scheme and object of the Act reveal a legislative intention not only to expressly protect individual rights but to permit those rights to be eroded only in favour of a public interest and only to the extent necessary for the overall public interest.

## OUR MOST IMPORTANT INVESTMENT

In nearly all cases, a home is the biggest financial commitment a person ever makes. A home is not only a financial investment, but it is the owner's place of refuge, a "home base" from which life is conducted. People often expend substantial time and energy in maintaining their homes and gardens, developing and maintaining community connections, and organizing their lives around their home base. Society is connected and organized in many ways and at many levels, but families, homes and communities are among the basic and most important aspects of societal connection.

A threat to that home base is a threat to the structure and stability of a person's life, their family life, and their community connection. There is nowhere to run and hide when the home base is threatened.

Council must respect home ownership, and maintain the certainty and predictability of that ownership. Blanket upzoning of established neighbourhoods, however, destroys that certainty and predictability, contrary to the fundamental principles of planning and development set out in the *Municipal Government Act* (Alberta).

## LAND USE CHANGES NEED FULL INPUT FROM AFFECTED OWNERS

The *Municipal Government Act* (Alberta) requires public hearings when enacting or amending bylaws, and requires that the City have a public participation policy, which for Calgary is the "Engage Policy". That policy speaks of "purposeful dialogue between the City, impacted or interested Calgarians and other communities or groups". Yet, by a blanket bylaw amendment changing the zoning of most residential lots in the City, affected home-owners are deprived of any proper, meaningful, "purposeful" input into the zoning change.

A public hearing to consider the effects of a zoning change on one lot would permit surrounding residents to fully present their views, including consideration of a wide range of relevant issues such as building context, sun/shadow effects, privacy effects, traffic effects, urban forest effects, utilities infrastructure effects, and other relevant considerations.

The blanket upzoning bylaw amendment limits a concerned resident to one five minute presentation to Council, along with any written material the resident wishes to propose. It

is unrealistic and simply impossible for Council to consider the effects of this zoning change on each individual lot touched by the blanket zoning change.

The proposed blanket upzoning bylaw change is contrary to the governing principles of the *Municipal Government Act* (Alberta) and the City's own Engage Policy.

## IMPORTANT CHANGES REQUIRE VOTER APPROVAL

The proposed blanket upzoning is arguably the most significant change to land use policy in the City since the implementation of zoning bylaws many decades ago. In the past, major rewrites of the zoning bylaw were technical updates, introducing more detail, and incremental in nature. This amendment, however, is a substantive and significant change in land use policy.

61% of Calgary housing is either single detached or semi detached dwellings, and 69% of all homes are owner occupied.<sup>3</sup> These are substantial majorities of Calgarians in each case. A major land use policy change affecting so many Calgarians necessitates that the scope of consultation – and deferral to residents' wishes – must be commensurate to the scope of the change.

No councillor advocated for this policy change while campaigning for office, no councillor (other than Peter Demong) was elected with a majority of votes in the applicable ward, and voter turnout was only 46% city wide. In my own ward (Ward 11), Kourtney Penner received only 28% of the votes cast. Assuming the turnout rate for Ward 11 was the same as the City-wide rate, that means that Ms. Penner was elected by only 13% of Ward 11 voters. Silence on blanket upzoning, combined with this low number of votes, is the opposite of a mandate to impose blanket upzoning.

Council had an opportunity to permit wide public input on the issue, via a plebiscite, but a majority of Council rejected this potential method of obtaining public input. Those councillors voting against the plebiscite are demonstrating a profound disrespect for the voters of Calgary, for the principles of the *Municipal Government Act* (Alberta), and for informed democratic decision-making.

## BLANKET UPZONING DOESN'T ALIGN WITH THE MUNICIPAL DEVELOPMENT PLAN

The *Municipal Government Act* (Alberta) requires the City to enact a municipal development plan (MDP), which Calgary did in 2005, and updated in 2019/2020. While the MDP contemplates a range of housing opportunities and choices, and a balance of growth between established and greenfield communities, it also speaks of **“reinforcing the character, quality and stability of neighbourhoods.”** It calls for locating new housing in Activity Centres and Main Streets, reasoning that “focusing most intensification to defined

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<sup>3</sup> Statistics Canada – 2021 Census - Calgary

areas provides more certainty to the development and building industries and **makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.**"

One MDP objective<sup>4</sup> is to "reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas." "Intensification should be accommodated within existing communities in a sensitive manner". The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Another MDP objective<sup>5</sup> is to "Respect and enhance neighbourhood character and vitality, including the following policies:

- a) **Respect the existing character of low density residential areas**, while still allowing for innovative and creative designs that foster distinctiveness.
- b) Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.
- c) **Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.**
- d) **Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods**

Finally, section 3.5.3 of the MDP states that land use policies should "encourage **modest** redevelopment of Established Areas"

The new building forms permitted by R-CG, up to 11 meters high (current R-C1 zoning limit is 10 meters) and 60% lot coverage (current R-C1 zoning limit is 45%), are not "modest". R-CG higher density building forms would "create dramatic contrasts in the physical development pattern". To be clear, labelling housing forms which permit 9 dwelling units on one 50X120 lot "low density" does not alter the higher density reality.

## THE CITY'S DENSITY GOALS CAN BE ACHIEVED ELSEWHERE

It is not necessary to destroy established communities to achieve the City's growth and density goals.

According to an internal City document<sup>6</sup>:

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<sup>4</sup> Section 2.2.5

<sup>5</sup> section 2.3.2

<sup>6</sup> Calgary Planning & Development Services briefing document dated 5 July 2023

**Calgary is well supplied with 22-31 years of planned land supply in new communities.** This far exceeds the minimum 15 years' supply of planned land identified within the Municipal Development Plan (5.2.3 (d)(A)). **Overall, there is enough land to accommodate close to 500,000 people.** The 12 Area Structure Plans approved in the last decade are cumulatively built out at approximately 9 per cent. **This demonstrates a significant amount of vacant land where planning policy work is already complete, and where The City has plans for growth.**

In addition to land supply on the periphery of the city, there is land owned by the City. It is disappointing that the City has identified only 2 parcels of City-owned property, out of 407 possible parcels, which would be suitable for residential housing development. The City should require that all potential sites (other than green/parks space) along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels must first be developed before densification via R-CG in established neighbourhoods is permitted.

Why, for example, is the former Ernest Manning School site, taken by the City as part of the west LRT expansion, sitting undeveloped after so many years?

## CREATING DENSITY IN ESTABLISHED NEIGHBOURHOODS WON'T SOLVE AFFORDABILITY

Redesignating land to R-CG does not create affordable housing. There is NO requirement for affordable housing on any privately owned land. Removing older more affordable bungalows from the rental market may further reduce affordability.

A variety of studies <sup>7,8,9,10</sup> show that increased density achieved through upzoning does not create affordable housing, and in fact usually results in the creation of housing stock which is more expensive than that which it replaced.

R-CG densification does not create affordability. Rarely, if ever, is an existing single family dwelling replaced by multiple dwelling units which each cost less than what was removed. Developers do not construct affordable housing; they construct the amount and type of housing which will maximize their profit from development of the parcel(s) in question. That is a rational response by developers to the market.

R-CG densification simultaneously increases the stock of more expensive housing and decreases the stock of comparatively more affordable housing.

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<sup>7</sup> Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis 15 March 2019 – The Planning Report.

<sup>8</sup> Overview of Evidence for Universal Up-Zoning. Suzanne Tough PhD

<sup>9</sup> 3 We Zoned for Density and Got Higher House Prices: Supply and Price Effects of Upzoning over 20 Years Cameron Murray C, Lim M, Urban Policy and Research V41, 2023 Issue 2

<sup>10</sup> Broad Upzoning Makes Housing Less Affordable, And Doesn't Add Supply

If the City wants “affordable” housing, then it must either increase the land supply (my preferred choice) or intervene in the housing market. Intervention could be achieved by mandating a certain percentage of housing units for low income groups, or granting long-term leases to housing cooperatives committed to affordable housing.

I am not optimistic that government intervention is the solution: the City has not done a very good job managing its existing City-owned affordable housing stock, and there is little reason to believe it can do better than the market with an even larger stock of housing under its administration. Since Calgary’s inception, housing has been planned and developed by the private sector, and I have great faith that if the many restrictions on housing development which the City imposes on the housing development and construction sector were removed, the private sector would respond by building a sufficient supply the housing that Calgarians want and can afford.

## **R-CG DENSIFICATION WILL DESTROY EXISTING NEIGHBOURHOODS**

Single family dwellings in established neighbourhoods are an essential and desirable part of Calgary’s housing stock, and should be maintained, not destroyed.

R-CG driven densification would simply remove single family dwellings and replace them with equally or more costly multi-family dwellings, without regard to the overall impact on the community. And, in the process, the removal of single family dwellings would result in a reduction in choice in type of housing. Single family dwellings are the most sought after dwelling type, especially by families, so R-CG densification would also not be effective in providing most Calgarians with the type of housing they seek.

Blanket R-CG densification also means that the Local Area Plans (both completed and in process) for established communities is a waste of time. Why plan for increased density in logical places (along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels), if developers can build anywhere in a community to the limit of R-CG? This is the opposite of responsible, planned, careful densification.

## **UNFAIR TO ESTABLISHED COMMUNITIES**

Newer Calgary communities are developed according to a master plan which includes a carefully designed mix of single family, multi-family, commercial developments and cultural/community facilities, all with appropriate roadways, park spaces and utilities infrastructure.

Established communities were master-planned communities, complete with boulevards, parks, schools and churches. They were designed specifically for low density single family and duplex dwellings. They were not designed for the substantially greater densification which blanket R-CG zoning would permit. Neither roadways, utilities, nor public park spaces could properly accommodate the greatly increased number of residents.

Rezoning without consideration for neighborhood character and heritage would result in the loss of unique architectural features, cultural assets, and community identity. Replacing heritage homes with generic buildings would not only erase a vital piece of the community's identity but also disregard the cultural and historical value they hold. These homes contribute to the unique charm and identity of our City, attracting residents and visitors alike with their architectural beauty and historical significance.

To quote Richard White:

Calgary's urban planners and some politicians don't seem to understand one of the reasons Calgary is one of the best places to live is NOT because of its urban vitality, but because of its affordable spacious, suburban tranquility even in our inner-city neighbourhoods."

## PARKING

Reduced parking requirements will exacerbate on-street parking conflict and degrade the quality and desirability of neighbourhoods. Developers do not care about parking; the residents they leave behind must live with the shortage. Council may seek to convert Calgary to a city with many fewer motor vehicles, but that goal is contrary to the desires and actual demonstrated behaviour of most Calgarians, who value and need motor vehicles in order to get on with their lives. Shifting parking from residential parcels to the street does not solve the parking problem; it only relocates it.

While the City planners apparently wish for a future where Calgarians ride bicycles, "wheel" in other ways, or ride public transit, the reality is that Calgary is a large city of suburbs, and vehicles are a necessity for virtually all Calgarians. The City's own data<sup>11</sup> shows an historical household **automobile ownership rate of 1.85 per household** as of 2011. Auto ownership in 2011 was higher than in 2001 in every household size category. Younger and older residents still have ~1 vehicle per household, with rates over 2 per household for the 35 to 44 demographic. Data do not support the proposition that smaller dwelling units have no need for parking. **Increased densification would require more, not less, parking.**

As a final point, the blanket upzoning would set a parking ratio of 0.5 parking stalls per dwelling unit/suite in established areas, whereas the parking ratio for the newer communities covered by R-G zoning is one stall per unit. Why the difference?

## ENVIRONMENTAL CONCERNS

The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces reducing evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of

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<sup>11</sup> Changing Travel Behaviour, October 2013



stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.<sup>12</sup>

## CONCLUDING COMMENTS

Making the base residential "low density" land use district R-CG in place of the various R1 and R2 districts will certainly increase density, is unlikely to increase affordability, and will destroy the character and desirability of many existing neighbourhoods. Put simply, it would be a bad and ineffective policy.

The proposed blanket rezoning to R-CG is a radical proposal, will not achieve its stated goals, and will substantially alter – in a bad way -- the look and feel of Calgary.

Don't do something irreversibly bad. I urge Council to **just say no to blanket R-CG.**

Peter Collins

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<sup>12</sup> The Unassailable Case Against Blanket Rezoning , by Stephen Shawcross and Sano Stante, 2024



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

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

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

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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I strongly disagree agree with the rezoning of housing proposals.



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First name [required] Tamara

Last name [required] Wallace

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) IMG\_1052.png



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Attachment is a clip from Windsor Star newspaper, which has NOT agreed to take Trudeau bribe money to make up for his open door policy for immigration into our Country . Affecting citizens from Canada not able to find AFFORDABLE housing. Shame on you Mayor Gondek .. recall petition should have been an eye opener for you .. and truly when only 176,344 people voted for you .. and a non public relations/ marketing background citizen was able to get 72,271 signatures in a VERY short window .. (40%) of your total votes.. think it's time to READ the emails and comments being made on "whom you are representing" opinions on this VERY life altering decision for MANY. Shame on you once again Kourtney Penner .. who BARELY got this seat... YOU DO NOT LISTEN TO YOUR WARD.. and the fundamental job you have is "represent the citizens in your ward in making Council decisions that have local and city-wide impact". You base your opinion on your own life situation .. and you should be recalled. KP.. you fail to come to important community meetings, you do not respond to emails and questions directed to YOU on City website. In most people's work environment td, if they did the same they would be fired.



housing units are currently permitted on every residential lot in Ontario without public hearings or a council vote.

“Leadership is on full display here,” Dilkens said ahead of council’s vote. “Leadership is about making sure that you’re not letting money sway you into a bad decision.

“I can’t understand why anyone would want to give away the ability to hear from the residents and go through an established process that allows you to make sensible decisions.”

As part of its application to the Housing Accelerator Fund, the city has proposed roughly 47 km of roadways on transit routes and more than 1,000 acres of additional land that could accommodate at least four units, and in some cases more, on each lot. If executed, the proposals could “more than exceed” the target set in the city’s funding application, Dilkens said.



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First name [required] Brenda

Last name [required] Duke

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 Reasoning for Housing

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

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Our community of Beddington is already a mixed housing community. Not having parking requirements for new builds, even if it is a backyard or secondary suite will only add to the parking issues we already see in our area. We are not in favour of this housing strategy.





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First name [required]	Gavril
Last name [required]	Ciuclea
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Planning Matters - proposed rezoning of my property
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	GC proposed rezoning my property.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not agree with rezoning of my property. It does not solve the "housing crisis". The increased cost of living - over the last 6-8 years - has made impossible saving money for buying a house. Taxes after taxes have left little in the pocket for average working people. The "housing crisis" is the logical result of present federal policies and directions - and will not be solved with The City of Calgary rezoning. Lack of GDP growth, low productivity, high interest rates are the general factors to be considered. Rezoning will simply do nothing. Rezoning does not address the root cause: Why we cannot afford to buy houses in Canada anymore - even having a full time job?

Change to the zoning of my property.

I fall under Scenario 1, neighborhood built before 1985.

**I do not agree to change my present zoning to R-CG Residential-Grade-Oriented Infill District.**

**“Why is The City Proposing rezoning?”**

Calgary is facing a housing crisis.” (from The City Letter sent to me).

1. There is no any single science based Study or piece of evidence to show the change to “..maximum of four units on a typical 50 ft lot...” will solve the “housing crisis”.
2. This proposed rezoning simply does not solve the affordability.
3. It is not coming from experts in city planning, based on economic and social realities of Canada and Calgary – it is politically motivated.
4. Canada is a huge country, with small population; Since the beginning of cities development – there has been no need in Canada to crowd all population in small spaces.
5. Ten years ago, we did not have “housing crisis”. Everyone was working, and huge majority of working people were able to purchase and pay in around 20 years an average, detached house. Look for reasons why this is not possible now. What has changed? Not so much the population.
6. There is no utilities infrastructure to support this change.
7. I like my community; I do not want it changed to something worse.

Hopefully my voice – and other voices – is heard.



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First name [required] Walter

Last name [required] Thorson

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RC-G Blanket Rezoning Public Hearing

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 to the blanket rezoning proposal. I wish to speak on the chaotic impacts that RC-G re-zoning will have on established communities, and the desire that many Calgarians have to have a greater voice and influence over neighborhood evolution and development, not less.

Moreover, this change is a gross overreach of government into the established property rights of Calgarians. Council and City Planning have not adequately engaged with citizens to explore and propose better alternatives. For a proposal of such magnitude and impact, this council has no mandate to impose this change without the express consent of a majority of Calgarians.

There are better ways to solve for urban densification through greater engagement at the community level. I would like to speak to the need for Calgary to explore better options than a change to blanket RC-G.  
Thank you.



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First name [required]                      Shannon

Last name [required]                      Wagner

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)

7 years ago my husband and I decided we were ready to move out of our downtown condo . We looked into several neighbors in the city, our good friends had recently moved to Killarney. I knew just from visiting them, that Killarney was a neighborhood I could never consider buying a home. The street and house congestion is so unsettling. Duplexes and 4plexes fill the streets. So much so that having people over to visit is hard because they need to park blocks over. That neighborhood as completely lost its charm and every street looks the same. We ended up choosing a neighborhood that is not zoned for that development INTENTIONALLY. The thought of losing our zoning after we put thought into that decision makes me so upset.

Now we have a young family and pets. My family feels so safe in our quiet neighborhood and I've been so thankful of our decision because I dont fear our children playing in the front yard or riding their bikes, because there is not tons of cars parked on the street and very little traffic. I love the green space our neighborhood provides and the access to sunlight we have because we have space between our homes that are not all two-stories built 4 feet apart.

I understand there is a housing issue but please do not take this away from the families who have valued their neighborhood zoning. Every week I see older houses knocked down and plans for multi-unit houses going up in our neighboring communities and my heart breaks for those other owners. Our older communities were not made to handle that congestion and the young families who live in them do not want to lose what these neighbors offer. Please do not approve the new re-zoning It will take so much from those of us who own houses here.



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

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

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





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am totally in agreement. It's LONG over due.



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First name [required] Norman

Last name [required] Campbell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 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)

Im am in opposition of the city of Calgary rezoning communities to RCG or RG. Living in a older community this rezoning would negatively impact the character of our community, would destroy many mature trees that help the environment and would impact privacy when rowhousing is built next to a single family dwelling. I would refer you to the Wecome placard that was presented to us at a townhall meeting. If you look closely in the bottom left corner of this placard you will will see a single family home with a 3 story townhouse built next to it. This would be a nightmare for the family living in the single family home. There would be less privacy, more noise, less sunlight, fewer trees, and likely their home would be devalued. I support secondary suites and backyard homes. These options would increase density,provide young family with additional income to manage their mortgage and provide those on a fixed income to have additional income. These options would also provide more affordable accommodation as opposed to a developer building and renting rowhousing.



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First name [required]                      Everette & TJ

Last name [required]                      Gwynn

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Santana Estate area has been a wonderful place to live for the past 25 years. It is quiet and peaceful with very little crime. We have noticed that people who move in to this area are looking for the same thing. We would like to see it stay that way.



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First name [required]                      Maureen

Last name [required]                      Dunn

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would be most distressed if the small dog park behind our property were rezoned for housing. The traffic along 63 Ave is already very heavy with traffic signs that are regularly ignored. We have all kinds of housing in our area -- more would only make it difficult for school, traffic and aesthetics. We selected our home to have some privacy and space. Thanks for your attention.



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First name [required]

Paul

Last name [required]

Gouthro

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 15, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME (hidden)

Screenshot\_20240412-155600\_Outlook.jpg





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required] Michael

Last name [required] Patino

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Home is Here: The City of Calgary's Housing Strategy 2024-2030

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I love this housing strategy. I am a owner of a condominium unit within the community of Sunnyside and I am greatly in favour to the rezoning house strategy to increase densification. Thank you.



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First name [required] Wesley

Last name [required] Twiss

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 RC-G Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Statement of Opposition to Blanket Upzoning.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

### Statement of Opposition to Blanket Upzoning

We are opposed to the proposal to upzone city-wide to RC-G, especially in established neighborhoods. Blanket upzoning will negatively affect the market value and marketability of 350,000 homes occupied by 900,000 people, 60% of the population. One independent study predicts a 20% decline in value, more than \$50 billion, which will lead to financial instability in the mortgage market. It will devastate residents' lifestyle due to loss of privacy, inadequate parking, shading, reduction of tree cover and overcrowding. Community disruption will continue for years as R1 homes are demolished, one-by-one, and replaced by RC-G structures. Existing infrastructure and services (power, water, drainage, sewers, trash collection, fire protection and police) are inadequate to handle substantially increased density and necessary upgrades will likely cost billions and involve protracted disruptions. Typical RC-G residences are unsuitable for seniors because they are usually multi-storey designs.

Blanket upzoning is not just a zoning change, it is a radical large-scale public works experiment. It is a confiscation of wealth and a partial extinguishment of property rights. By implementing RC-G, the City will unilaterally sever the implicit zoning contract which residents have relied on without permission.

We applaud many of the City's initiatives to increase density and affordability. However, the City has provided no transparent or substantive rationale for blanket-upzoning. No objective assessments have been conducted of the implications of this change for existing R1/R2 communities. When queried at the City's information sessions, officials provide no rationale other than that they are following Council's direction to implement blanket upzoning. In 2023, Calgary declared that, under existing zoning and without further annexation, it had sufficient land to accommodate 35-40 years of population growth, so what justifies this radical change now? Studies of rezoning results elsewhere do not show increases in housing stock or affordability; in fact, Auckland has just reversed and eliminated blanket upzoning as a "failed experiment" and "national disgrace". The City has offered no rationale to justify overriding the property rights of individuals to serve the public interest.

Council's vision of the future of Calgary is mean-spirited and dismal, a journey to the lowest-common denominator. This is completely inconsistent with the exceptionalism, dynamic energy, innovativeness and pioneer spirit Calgarians have always displayed in resolving issues. Council has no electoral mandate to implement blanket upzoning, nor do you have the political capital to do so. There are proven, less intrusive and lower risk alternatives available to Council to increase housing stock and affordability over time.

Please do not betray the trust of Calgarians by approving the bylaw change to permit blanket upzoning.

Wesley Twiss

Margaret Twiss

41-year residents of Varsity



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First name [required] James

Last name [required] Mortlock

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 regarding Residential Grade Oriented (R-CG)

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

ATTACHMENT\_01\_FILENAME (hidden) Rezoning.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We respectfully request a Plebiscite be conducted on this issue. It is simply too important to leave to elected officials who have not tapped into the concerns of 1.4 million citizens. It is too important not to understand the level of concern.



Residential-Grade Oriented (R-CG)

11 April 2024

Dear Mayor and Councillors

We are residents of Ward 11 and would like our Councillor, Kourtney Penner to understand and voice our concerns. We strongly object to the reclassification of city zoning to all inclusive Residential-Grade Oriented without proper input from all affected citizens. This requires a Plebiscite to gauge the desires of Calgary citizens. Our concerns are as follows;

1. Residential-Grade Oriented (R-CG) is a serious departure from the current zoning practice. It was never itemized as an election issue by any Mayor or Councillor platform. The opportunity to speak at the 22 April 2024 public hearing will not permit all the concerns of citizens to be heard. Whether prevented from work, inability or unwillingness to speak publicly will ensure many voices and concerns will go unheard. Perhaps this is a strategy decision by Mayor and Council, it hardly taps into the true concerns of all the citizens and ratepayers. A Plebiscite is the only answer to truly understand the wishes of those who are directly impacted. As evidenced by a recent Leger survey, the Mayor and Council do not enjoy the confidence of a significant number of citizens. In short, it appears the Mayor and Council's judgement is questioned. While we have had referendums on fluoride and the Olympic bid, why does massive rezoning not require a similar exercise? It has the potential to have a much greater impact, much of it negative.
2. Residential-Grade Oriented (R-CG) was never an election issue and was brought about by the federal government offering money with conditions. The federal government has no authority within city administration and is therefore in no position to impose qualifications. This is the lazy way out. Notwithstanding, this is not an issue of our (single family homeowners) creation, we are being victimized as the solution.
3. In the 50 years we have lived in the city, we have owned a single family dwelling in a neighbourhood of our choice. This was not done by accident, but after many hours of work and research. Our children flourished in this setting and we became part of a treasured community. We feel the rezoning has the potential to disrupt and diminish that balance.
4. Rezoning to R-CG has the potential to devalue our home and those in the neighbourhood. This neighbourhood consists of single family dwellings and is well established. Putting in duplexes and fourplexes has the very real potential of devaluing surrounding single family dwellings as well as negatively impacting parking, infrastructure and landscaping (trees will have to be removed). Although the city may look at it as an increase in taxes, we feel it is at the direct expense of homeowners.
5. Based on personal experience, we do not believe rezoning will have the desired effect of creating affordable housing. In our experience, 3116-5A St NW, was purchased as a single family home. After the purchase, a duplex was built on the lot, with each side being almost double the price of the original acquisition. This quadrupled the tax value to the city, but did not provide low cost housing. Many examples of this can be found throughout the city. "Flippers" and developers are motivated by profit and therefore the removal of a single family dwelling does not automatically result in low cost housing. We submit the result will be high end, high cost with more density and pressure upon infrastructure, parking, neighbourhoods and facilities.
6. We believe that alternatives exist within the powers of city council. Oakridge Co-op is building a multi unit structure within their current property. Although we object to the removal of

usable green space at Glenmore Landing for increased housing, we wonder why the lot immediately south on 90th Ave SW was not a desirable location. Empty lots and existing strip malls can be converted to include storefronts and accommodation without massive rezoning. Trailer parks were not for everyone, but they served a purpose and provided low cost housing. The city removed at least two and nothing has replaced them. Why? With a little thinking, we suspect more options can be identified.

We trust, our submission will be given due consideration as we feel it is one of the most important and personal issues to arise before the city. It has the potential for a huge impact and thus requires serious thought. We implore the Mayor and Council to institute a Plebiscite on this important issue.

Jean & Ross Mortlock  
3354 Oakwood Dr. SW  
Calgary, AB T2V 4J4



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First name [required]	Erika
Last name [required]	Jagert
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) Letter2Council\_240408\_final\_Erika.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

2024/04/08

The Mayor and Councilors  
Calgary of City

Calgary Rezoning Public Hearing - 22 April 2024

In my opinion, the Mayor and Council are elected, by the residents of the City of Calgary, to represent the best interests of the residents. This council's current mandate does not include making sweeping changes to the zoning and development rules, as contemplated in proposed bylaw changes, without seeking the informed support of the residents of the Calgary.

While I agree that increased density is desirable and affordable housing is urgently needed, it must be achieved in the context of maintaining attractive, distinctive and desirable inner city communities. Not the boring, monochrome, battleship gray approach taken by the council.

The images, specification and current examples identified in the documents on the city web site paint a picture of high density slums, devoid of significant grass and mature urban canopy. It is already happening in some locations.

Dramatic changes, such as proposed, often have unexpected consequences. Just look at Portland Oregon, who started a similar inner city densification project 20 years ago. To quote Chris Nelson, "Portland is a city under siege. Gone are those pristine walks along the riverbank and the carefree, youthful ambiance of downtown". The picture Chris Nelson goes on to paint is chilling and not in the best interests of any area of Calgary.

Our inner city community was established about 70 years ago. It has developed over the last 40 years, based on the R-2 DC model, into a full spectrum, family oriented, friendly community with a large percentage of semi-detached homes. Its schools are full to overflowing and it is a desirable neighborhood to purchase a home and raise a family. That should be a model for development, not a target for mass H-GO infringement. It is already happening in our community in spite of significant objection from the residents which were ignored.

As I see it, the City Council has abdicated its responsibility to the residents of Calgary. The city website is full of comments about streamlining approvals to appease the developers, who then treat the residents like annoying scum. An H-GO development, struck down in the fall of last year is back on the books. The wear them down approach, the only development process our administration knows. The developers don't live here, so why should they care?

I call on the council to follow through with the plebiscite they flirted with, a few weeks ago. Before you object about the costs, consider that the cost will be a fraction of the money made by the developers in just the next few months and the damage this free-for-all development can do to inner city communities and individual homeowners. Consider the stress inflicted on the residents of inner city communities, faced with an onslaught of unwelcome H-GO etc development, which will be forced down their throats by the developers, the city administration and an out-of-touch council. There is not one councilor who would want to live beside an H-GO development.

Erika Jagert  
2838 30<sup>th</sup> Street SW,  
Calgary

[ejag946@gmail.com](mailto:ejag946@gmail.com)



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First name [required] Richard

Last name [required] Emerson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the re-zoning of my area. When I purchased the property it was because of the current zoning and population density so I can raise my family in a safe neighborhood. The proposed changes impact the design of the area and amenities and would lead to a degradation of the neighborhood and adversely affect my property value. There are already too many vehicles parked on the roads in the area and the proposed changes would increase this and result in an increase in traffic accidents and inevitably more child fatalities. Calgary is not land locked and there is plenty more area left for development. There is no reason to adjust years of careful city planning for a short term migration problem caused by current relatively low housing costs which will inevitably stabilize inline with the rest of the country.



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First name [required] Michelle

Last name [required] Williamson

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)

While I understand that there is a need to create more housing, and diverse housing options, to accommodate a larger population, I oppose the blanket rezoning as currently proposed.

I am not opposed to communities with mixed housing types. I recently visited the community of Auburn Bay and noticed the multi-unit dwellings such as semi-attached dwellings and row houses. What I noticed is that in the newer communities, the multi-unit dwellings are typically found along the main roads and entry points to the community with the single dwellings found further within the community. I believe this is a good development plan. My concern with the blanket rezoning is that, especially for older neighborhoods that may experience re-development, it does not provide an overall plan for a community. It would be up to individual property owners or developers to decide what type of dwelling to put on a particular lot. I also feel that older communities with larger lot sizes will be highly sought after for re-development of lots that currently have single dwellings to be replaced with multi-unit dwellings. Additionally, I am concerned with the minimum number of parking stalls required in the proposed rezoning: 0.5 stalls/unit is not realistic and will result in roadways turning into parking lots. I believe there should be a minimum of 1 stall/unit in any residential zoning plan.

I believe that the City should create localized community plans for each community, outlining areas within each community where multi-unit dwellings could be located but also maintaining a percentage of the community specifically for single family dwellings.

I urge Council to reject the proposed plan for blanket rezoning in favor of comprehensive community plans.



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First name [required]                      Maureen

Last name [required]                      Higgins

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. I am not in favour. A plebiscite is required.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Council seems to be rushing this through. I believe this should be an election matter and should go to plebiscite to be voted on through a democratic process. There are many negative implications to this rezoning that 8 councillors are ignoring, to benefit a small population ( relative to the population of the city of Calgary). We have zoning controls and processes in place to allow for different style of homes to be built, and in the interim we can continue to use those.



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First name [required] Sandra and David

Last name [required] Wattling

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 Please be advised are AGAINST rezoning of Varsity in northwest 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)

My husband and I bought a home in Varsity Acres 34 years ago. We chose this area because of the mature trees, cleanliness and maintenance of the homes and the fact that it was predominantly all single family dwellings. This older area of the northwest offers peaceful, private and generally quiet atmosphere. We live on a Cul-de-Sac which offers a safe place for children to play and very low traffic. Rezoning this area will take all of this away. we, like our neighbours made an investment in our future. It is our opinion that rezoning will negatively affect the value of our investment. WE DO NOT SUPPORT REZONING. Furthermore we are very unhappy with council trying to RAMROD this through without a plebisite. Shame on the mayor and her minions!



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First name [required]                      Tim

Last name [required]                      Brandenburg

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      rezoning proposal

Are you in favour or opposition of the issue? [required]                      In 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 of Calgary residential districts is completely inappropriate. The potential negative impact to the property values of landowners and character of communities makes any such revision something that should only proceed if approved by a majority of citizens through a plebiscite. Council WAS NOT elected with a mandate to make such a change. If they want to proceed with such a widespread revision they should either call a plebiscite or resign en-mass and seek re-election of a platform that includes a blanket rezoning proposal. City council needs to listen to the citizens and follow their will. You were elected to represent our wishes, not progress your own pet projects and poorly thought out initiatives.



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First name [required]                      Patricia

Last name [required]                      Linnemoller

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME (hidden)                      rezoning letter .docx





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please reconsider the proposed bylaw regarding citywide rezoning.

To Calgary City Council re: City Wide rezoning

I am opposed to the idea of having blanket rezoning and wish to express my concerns.

1. A home is probably the largest investment that a person will make and one they would want to protect. It is my understanding that under the new system a developer would still have to get a permit, but surrounding neighbors would no longer be able to protest any aspect of the proposed development. People made the choice to move into a particular area, eg. R1 for a number of reasons with the expectation that zoning would be honored in the future. Would a person's home decrease in value due to changes in the neighborhood? How would the higher density properties affect the assessment value of the other homes in the area?

2 Does the city have the infrastructure to deal with increased density? If more space is used for buildings, will there be enough ground to absorb rainfall and melting snow, or can the sewer system handle more water flow? Or will areas be looking at more flooding because of the drainage system?

3. The Calgary Municipal Development Plan has a goal to increase the tree canopy cover to 14-20% since Calgary, according to a Nature Canada report in 2022, has less tree equity than other large cities in Canada. At present the coverage is 8.25%. The city might require developers to plant trees but it would take years for them to grow. With the decrease in front and side setbacks, are tree roots going to cause problems with sidewalks or foundations? Trees are an important part of our environment. For example, they help lower urban heat which is created by the amount of concrete and other kinds of building materials that absorb heat during the day.

4. If new developments are going to be taller, that will result in a loss of privacy and sunlight for neighboring houses. Sunlight is essential for health and well-being such as supporting bone health, reducing depression, and generating the production of vitamin D.

5. The removal of parking requirements is unrealistic. Even now in some areas there isn't enough on street parking for all residents. Adding an additional garage or parking pad will only increase the amount of concrete covering the land.

6. A recent flyer put out by the city stated that over 84,600 households cannot afford where they live. This is not surprising considering that according to a Tax Freedom Day report in 2022 it was estimated that the average Canadian household pays 42% of their incomes to federal, provincial, and local governments. This rose to 46.1% in 2023. The rezoning might address the availability of housing, but will it address the affordability? Perhaps city council needs to look at ways at reducing taxes to make homeownership more affordable.

7. In 2018 there was a plebiscite on whether or not Calgary should apply to host the 2026 Olympics. It was defeated. In 2021 there was a plebiscite on whether or not to add fluoride to the water. It was accepted. The issue of city wide rezoning is an important issue for many communities. The 8 councillors who voted against having a plebiscite are denying the public to have a say in planning decisions that affect their homes and communities.

Please do not approve the Rezoning for Housing proposal.

Patricia Linnemoller

Glamorgan

April 12, 2024



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First name [required]                      Veronika

Last name [required]                      Duska

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Land use designation - City of Calgary

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

Re Citywide Zoning Change: The present housing crisis is understandably challenging.

I live in the Westbrook Area; together with the City, we have worked on the Westbrook LAP for 4 years resulting in a plan that already measurably addresses density issues in a comprehensive agreement between the City and citizens. There are only 3 Local Area Plans approved now, but, new ones would take much less time, given the broader understanding of blanket rezoning forced on everyone.

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

Together with a CLT to deliver desperately needed owner/rental tenure below market rate housing, the present housing crisis could be addressed without the serious and far too many negative impacts of the blanket rezoning on many of the City's communities.

Please re-think and abandon this rezoning.

Veronika Duska  
1928 Glenwood Drive SW  
Calgary AB T3E 3Y5  
vduska@shaw.ca



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First name [required]	Brian
Last name [required]	Weatherill
How do you wish to attend?	In-person
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	2024-04-22_Public Hearing Submission_Weatherill_merge.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 12, 2024

RE: **Opposed to the Proposal for Blanket Rezoning in Calgary**

Dear Mayor Godek and Calgary City Councillors,

We are Brian and Lee Weatherill, residents and homeowners in University Heights in northwest Calgary.

We are deeply concerned about the proposed changes to residential zoning within the City. We are opposed to the proposal blanket rezoning.

We ask that if re-zoning is to occur, it should not be widespread (blanket) rezoning across the whole city, rather that it should be done selectively in order to honor the legal requirements within each community.

It is imperative that any re-zoning respect and account for the specific legal requirements and conditions of any specific neighborhood and the lots within it. The re-zoning must not create a legal contradiction.

In our neighborhood, University Heights, all of the single residential lots have a restrictive covenant registered on the title, which, among other things, restricts the use of each lot to one single residential unit. These restrictive covenants read in part, *"No owner shall erect or permit to be erected on any lot or parcel described in Schedule A more than one single-family dwelling, which shall be used only as a single-family dwelling, together with buildings or structures accessory thereto."* These restrictive covenants are a legal agreement between all affected lot owners and the City of Calgary. They cannot be ignored and cannot be unilaterally revoked or overridden by a city zoning bylaw.

The proposed blanket rezoning of residential lots would set the zoning within our University Heights neighborhood to allow the building of single-detached, semi-detached, secondary suites, backyard suites and row houses on our lots, and this would create a legal contradiction to the restrictive covenants registered on the land titles.

The restrictive covenants which blanket many inner-city neighborhoods preserve the original, historical vision for our communities. These covenants are legal contracts that are attached to our community's land titles and have protected the fabric of this community and many others since their inception. City bylaws do not supersede restrictive covenants. Any zoning bylaw implemented within the City must recognize and respect restrictive covenants. The City is bound to do so by the Restrictive Covenant legal agreement it entered into on March 29, 1963, signed, sealed and delivered by The Honorable Dr. J.W. Grant MacEwan, Deputy Mayor. To do otherwise will set the City and its citizens up for costly and lengthy legal battles and will pit neighbors against neighbors. As with any legal agreement in force, restrictive covenants must be respected by City Hall as well as by all land owners and developers.

We ask that any implementation of re-zoning be done in a morally and ethically correct manner which respects the legal restrictions previously registered on the land titles and conforms with the Land Titles Act of Alberta.

Respectfully yours,  
Brian and Lee Weatherill,  
3131 Upper Place NW, Calgary

Attachment: Copy of Restrictive Covenant Agreement for University Heights

# ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

# 4113IS .

ORDER NUMBER: 35801011

## ADVISORY

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4113 I.S.  
*Deborah Williams*

OFFICE OF THE  
CHIEF LANDMAN



OUR FILE NO. ....  
YOUR FILE NO. ....

### The City of Calgary

Calgary, Alberta, Canada  
May 23, 1963

Mr. H. Sales,  
Acting City Clerk,  
City of Calgary.

CITY OF CALGARY  
**RECEIVED**  
MAY 24 1963

Attention: Mr. W. E. Burk.


CITY CLERK'S DEPT.  
Referred to \_\_\_\_\_

Dear Sir:

Attached hereto please find, Restrictive Building  
Covenant for University Heights, which has been registered  
in the Land Titles Office as 4113 I. S. This document has  
been forwarded for your files.

Yours truly,

R. O. LEITCH  
CHIEF LANDMAN

PER: 

DGJ,jl  
c.c. H. Toogood - Planning  
S. Galan - Building Permit Office





R E S T R I C T I V E C O V E N A N T S

UNIVERSITY HEIGHTS BUILDING SCHEME

WHEREAS The City of Calgary is the registered owner of all lands within the University Heights Subdivision in the City of Calgary indicated on Schedules A and B appended hereto, and

WHEREAS The City of Calgary desires to ensure that all development within the said major portions of University Heights Subdivision shall maintain certain standards of architectural excellence for the benefit of all future property owners in the said subdivision and for the benefit of The City of Calgary as owner of all streets, lanes and community or public reserves in the said subdivision,

NOW, THEREFORE, THIS DEED WITNESSETH that in Consideration of the foregoing The City of Calgary does hereby for itself, its assigns and successors in title Covenant as follows:

1. All those lots and parcels set out in Schedules A and B hereto as shown in registered plans of subdivision filed in the Land Titles Office for the South Alberta Land Registration District as Nos. 1350 J.K. and 1440 J.K. shall be developed only in conformity with

- (a) the conditions and covenants set out in this University Heights Building Scheme and with
- (b) The Building By-law, The Zoning By-law and other relevant by-laws of The City of Calgary.

2. All lots and parcels described in Schedules A and B hereto together with all streets and lanes adjacent thereto shall be deemed to form the University Heights Building Scheme and the land use and building restrictions and conditions herein shall be deemed to be covenants running with the land and shall be binding upon and enure to the benefit of all lots and parcels and owners thereof in the said scheme and in such subsequent plans of subdivision affecting the lots and parcels described in Schedules A and B as may hereafter be registered. Such land use and building restrictions and conditions may be enforced by the owner of any lot or parcel described in the Schedules hereto or in such subsequent plans of subdivision affecting the said lots and parcels as aforesaid or by The City of Calgary by reason of its ownership of streets, lanes and community or public reserves or other property described in the said Schedules.

3. No business or commercial use shall be made of any dwelling unit on any lot or parcel described in the Schedules hereto.

4. No re-subdivision shall be made if such re-subdivision reduces either the frontage or the area of any lot.

5. In calculating the ground area of any building on a lot or parcel described in the Schedules hereto the measurements for calculation shall be taken as the outside measurements of the main walls of the building at ground level and shall not include any garage which does not have habitable rooms above it and shall not include any porch, verandah or unheated sunroom.

6. The sideyards on each lot shall be a minimum width of ten percent (10%) of the average width of the lot unless the Planning Board allows a lesser width but in no circumstances shall the width of a sideyard be less than five (5) feet.

7. No building on a lot or parcel described in the Schedules hereto shall be serviced with utilities except by lines and pipes which bring the utilities into the building wholly underground.

8. All garbage cans and receptacles on any lot or parcel described in the Schedules hereto shall be screened. The City reserves the right to landscape and to plant trees on all streets, boulevards and community or public reserves. Owners of lots and parcels described in the Schedule hereto will be required to maintain in accordance with principles of good husbandry trees, shrubs and landscaped boulevards adjoining their lot or parcel.

Covenants affecting lands in Schedule A:

9. No owner shall erect or permit to be erected on any lot or parcel described in Schedule A more than one single-family dwelling, which shall be used only as a single-family dwelling, together with buildings or structures accessory thereto. Such accessory buildings shall conform in architectural style and exterior finish with the principal building on the site.

10. No dwelling shall be erected on any lot or parcel described in Parts 1 or 2 of Schedule A unless the principal dwelling has a minimum ground area measured in accordance with Clause 5 of this scheme of:

- 1200 sq. feet for dwellings of single story construction
- 1000 sq. feet for dwellings of story and one half or split level construction
- 800 sq. feet for dwellings of two story construction

11. The lanes adjoining Lots 5 to 8 inclusive, 14 to 19 inclusive and 25 to 28 inclusive all in Block 9 of Plan 1440 J.K. and separating these lots from the community reserve adjacent to the Trans Canada Highway shall not be opened or developed for vehicular traffic but shall be developed and landscaped as a part of the community reserve, and no fence shall be erected on any of the said Lots 5 to 8 inclusive, 14 to 19 inclusive and 25 to 28 inclusive in Block 9, Plan 1440 J.K., until details of the design, height and placement thereof have been approved.

12. Lots 18 - 22 in Block 1, Plan 1440 J.K., Lots 7 - 10 in Block 4, Plan 1440 J.K. and Lots 21 - 25 in Block 3, Plan 1350 J.K. may be developed as church sites or alternatively as single family residential sites.

Covenant affecting lands in Schedule B:

13. Block 7 in Plan 1440 J.K. described in Schedule B hereto may be developed as a site for schools or other community buildings.

**GENERAL**

- 14. The Technical Planning Board of the City of Calgary shall be responsible for the interpretation of this building scheme. Any dispute which may arise in connection with the Building Scheme shall be determined by the Technical Planning Board and the decision of the Board shall be final and binding.
- 15. The Schedules A and B appended to this deed are hereby declared to be part of this building scheme as fully as if contained in this part.
- 16. No failure on the part of The City of Calgary or of any other owner or owners to enforce promptly and fully the conditions and covenants and restrictions of this building scheme shall be or be deemed to be a waiver of the right of the City or of any owner or owners to enforce the conditions, covenants and restrictions of this building scheme.

SIGNED, SEALED AND DELIVERED  
 at the City of Calgary  
 this 29th day of MARCH  
 A.D. 1963

THE CITY OF CALGARY  
 by:

*[Signature]*  
 DEPUTY Mayor

*[Signature]*  
 ACTING City Clerk

APPROVED
Council
<i>[Signature]</i> Deputy Mayor
Committee
As to Form <i>[Signature]</i> Solicitors

UNIVERSITY HEIGHTS BUILDING SCHEME

SCHEDULE A

Part 1

Plan 1440 J.K.	Block 1	Lots 1 to 5 inclusive
		Lots 6 to 17 inclusive
		Lots 18 to 22 inclusive
	Block 2	Lots 1 to 31 inclusive
	Block 3	Lots 1 to 7 inclusive
	Block 4	Lots 1 to 48 inclusive
	Block 5	Lots 1 to 12 inclusive
		Lot 17
	Block 6	Lots 1 to 5 inclusive
	Lots 10 to 23 inclusive	
	Block 9	Lots 1 to 33 inclusive

Part 2

Plan 1350 J.K.	Block 1	Lots 1 to 16 inclusive
		Lots 17 to 42 inclusive
		Lots 43 to 54 inclusive
	Block 2	Lots 1 to 16 inclusive
	Block 3	Lots 1 to 8 inclusive
		Lots 10 to 30 inclusive
		Lots 31 to 42 inclusive
		Lots 43 to 68 inclusive
		Lots 69 & 70
		Lots 71 to 77 inclusive
		Lot 78
		Lots 79 to 91 inclusive
	Block 5	Lots 1 to 13 inclusive
		Lots 50 to 64 inclusive

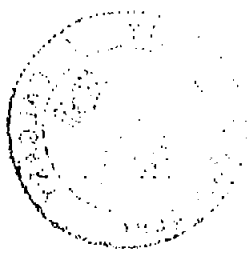
Excepting thereout all mines and minerals

PLAN 1440 J.K.  
BLOCK 7

SCHEDULE B

Block 7

Excepting thereout all mines and minerals.





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

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

Parkdale is saturated in density and development. No where is this made more apparent in the fact as a homeowner I must pay to park on the street near my home, as do my family and friends. I have upheld my end of the contract with the city and paid my taxes. The city should uphold their contract by not devaluing my investment in my property by extreme densification. Should the city proceed with this plan my taxes should be lowered and any parcel of land presently paying the city a said amount for example \$5000. This amount should then be divided by the number of residences now crammed on to the said parcel of land. The city should not make a 30 % increase by each additional dwelling. This proposal is short sighted and not well thought out. It is atrocious it was even brought forward. Makes me sad for the city.



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First name [required]	bruce
Last name [required]	fraser
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	A poor decision.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

no other comments

I am heartsick with the thought that this wonderful neighbourhood will be forever changed if this proposal to allow blanket rezoning goes ahead. I have lived in this community since 1964 when Brentwood was brand new.

It appalls me to see some of the monstrosities that are springing up replacing the well known and admired designs of our era.

It is hard to admit although Brentwood is a single family are, many unwanted exceptions to this already exist. I implore you to vote against this unwanted and unnecessary change to our lifestyle.

Brentwood was fairly recently voted the best community in Calgary and I would like to keep it that way.

Sincerely, Bruce Fraser  
Homeowner in Brentwood.



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First name [required] David

Last name [required] Nguyen

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I represent my family household and we are not in favor of the rezoning changes to our neighborhood of Rundle NE.



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First name [required] Donald

Last name [required] Gibson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning is an over-reaching first and final step to attempt to alleviate the housing crisis. Rezoning, in some areas, makes sense. Rezoning, in ALL areas, is ludicrous. This proposal, as is, cannot be passed. If council members really feel that they represent their constituents, why not ask them how they feel? Or do council members, as evidenced by numerous egregious decisions, conveniently forget who elected them? Calgarians deserve to have their voices heard. As a reminder, Council should not appear to support a dictatorship, nor should it be used as a heavy-handed tool to suppress the freedom of speech of those it claims to represent. Blanket rezoning is wrong. The proposal must not be passed as is. Further discussion must be entertained. That is the right and honorable decision. That is the only option that will assuage the feeling of Calgarians that their concerns have been ignored. Thank you.





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First name [required] **Joanne**

Last name [required] **Powell**

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) **City of Calgary Blanket rezoning letter.docx**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Joanne Powell  
Calgary, AB, T3B 3T2  
4/12/24

City of Calgary Council  
Re: Blanket Rezoning Public Hearing April 22, 2024

Dear Mayor and members of council,

I am writing to express my strong opposition to the proposed blanket rezoning of Silver Springs to R-CG zoning. As a resident of Silver Springs, I am deeply concerned about the potential negative impacts this rezoning could have on our community.

First and foremost, blanket rezoning without considering the unique characteristics and needs of Silver Springs is highly problematic. Silver Springs is a well-established residential area with its own distinct identity, infrastructure, and community dynamics. Applying a blanket rezoning measure fails to take into account the existing residential landscape, potentially leading to overcrowding, increased traffic congestion, and strain on local amenities such as schools, parks, and utilities.

Furthermore, the R-CG zoning designation, which allows for higher density development such as duplexes, triplexes, and fourplexes, etc, may not align with the current housing preferences and lifestyle of Silver Springs residents. Many of us have chosen to live in Silver Springs because of its quiet, family-friendly environment characterized by single-family homes and green spaces. Introducing higher density housing without proper consultation and consideration of community feedback could disrupt the peaceful and cohesive nature of our neighborhood.

I urge the City of Calgary Council to reconsider the proposed blanket rezoning of Silver Springs to R-CG and instead opt for a more nuanced and community-centered approach. This should involve comprehensive engagement with Silver Springs residents, transparent communication of potential impacts, and a thorough assessment of the long-term consequences of such rezoning on our community's livability and quality of life. I fear that the goal of the proposed rezoning to create more affordable housing will instead lead to developers and the wealthy capitalizing and creating more units that will be out of reach for the intended target audience. It is clear this is already happening in nearby communities such as Hillhurst/Sunnyside, Bowness, and Montgomery. Most new units are not affordable for the majority.

Thank you for considering my concerns. I hope that together we can find a solution that respects the unique character and values of Silver Springs while also addressing the city's broader development goals.

Sincerely,

Joanne Powell  
Silver Springs Resident



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First name [required]                      James

Last name [required]                      Warner

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

When residents purchase a residence, it would be reasonable to expect the zoning of that residence to be a contractual obligation on the part of the municipality. Unfortunately, council does not consider residential ownership as a covenant between the residential owner and the municipality and unfortunately, the provincial laws do not require it. Council and planning considers rezoning as a right for themselves, regardless of the residential owners that rezoning affects. In my opinion, this brings into question the integrity of council. In my experience, council/planning uses public notifications and meetings as public image, using them to inform rather than a sincere effort to secure support from those affected. Consider that it took years for council to figure out the berm plan for Bowness was a dumb idea, something Bownessians repeated to city planning meeting after meeting. The only solution to this problem is that rezoning of a community or a property should require securing the support of the affected residents. Without majority support of those affected, the rezoning should be rejected. In this particular case, calgary wide rezoning should be a referendum, not a council decision. Similarly, capital expenditures larger than a % of budget, or a % of capital budget should also be a referendum. The reason for this is that the motives behind council decisions seem to be less than transparent. In the case of the housing crisis, Canadians have been bombarded with discussions for the last 18 months, focused on the need to build more housing. My education has taught me that solving a problem requires identifying the causes. Otherwise, whatever is done is only covering up the problem rather than solving it. The number of discussions I have heard in that 18 months that have focused on identifying the causes, i can count on one hand. There are maybe a half dozen causes that i can think of, but i have no idea which of those potential causes are material. From this, i conclude that no one wants to talk about the causes. At best, this could be due to political correctness; at worst, you can imagine the reasons. So, at best, we are facing astounding incompetence. Accordingly, I would strongly encourage council to stand up for integrity, and reject this rezoning as a ruse, or hold a referendum. However, i certainly don't expect that level of rectitude.



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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my strong opposition to the proposed rezoning that would allow high-density 4 plexes on every residential lot in the city. While I understand the need for urban development and affordable housing, this proposal overlooks crucial factors that would negatively impact the community.

Firstly, the existing infrastructure in many neighborhoods is already strained. Adding high-density housing without adequate provisions for parking, increased traffic flow, and pressure on amenities such as schools and parks would only exacerbate these issues. Residents rely on these amenities for their quality of life, and overburdening them would diminish the livability of our neighborhoods.

Furthermore, the character of residential areas would be significantly altered by the introduction of high-density 4 plexes. Many homeowners have invested in their properties with the expectation of a certain neighborhood ambiance and lifestyle. Allowing such development without considering the impact on property values and community cohesion disregards the rights and expectations of existing residents.

Additionally, there are concerns about the environmental impact of densification without proper planning. Increased congestion and pollution from additional vehicles, as well as the strain on local green spaces, could degrade the environmental sustainability of our neighborhoods.

Rather than pursuing a one-size-fits-all approach to urban development, I urge the City to consider more balanced and sustainable solutions. This includes prioritizing infill development in areas with existing infrastructure and amenities to support higher density, while preserving the character and livability of established residential neighborhoods.

In conclusion, I implore the City of Calgary to reconsider the rezoning proposal and engage in meaningful dialogue with residents to develop solutions that address housing needs without compromising the integrity of our communities.



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First name [required] Reuben

Last name [required] Powell

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

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

ATTACHMENT\_01\_FILENAME (hidden) City of Calgary Blanket rezoning letter.docx





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose this proposal. It will not accomplish the goal of creating affordable housing. It will harm the environment, and the essence of the affected communities.

Reuben Powell  
Calgary, AB, T3B 3T2  
4/12/24

City of Calgary Council  
Re: Blanket Rezoning Public Hearing April 22, 2024

Dear Mayor and members of council,

I am writing to express my strong opposition to the proposed blanket rezoning of Silver Springs to R-CG zoning. As a resident of Silver Springs, I am deeply concerned about the potential negative impacts this rezoning could have on our community.

First and foremost, blanket rezoning without considering the unique characteristics and needs of Silver Springs is highly problematic. Silver Springs is a well-established residential area with its own distinct identity, infrastructure, and community dynamics. Applying a blanket rezoning measure fails to take into account the existing residential landscape, potentially leading to overcrowding, increased traffic congestion, and strain on local amenities such as schools, parks, and utilities.

Furthermore, the R-CG zoning designation, which allows for higher density development such as duplexes, triplexes, and fourplexes, may not align with the current housing preferences and lifestyle of Silver Springs residents. Many of us have chosen to live in Silver Springs because of its quiet, family-friendly environment characterized by single-family homes and green spaces. Introducing higher density housing without proper consultation and consideration of community feedback could disrupt the peaceful and cohesive nature of our neighborhood.

I urge the City of Calgary Council to reconsider the proposed blanket rezoning of Silver Springs to R-CG and instead opt for a more nuanced and community-centered approach. This should involve comprehensive engagement with Silver Springs residents, transparent communication of potential impacts, and a thorough assessment of the long-term consequences of such rezoning on our community's livability and quality of life. I fear that the goal of the proposed rezoning to create more affordable housing will instead lead to developers and the wealthy capitalizing and creating more units that will be out of reach for the intended target audience. It is clear this is already happening in nearby communities such as Hillhurst/Sunnyside, Bowness, Montgomery, and Capital Hill. These units are not affordable for the majority.

Thank you for considering my concerns. I hope that together we can find a solution that respects the unique character and values of Silver Springs while also addressing the city's broader development goals.

Sincerely,

Reuben Powell