



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]	Zubair
Last name [required]	Chowdhury
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 11, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

To facilitate housing for calgarians has become essential and rezoning will help solve the problem, I believe.



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First name [required]	Ashley
Last name [required]	W.
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 Rezoning for Housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am vehemently opposed to this rezoning proposition. Many of us who bought into single home neighborhoods did so because that was the community and home type we wanted to spend our lives and hopefully retirement in. Within my own neighborhood there are already enough struggles with parking, school class sizes, etc. Adding even more people will only make these matters worse, as well as bring down the value of our existing homes. There are empty homes all over the city, and new builds being burnt down or built and remaining empty. Instead of rezoning and destroying existing neighborhoods, create affordable new builds. Building new homes in these new areas that no one can afford is compounding the issue, not fixing it. Actually listen to the many suggestions over the years that seem to be ignored: rezone the many empty commercial downtown buildings into affordable apartments, help with mortgage approval conditions, put programs in place for new builds to be affordable (seeing many go up starting at 700K, that is not affordable!). Destroying the lifestyle, character of community, and family homes that allow those of us who have bought and worked decades of our lives to have paid off for retirement, should not be punished or ignored because of poor city planning and as a province advertising people to move here when everyone knew we did not have the homes or infrastructure to support. Your poor planning should not result in the destruction of existing communities. Please do the right thing and do not pass this Rezoning, and instead repurpose the many many empty buildings that can already be found all over the city and in the downtown core. These communities truly do not have the capacity for more people, more traffic, or more school space. Everyone deserves a quality of life, but destroying and existing quality of life for current residents is not the way to go about it. Thank you



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First name [required]	Laura
Last name [required]	MacGregor
How do you wish to attend?	Remotely
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	R-CG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Laura MacGregor Calgary Rezoning Letter (2).docx



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to Blanket Rezoning. I have attached a letter, outlining my concerns about Blanket Rezoning and with a suggestion for the City to continue to develop empty land parcels - Like the University Research park - where there is a lot of land and it is more "stand alone" - ie. it would have minimal direct impact on the community (vs 4 plex's next to single family homes), I have driven through Banff Trail and Mount Pleasant and I can see the devastating effects 4 plex's and 8 plex's have on adjacent homes. This will only get worse when any developer is able to build R-CG without consultation with neighbours. This will impact established communities more than some of the newer one, but please think about how you would like have your beautiful home, sandwiched in between two 4 plex's, and how anxious you would feel about the affects to your privacy and the value of your most valuable and treasured asset. Please see my attached letter.

April 12, 2024

To:
Office of the City Clerk,
The City of Calgary 700 Macleod Trail SE
Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5.

To Calgary City Council,

I am writing to express my strong opposition to, and concerns with the City of Calgary's proposed blanket rezoning – collapsing several low density residential land use districts into one new district -R-CG. R-CG allows: single family homes, semi-detached homes, townhouses, row houses, cottage housing clusters, secondary suites, and backyard (laneway) suites on a single residential lot. With R-CG zoning, an existing single family home could be replaced, without public consultation, by a 4 plex that includes 4 secondary suites and potentially another 4 backyard suites. So one residence could become 8 to 12 residences! That is a massive and potentially devastating change for existing communities... especially established ones, where a single family home could find itself squeezed out by massive 4 plex's on either side.

I believe that this change will have a significant negative impact on my community of Varsity specifically, and on the City as a whole. In particular, I believe the change will have a deleterious effect on the character of our neighbourhoods, place undue strain on existing infrastructure, and ultimately decrease the housing options available to Calgarians. It also conflicts with the reasonable expectations of homeowners who have purchased property based on existing zoning rules.

I end result of blanket rezoning will be constant and endless problems and once the decision has been made, it will be difficult to reverse or alter.

I also believe that there are better solutions to increase density, without mixing a hodge podge of different density residences beside one another in existing neighbourhoods. Not NIMBY... but appropriate and contextually sensitive planning with existing homeowners in mind.

Here are my concerns. These are the issues that will cause endless problems for The City and every homeowner:

Certainty of Use

For most people, their home is their biggest investment and asset. People select where they want to live for reasons that align with their lifestyle preferences and personal circumstances. The purchaser of that home has a reasonable expectation, based on neighbourhood zoning, of what living in that community will continue to be like in the future. This rezoning proposal dramatically and unfairly alters those reasonable expectations. Moreover, the proposal would ultimately restrict the ability of a resident to live in the type of community he or she desires. At present, one can choose a high, medium, or low density neighbourhood. Blanket rezoning would fully eliminate the option of low density neighbourhoods, and potentially make Calgary a less desirable place for future residents to live.

I think everyone can agree that someone who purchased a single family home with similar adjacent homes, would find it worrisome and shocking if any of these homes were replaced by a large multi-family building. It would cause the homeowners stress and anxiety over the obvious changes to their personal enjoyment of their home (now being faced with less privacy, the noise of air conditioners, overshadowing, destruction of the tree canopy, and lack of sufficient parking.) Many of the reasons they bought and remained in the home, would be gone. I've driven around Banff Trail and Mount Pleasant and I'm shocked at some of the 4 plexes that have been allowed to be built and what it's done to the adjacent homes.

So, you'd say, then move somewhere else. That is a big deal, if you weren't planning to move! And, then the worry about a decrease in property value – because, your house is obviously now not as desirable – not just for you, but for any buyer. So, a homeowner would end up moving, when they didn't want to and, it is easy to see, they could potentially lose value in their home; their biggest asset.

I can tell you, I've been in my house in Varsity for 30 years. We bought because of the beautiful treelined, quiet street. I've always considered our street a hidden gem. My house is not really spectacular in any way, but it is a large bi-level, that we've maintained, and we have a wonderful large backyard. We have no plans to move, but I can tell you, if we are forced out because of overdevelopment on our street, even if we managed to get a premium value for our house, we could never duplicate our house and our yard anywhere else in our quadrant for what we would get. The thought of that causes me a lot of stress.

This is not NIMBY...It's not unreasonable for homeowners to be concerned about the impact of this type of development on the quality of life and property value.

Massing and Density

The City considers rowhouses and townhouses to be low density residential development, but public perception is quite different. The possibility that one residence could become 8-12 residences IS A BIG DEAL! In addition, lot coverage that goes from under 45% to 60%, is a significant change to the pattern of development in an existing neighbourhood. Again, I've driven through Banff Trail and Mount Pleasant, 4 plex's and 8 plex's have no trees, usually, very little green (grass, plants, etc). The 40% is mostly stairs, sidewalks and patios.

Overshadowing

Due to the height and lot coverage, overshadowing of neighbouring properties can be very significant. Reduced sunlight and warmth can affect neighbours' ability to grow a garden and have privacy on their deck and in their yards – leading to less enjoyment of their home.

Reduced Property Values – a big financial risk for a homeowner

I mentioned this above under Certainty of Use. It is not a “big stretch” to see how a single family home, with one or two neighbouring 4 plex's would be less desirable, which could reduce the property value. Considering a homeowners' home is likely their most valuable asset....this could cause enormous risk financially to a homeowner.

Parking

Developers are currently required to provide only .5 parking stalls per unit. For a 4 plex with 4 secondary suites (8 residences), this would be only 4 stalls. Calgary is a city that is spread out. We do not have public subway system like New York. Most people with children, will have to drive them to their activities. If you want to shop at Costco, you probably need a car. If you want to drive to the mountains, you need a car. The chances are high that the 8 residences will have more than 4 cars... so now, the “extra” cars are parking on the street!

Noise

The lack of trees, to shade the suites, plus the 3 store height, increases the likelihood that each residence will have an air conditioner x 4 or 8.... That's a lot of increased noise for a neighbour.

Loss of Parks

Some parks could be zoned R-CG – so it makes them vulnerable for development.

Destruction of the Urban Tree Canopy

Calgary's tree canopy, at 8.6%, is almost half of the target of 16% and well below other large cities (Toronto 28% with a target of 40%; New York 22% with a target of 30%). The urban tree canopy provides shade and reduces the heat island effect, absorbs pollutants and enhances air quality, streetscapes, improves soil health, reduces water runoff, provides habitat for birds and animals and improves quality of life for residents.

Varsity is known for its mature trees and landscapes and quiet, community feel. Construction of such houses would likely require mature trees to be removed, and itself cause noise and inconvenience, potentially for years at a time, as different lots within the community are redeveloped. Having seen rowhouse developments in other neighbourhoods, the trees are gone.. There's just not room for trees that will be large when they mature.

The reduction of the urban tree canopy runs directly counter to the City's state climate change goals

Infrastructure

There are questions about the ability of infrastructure to handle increased density (water, sanitary and storm sewers, electric grid, roads, parks).

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

Waste and Recycling

4 residences = 12 bins; 5 residences = 15 bins. Ridiculous.

Aging in Place

R-CG and H-GO are residences with lots of stairs. Not a great prospect for seniors to "age in place". The bungalows that are torn down to make way for the rowhousing, are often the accessible and affordable housing options in the community.

Lack of Engagement

As homeowners, we feel duped. Yes, there were meetings. I attended one and spoke with several people from the City and planning groups. While they did listen, it was clear that their objective was to convince me that this blanket upzoning is a good thing for me. I could picture them in the “prep meeting” going over the game plan to counter anything I said with the virtues of not owning a car and taking public transit and how great it will be to live next to a 4 plex – my kids could live in the secondary suite! Oh, and that it will be years and years, before anything really happens. While the representatives were certainly friendly and nice, I walked out even more distraught and stressed about my future in my home. My feeling was that the plans have not been based in reality at all.

Affordability

There is no proof that density begets affordability. Blanket upzoning seems like a very risky game of chance with my most valuable financial asset, so you can see why I might not be happy with council making that decision for me.

Not the Ordinary way to Plan

When you look at newer communities in Calgary, and even Varsity. The Single family homes are grouped together, the townhomes are grouped together, apartments are grouped together, and duplex's are grouped together. So, as a community, we have all of the different density residences, but different one's aren't typically side by side... Apartments are generally not located beside a single family home. It just doesn't seem like great planning to mix different densities beside one another. For a community, like Varsity, blanket rezoning would drastically change the feel of the community. It upsets the natural structure of the way a community is typically planned and developed.

As you can see, there a lot of problems associated with blanket rezoning. I think it would cause the city a massive, never ending, headache. There must be another way to create higher density, without causing chaos and worry for existing homeowners...:

Develop Vacant Lands as the Primary Focus

An alternative to blanket rezoning is to use vacant land to develop higher density. I'm referring to places in Calgary, that would have minimal impact on existing communities, because they are more or less “stand alone” and wouldn't see developers buying up homes and turning them into 4 plex's next to single family homes. For example:

Under Construction

- University District – 200 acres of mixed use – 15,000 people
- Uxborough Project – 14 storey residential tower and 8 storey medical office building
- Northland Mall – Two 6 storey buildings containing 229 residential units + commercial

Vacant Lands Approved for Major Projects

-Westgate LRT Station

-Midfield Height (former home of Midfield Trailer Park) has 24 Acres zoned for 1063-1552 Units + commercial

Proposed Future Redevelopments Under Review

University Innovation Quarter (formerly University Research Park) – 7 6 acres

Other Ideas

North Hill Mall – I was there the other day, and there is a large amount of property that could see some high density development – with minimal direct effect on surrounding communities and homeowners.

The bottom line is homeowners feel like the City is taking a big risk with their finances – most valuable asset

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

Thank You

Laura MacGregor



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First name [required]

Allan

Last name [required]

Jones

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

Zoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I feel the blanket zoning should rescinded for community zoning with local input. This does affect the individuals property value and should have participation .



Public Submission

CC 968 (R2023-10)

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First name [required]	Linda
Last name [required]	Di Battista
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 want this to be considered for the hearing on blanket rezoning .
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Council Public Hearing on Blanket Rezoning April 22 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

It is our opinion that blanket rezoning is absolutely not the answer to the city's housing concerns: to address the housing crisis, to increase affordability and to be eligible for the Federal Housing Accelerator Fund. Yes, the city could use the money that the federal government is taunting Council with, but using that money for blanket rezoning is not the solution. Using that money for absolutely only **affordable** housing in selected parts of **each community** in the city would have a more profound effect.

If the Mayor and Council thought they were going to win citizens over with their plan, they have gone about it the wrong way. Mayor Gondek outright said that even if a plebiscite were to be held, she and Council did not have to abide by the results. As well, other members of Council have felt the need to **publicly insult citizens** for having an opinion that might differ from their proposal. Councillor Courtney Walcott **angrily** referred to some of us as the "selfish few" (recent Council meeting to discuss a potential plebiscite into blanket rezoning). Terry Wong explained that while he understood the concerns of the residents opposing the height of a 16 storey building on 10 St NW, really Council knew what was best and the residents could just talk to the developers: Right! Kourtney Penner crisply admonished those opposed to the removal of a park and extremely higher densification near Glenmore Landing. You will not win us over by insulting us. You will not win us over by using bullying tactics.

In addition, keep in mind that when you all were voted in, none of your campaign platforms listed a housing crisis as one of your initiatives. So to turn around and make a dictatorial decision on an issue that impacts so many in Calgary, the plebiscite would have been the respectful process to consider. Instead, there will be a hearing, and given Council's track record with prior hearings, citizens will be given a chance to present their case, and Council will listen, but not HEAR because their decision is already determined. First and foremost, since you are proceeding with public hearings, you need to LISTEN and HEAR what people are (have been saying) and take into consideration that there might be alternatives to the housing situation that does not involve blanket rezoning. We believe that if you have a viable plan for building affordable residences that respect current communities, the federal government would still provide the funding. Keep in mind that cities like Toronto and Vancouver have definitely increased density in parts of neighbourhoods, and none of these are considered affordable.

Like so many living in Calgary, we bought into a community that we love— for the trees, for the backyards, for the gardens, for the history of the community, for the community spirit of our neighbours. The area we chose to live in are our sanctuaries, that we have taken care of and paid taxes for over the years. We have worked hard with our neighbours to preserve the history, the beauty and the urban landscape of the community. Many have renovated older homes rather than tear them down. How disrespectful and dictatorial of Council to try to just blatantly suggest "too bad for you!" and "just get over it and move on".

How can you justify densification when in the same neighbourhood that I live in, some single detached houses have been recently built covering two plots of land, some on four! How can you then turn around and force the rest of us to be subjected to live with whatever a developer feels he can get away with, with no way for us to fight back.

Blanket rezoning and intense densification is not the answer. Just look at cities like Toronto and Vancouver: street after street is lined with rows and rows of three storey narrow townhomes, with absolutely no parking on the street and no greenery on the property. In fact, in Toronto,

people have parked 4-5 cars on what would have been a patch of grass in front of their home. Both of these cities are completely unaffordable for the average person. Much of current construction in Calgary, especially in the inner city, where the spirit, history and charm of older communities are being destroyed by 8 plexes and even 10 plexes are also not affordable. Rowhouses (some Calgary developments include 10 rowhouses, 5 back to back with no garage or parking pads), apartment buildings, high densification do not not make a community. They destroy any sense of community.

We live in an inner city community. It currently brings charm, class and character to the City of Calgary. Sadly, maintaining these qualities as well as the historical stories and buildings of communities is not a priority for Council (Heritage Guidelines meetings). Blanket rezoning, so that anything goes, would absolutely destroy what is special and unique about our community. Replacing the present with structures of higher density and non-owner-occupied would destroy much of that. Owner-occupied homes result in better care as well as responsible ownership and maintenance.

In Calgary, there is a lack of dwellings to accommodate larger families within the inner city. Developers are under pressure to accommodate single/couple occupants who make up the bulk of downtown office workers. It would be a mistake to reduce the number of already scarce family-size units located within the inner city.

Currently, there are many empty lots in the inner city (such as the Midfield Heights land overlooking Deerfoot Trail, along Centre Street a little further north of 16 Ave), along 16 Ave N, along 4 St NW, along Edmonton Trail, etc that could be approved for denser housing units. The concern is for affordable housing and sadly much of the construction currently happening does not seem to meet that criteria. Does Council have a definition of what is considered affordable?

If indeed, Mayor and Council are committed to providing affordable and subsidized housing, they might consider selecting "corridors" in **every** community where this type of housing could be built with some dignified style as well as not infringe on the homes that have been purchased and cared for by families. Maybe certain areas of each community can be "protected", be "exempted" from blanket rezoning all in the name of preserving the character and spirit of that community. Maybe blanket rezoning can be replaced by rezoning areas of **each community**, areas that are more amenable to higher density.

The City of Calgary has a huge challenge. Listen and hear those who choose to present at the hearing. Read carefully the submissions that citizens have submitted online. Respect what residents have to say. Many are furious, feel blindsided, betrayed and bamboozled by the Mayor and members of Council. Believe that there is an alternative to blanket rezoning.



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First name [required] Paul

Last name [required] LaFrance

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 This will ruin established neighborhoods. Affordable 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)

This is simply bribery at the highest level. Ruin established neighborhoods. I did not buy into an area to have the zoning changed. No thought to infrastructure, ie: parking, utilities, public transportation etc. This is not affordable housing as home prices will increase exponentially. Think about it councilors. Your home with 2 high density projects on either side. No parking. Maybe sell and make a profit. Where would you move to? Probably outside Calgary.



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

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First name [required] Kyra

Last name [required] Hanson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters blanket rezoning of single family residential lots

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)

Our family homes are the single biggest and most important purchase most of us ever make.

In making the decision to buy a home, we look carefully at the living space, parks, traffic, parking and amenities available in the neighborhood.

I don't think Calgarians had any expectation, at the time of our last Municipal election, that a majority of our elected council members would be using their positions to force this proposed blanket rezoning and other densification on everyone, in spite of the wide spread opposition to it by Calgary homeowners.

Why is this happening? Because of money offered by the Federal government to help solve a housing shortage caused by Federal decisions to increase immigration. Is that all it takes to have our elected council betray us all? You haven't shown us any thoughtful consideration to the effects that this blanket rezoning and densification would have on traffic, parking, sewer, water, parks and schools in the affected neighborhoods. Please have proper studies done and provide that information to me and the rest of the public before making any decision in this matter. Blanket rezoning is not appropriate for all single family lots. While it could work well for vacant land along major roads, it is not acceptable for neighborhoods that already have traffic and parking problems, especially if they are close to City parks and our water supply.

Again, neither the city council or the public to whom you have given deadlines for response can properly address this matter without the information referred to above.

The federal program behind this is not something that should be allowed to let City Councils in Alberta force rezoning for residential densification on unwilling citizens. Why should they be forced to sacrifice the life, amenities and other neighborhood features that they bargained for when buying their homes? Certainly not to cheaply accommodate federal expenses of immigration, when there are other alternatives available.

The process employed here to push through the blanket rezoning and other residential densification is unfair and it stinks.

I expect that it is illegal, as well, for this to be done at the behest of the federal government. It is the Alberta government that has authority of municipalities.



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First name [required]

Arnold

Last name [required]

Hansen

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

Calgary Rezoning 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)

We are long term residents in McKenzie Towne. We chose this area due to its life style, attractive housing plan and a variety of recreational options. We emphatically oppose the City of Calgary rezoning plan for this area. This will present issues with parking, traffic and alter the cosmetic landscape of our wonderful neighborhood. We remain, Arnold Hansen and Lorna Jurgens.



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First name [required] Susan

Last name [required] Schade

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters .Oppose rezoning of Deer Ridge.

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 oppose the rezoning of the Deer Ridge and Deer Run area. It will devalue my property, bring in more traffic and crime. Stop the immigration of people into Alberta and you wouldn't have a housing problem.



Public Submission

CC 968 (R2023-10)

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First name [required] **Marcus**

Last name [required] **Daum**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Calgary Rezoning - DAUM.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

Marcus Daum
21 Aspen Ridge Crescent SW
Calgary, Alberta
T3H 5J8

Re: Opposition to Calgary Re-Zoning for Housing

Reasons for Opposition to Re-Zoning for Housing:

1. Creates haphazard development across the city.
2. Destroys the character of existing neighbourhoods.
3. Creates an environment for low-quality developments.
4. Denies the rights and needs of existing homeowners.
5. Decreases property values, which are a significant part of the equity of most individuals.
6. Creates issues with parking.
7. Does not actually address the shortage of affordable housing in well established communities due to the price barrier.

The City should consider the following:

1. Base residential zoning should only apply to those areas where densification is already taking place.
2. Base residential zoning should apply to new areas of development so that buyers are fully informed about their purchases.

Sincerely,

Marcus Daum



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First name [required] Clifford

Last name [required] Cassidy

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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 homeowners in the City of Calgary, we feel that the need for more housing is real, but feel the approach as to where more homes should be built needs a more thought out approach by each neighbourhood, not a blanket approach which is what is being proposed.



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First name [required] Helen

Last name [required] Killeleagh

How do you wish to attend?

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

Date of meeting [required] Apr 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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against blanket rezoning. It is a known fact that it does not provide affordable housing. If a property sells for a million dollars a developer will not put up avordable homes on it as they would never make a profit. Calgary is not a city to get around in without a car and not providing parking in areas that already have parking issues will make the situation worse. This change affects everone and Calgarians should have a say in it. A plebiscite should be done at the vert least. So very disappointed in the lack of democracy anf heavy hand some of the council have chosen in pushng this.



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First name [required] Harikrishnan

Last name [required] Radhakrishnan Nair

How do you wish to attend?

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

Date of meeting [required] Apr 14, 2024

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

[required] - max 75 characters House Rezoning Against

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 really afraid of rezoning as it reduce my property value, more traffic in my area. Rather city can plan to expand the suburbs and outskirts instead of forcing their taxpayers in a difficult situation. If city is forcing then as a taxpayer i will assure you that many people will come up with a huge compensation due to the enforcement.



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First name [required] Rita

Last name [required] Ziel

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am NOT in favour of this rezoning of my property to R-CG - Grade Oriented Infill District



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

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

[required] - max 75 characters	Rezoning for housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The current proposal may increase congestion and traffic from suburban areas onto road arteries in the city. I feel that a better solution would be to rezone areas around train lines/stations and also revitalize downtown and the river area so that maximum use is made of the train lines and there is minimum increase in car travel from suburban areas into and crossing the city. Roads that have been widened to accommodate bicycle lanes should also be considered as these areas would potentially have less vehicles and more population who is interested in commuting without cars. I am against rezoning all areas of Calgary in a blanket policy.



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First name [required]

Brent

Last name [required]

Foster

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning for Housing - I believe the blanket rezoning proposal for housing does not provide the citizens and the City a plan for the future. This proposal appears to be a quick fix without thinking about the longer term impact(s). Yes - folks are coming to Province of Alberta - mainly the City of Calgary and the City of Edmonton for cheaper housing and jobs. However, there are many factors that influence those moves - none of which will be permanent. The housing crisis is a combination of failures at many levels of government. And now we are left to make quick fixes. Please plan and consult. A blanket change to rezoning does not look at the long-term impacts including public safety - cost of services etc.



Public Submission

CC 968 (R2023-10)

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First name [required]	Vivian
Last name [required]	Barr
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Redesignation for Housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to Council Re 2024 April 22 Public Hearing.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I am objecting to the proposed land use redesignation because of issues relating to loss of green space, increased traffic and parking issues, and increased densities in a low density neighborhood. Please refer to the attached letter.

RE: Proposed land use redesignation to Residential – Grade-Oriented Infill (R-CG) District

Public Hearing Date: April 22, 2024

Dear Mayor Gondek & Members of Council:

Please accept this letter to state my objection to the proposed land use redesignation of my property to R-CG. While I sympathize with the current housing issues in our city, I do not agree with “blanket” redesignations of neighborhoods. Redesignations should be based on the merits of individual applications, even if they are for blocks of properties, with the property owner’s consents.

My reasons for objecting to the redesignation to R-CG are as follows:

- Considerable loss of green space (grass, trees and other vegetation) on individual properties. With the focus on global warming and environmental issues, increased building envelopes and loss of trees and grass will be very undesirable.
- Increased on-street parking and traffic.
- While small increases in density on certain properties might not be much of an issue (eg.an increase from one unit to two units), large increases such as suggested in the letter we received about the proposal will change the character of some neighborhoods significantly, and not necessarily in a positive way. For example, it is suggested that our current single family lot could possibly be redeveloped with four units with a potential for each unit to have a secondary suite and a backyard suite. If I’m interpreting this correctly, our lot has the potential to have 12 units/suites on it. In my opinion, this is too much of a density increase.

Please take these comments into consideration.

Sincerely,

Vivian Barr

4519 Vegas Rd NW, Calgary

vivianbarr@gmail.com



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] Robert

Last name [required] Unrau

How do you wish to attend?

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

Date of meeting [required] Apr 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 strongly opposed to the City's Blanket Rezoning proposal. We were very selective when we purchased our home regarding which community we would purchase in. The fact that our Zoning was R1 was the single most important factor. We also paid a premium to purchase in Eagle Ridge. Allowing mixed development will reduce our property values and downgrade the desirability of our community. Is the City prepared to compensate me for my losses in value and quality of life?



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First name [required] James

Last name [required] Davis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor Gondek and City Councillors,

The proposal to blanket up-zone the entire city is a significant change to current planning policies and patterns of development. Density can benefit the city and communities if it is well planned. However, blanket re-zoning creates density without regard for community context.

Housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket re-zoning wont supply this.

I respectfully request the creation of evidence-based policies tailored to address Calgary's specific needs and challenges that are co-designed with Calgarians.

I urge you to vote against blanket re-zoning at the public hearing scheduled for April 22, 2024.



Public Submission

CC 968 (R2023-10)

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First name [required] brenda

Last name [required] rogers

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Planning Matters, Calgary Rezoning fro 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)

Upper North Haven is a unique community in Calgary. It contains approximately 250 residences, all single family all privately owned with next to no rental properties. The population of the community is approximately 620 individuals and many are 3rd generations of the community. There are no schools or public buildings within the boundaries and the community is locked off of main North Haven by a bus trap. There is minimal bus service and would not appeal to high density population.



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First name [required]

Shirley

Last name [required]

Turnbull

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

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)

As long-term residents of Upper Mount Royal, we strongly oppose the Proposed Land Use Designation Amendment from R-C1 to R-CG. We believe this "Blanket Rezoning" would not do enough to address housing affordability or lessen the burden of infrastructure. It would threaten the local environment, undermine investment stability, and subject us to untested social changes. Realistically, do you see \$1M+ condo developments in Upper Mount Royal as an answer to housing affordability? Because that is what will be sold there so that developers at least profit from this venture.

The rezoning does not reflect the diverse history or culture of our neighbourhoods, and evidence suggests it won't lead to affordable housing. Instead, it may strain city services and our urban tree canopy. Moreover, this rezoning is a democratic oversight, implemented without public consensus or evidence of its efficacy. The council's decision against a plebiscite disregards the constituents' voices. Our choice to live in a quiet, low-density area has been arbitrarily violated, and if we are forced into this, there will certainly be suits against the municipality of various kinds, including notices to reevaluate taxes to a considerably low level.

Multi-purpose zoning in the Upper Mount Royal area will decrease property values and lead to instability for existing residential properties, especially if the area becomes less desirable for families seeking single-family homes, so we urge you to consider these points and reject the April 22, 2024 rezoning. But most of all, we urge you to listen to the residents of Upper Mount Royal as part of good faith, which obviously has eluded you thus far.



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



ATTACHMENT_02_FILENAME
(hidden)

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

This resubmission will correct the date of the Public Hearing on rezoning to April 22, 2024. This was mistakenly listed on my submission of yesterday (April 12, 2024).

April 13, 2024

Attention: Calgary City Council Rezoning Public Hearing, April 22, 2024 (correction)

Re: Calgary City Council Proposal on Rezoning

Calgary city council has proposed to redesignate my neighbourhood and many others to R-CG (Grade Oriented Infill). This policy will create a parking and traffic nightmare in those neighbourhoods where it may be enacted, not to mention significantly increased strain on local schools, parks and all local utility and other infrastructure as the original design of these facilities was not intended to support this zoning density.

Calgary city council should reject the proposed rezoning plan in architecturally controlled single dwelling neighbourhoods. Not one single councilor advocated this policy during the last municipal election period and council therefore has no right to force this on the city now without immediately holding a plebiscite specifically on the issue or, delaying adoption of this policy pending the results of the next municipal election. The present council rejected a plebiscite on the issue because it knows that a public vote on this proposal would fail.

This policy, if enacted, will certainly result in a significant decrease in capital value of homes presently located in single dwelling neighbourhoods, despite specious and exaggerated claims to the contrary by many of those representing the city. Many residents in my neighbourhood are senior citizens (as am I) with no pension, living on fixed incomes, who are depending on the value of their houses to support them as they age. This is a particularly pertinent issue these days for seniors, in light of the ongoing affordability crisis and the recent fabulous increase in municipal taxes. Question: Who is going to compensate them for the loss in value to their houses (as they are sold) and the resulting significant degradation of their subsequent living standard directly caused by implementation of this policy?

regards

Alan Duguid
McKenzie Lake



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First name [required] Rebecca

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 City Re-Zoning

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

ATTACHMENT_01_FILENAME (hidden) City response to Rezoning.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The rezoning solution of a blanket approach is short sighted. This is not a one size fits all city and as citizens, we should not accept this approach. Increasing density in an area adds increased pressure on infrastructure – things like sewer systems, garbage and recycling disposal, safety (firefighting, police services), schools, and transit. Has the committee reviewed capacities of these services in each of the communities to determine which communities would be better positioned to accommodate higher density? Increased density and dwellings will increase taxes for the city coffers, and yet, it will also increase costs ongoing operational and servicing costs. There is also the initial cost to upgrad existing infrastructure. Ultimately, this proposed rezoning will become a burden on existing resources.

On a personal note, as a 20 year resident of Lakeview, I selected this community for a number of reasons – schools, single family dwellings, mature landscape, location (parks, downtown, shopping). I have seen my neighbours age in place in their bungalows, I have seen homes redeveloped and upgraded – people are invested in their community. Applying a blanket approach to zoning would see a 4 unit 2 story townhouse beside a bungalow beside a home that developed a basement suite and a backyard dwelling. What does that parking situation look like? What do the laneways quadrupled with garbage and recycling bins look like? There are too many unknowns and questions to proceed with the proposal at this time, I do support a return to the drawing board to assess this one size fits all approach. We need to be better. Do better. For the citizens of Calgary now and in the future.

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First name [required] Howard

Last name [required] Croxton

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Apparently there is a "shortage" of "affordable" housing in Calgary. The root causes are in no small part due to the federal governments increase in the number of immigrants allowed into Canada with NO IDEA of where they will live. The "affordability" issue is because so much of one's income goes to federal taxes, fees, the GST, the carbon tax, etc, provincial taxes and fees, and city taxes and fees on services. It matters little what more I have to say on an issue that this council has telegraphed their intentions on and are just paying "lip service" to being open to listening to the public on. If they were truly open to public input, it would have gone to a plebiscite. I am hoping that there will be massive layoffs in the City's planning and development departments, so at least that will be a saving. Otherwise, I look forward to the next Civic Election when the electorate can vote out all councilors that voted for blanket rezoning and elect representatives that will toss the blanket Rezoning out.



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not approve of rezoning at all. I understand we need more housing but traffic and safety is more important. Calgary is a beautiful place to live with open spaces. Please do not make calgary a place where we have houses more crowded than we already do.



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First name [required]

Cynthia

Last name [required]

Johnson

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

Reasoning for Housing

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I are owners of our home (built in 1950) in Mt. pleasant. We have lived here for 42 years and think the revitalizations going on in our neighbourhood are absolutely wonderful! It's allowing more families to enjoy what we have enjoyed for so many years. I would even go as far to say if you tear down one unit you must replace it with more, but that's crazy talk! We're excited to see what the future brings with the proposed density increases. We plan on staying in our house for many more years and only wish that we could have built an alley house when we built our garage back in 2008., but then the city was absolutely determined not to allow anyone to live there. One suggestion I would like to put forward is to allow people, on a VOLUNTARY basis, to rent the parking space in front of their house. Some seem to feel they have a right to that spot, which they don't. Let people decide if they want that space or take your chances. I know it's a contentious issue, but if it wasn't forced it may fly. Maybe it would get people to park in their garages instead of using them as storage units.



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First name [required] **Phil**

Last name [required] **Ollenberg**

How do you wish to attend?

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

Date of meeting [required] **Apr 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, Subject: Rezoning**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am writing in enthusiastic support of the City of Calgary 2024-2030 housing strategy. I strongly support renewed urban character by adding more semi-detached homes, row-houses, and suites. Enriching our neighbourhoods through greater densification will add more residents, improve community safety, and enhance our tax base. As a resident of a diverse and dense downtown community, this transition is essential for our city's sustainability and evolution.



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

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First name [required]

Betty

Last name [required]

Drabble

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning of my property.

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am totally against the proposed rezoning in my housing district in MacEwan NW. We purchased our home based on single detached houses.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]

Arthur

Last name [required]

Grayfer

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the blanket rezoning proposed by City Council's Calgary Housing Strategy. First, this city wide rezoning concept is a significant change to city planning and development and was not widely discussed during the last election. If Council wants to implement such a drastic change, there should be a plebiscite, a vote, or some measure of broad public opinion/input. Second, blanket rezoning runs the risk of altering neighborhood character for the worse, increasing congestion which pose safety risks to children in the neighborhood, creating parking issues, and ultimately negatively affecting property values. If Council wants to implement this, there needs to be a democratic process to determine public opinion on the matter.



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First name [required]

Mary

Last name [required]

Mitton

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

Citywide rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

This rezoning will not address the hopes you have for it, and will destroy communities in the process. Look at the builds going up in approved areas already - though it will increase supply, no developer in their right mind is building these places with budget friendly options in mind. Look around - is a \$600 000 townhome reasonable? No. These aren't going to provide the needed affordable housing options. They're just another way for someone to make cash. Additionally, the city of calgarys public transit system is under utilized because it sucks, not because we need more people to live next to it. Every single person buying one of your 8-plexes is still going to have a car. And now they'll have no where to park it. Do any councillors in favour of this even live in the affected areas?



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First name [required] Dan and Sonja

Last name [required] Wicklum

How do you wish to attend?

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

Date of meeting [required] Apr 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 to allow more than single family homes

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We have been informed that the Scarborough Community Association does not support blanket rezoning. Please know that this position in no way reflects the views of the people of Scarborough. There was not consultation by the Community Association, but represents the views of those specific individuals.

We and many others are fully supporting of the proposed zoning changes and making the changes for all of Calgary at the same time.

Thanks for the opportunity to comment.



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First name [required]

Dale

Last name [required]

Foster

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Any changes from current homes will decrease my property value.

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Tim
Last name [required]	Drabble
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Citywide land use designation (zoning) amendment
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am totally against the proposed blanket rezoning in our great city of Calgary. We bought in our neighborhood based on the zoning. They can rezone an individual property on a one-by-one basis, and the residents can then voice their opinion. To now go and blanket rezone the whole neighbourhood and city should be illegal. We the home owners should launch a class action lawsuit against the city.



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First name [required] Megan

Last name [required] Thompson

How do you wish to attend?

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

Date of meeting [required] Apr 11, 2024

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

[required] - max 75 characters Blanket Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I would like to submit a comment in favour of the blanket rezoning proposal, with the goal of increasing housing supply in Calgary.
I am very concerned for my young colleagues and friends who are currently very challenged to find housing of any kind, whether to rent or to buy. I am also very concerned for the future of my teenage children, should the current trend in rent and home prices continue into the future. While my husband and I own a home, which we bought almost a decade ago, we couldn't afford to buy this home at its current market value, despite increases in our income during the same time.
Housing costs are high in Calgary, and increasing more rapidly recently. This rezoning proposal will increase the supply of housing, and hopefully moderate or even lower the cost of housing. It should not be the responsibility of the City of Calgary to use tax dollars to prop up inflated house prices. Focusing on maintaining single-family housing, especially by facilitating the expansion of this city outwards, requires the City to spend my tax dollars on endless infrastructure expansion. And all the while, more and more Calgarians can't find proper housing. I'm not ok with that.
I am quite sick of hearing complaints from other Calgarians that this rezoning will decrease their house prices, as though the City and their fellow Calgarians are responsible for their financial choices or their retirement plans. I am also sick of hearing complaints about how unsightly more dense housing will be. How unsightly might a growing homelessness crisis become, after all? I can't agree with these objections.



Public Submission

CC 968 (R2023-10)

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First name [required]	Gerald
Last name [required]	Giesbrecht
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 - Land use designation amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to the City of Calgary objecting to rezoning plans.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 13, 2024

RE: Changes to zoning of city properties

Dear City of Calgary Council,

I am writing to express my strong opposition to the city of Calgary's plans to rezone neighbourhoods in the city. My objection is based on the fact that there is no evidence that the proposed plan will address the problem of affordable housing and because this plan will inevitable and irreparably damage the character of many neighbourhoods in our city.

I appreciate that the issue the city is attempting to address here is a serious and important issue and I agree that efforts must be made to address it. Nevertheless, the approach that the city has taken to addressing our housing concerns do not have a reasonable likelihood to achieve the desired effect. I have read a report prepared by Dr. Suzanne Tough from the University of Calgary in which she evaluates the evidence from around the world where similar approaches have been taken. These projects have either not achieved the desired effect, had additional serious and negative knock-on effects, or simply are not comparable to Calgary's situation to render the evidence from these projects unsuitable for comparison. Based upon this lack of evidence, we find ourselves in a situation where the city is proposing a grand experiment involving personal property of the majority of Calgary homeowners and the outcomes of this experiment cannot reasonably be expected to achieve the desired effect.

Instead, it is very likely that rezoning of city properties will have many undesired, serious, and irreparable effects. It is very likely to engender serious conflict between neighbours, some of whom may wish to use the rezoning to build high density housing and others who wish to maintain the lower density character of the neighbourhood. In fact, the city's proposal depends exactly on this kind of individual decision making by homeowners. The city is depending on the free market and individual hopes for financial gain in order for their plan to work. The choices of individual homeowners are likely to create a patchwork of higher density properties scattered throughout the city, degrading the character of many lower density neighbourhoods and changing the experience of living in Calgary.

The proposed bylaw change will also have significant implications for issues such as parking. In the neighbourhood where I live, the streets are narrow and cars parked on the side of the street reduce traffic to one lane. Drivers depend on open spots where a vehicle is not parked in order to pull over to allow other cars to pass. If the density of my neighbourhood increases substantially (which would be essential to the success of the city's plan), there will be more cars (we have extremely poor public transit here) and the problem of moving traffic will become worse, not to mention parking problems.

In order for the city's plan to have a beneficial effect on housing shortage, the city is depending on some proportion of homeowners to convert their properties to higher density housing. The conflicts and traffic problems that I raise above are therefore a known and inevitable outcome that would accompany 'success' of the city's plan.

As a homeowner paying taxes to the city, I strongly object to the city's overreach of its mandate in the proposed change to property zoning. I sympathize with the housing problem that we face in Calgary, but I do not authorize the city to attempt a serious experiment with my property and neighbourhood 'on a hope and a prayer' to address our housing problem. I am not a city planner, so I do not have an alternate suggestion to provide, however I am confident that the city employes bright and creative people who are able to devise more nuanced plans than the one currently proposed. I do wonder if a rezoning pilot project in a carefully selected neighbourhood would provide some reassurance that this type of approach can have the intended effect without accompanying unintended effects.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Gerald Giesbrecht', with a stylized, flowing script.

Gerald Giesbrecht



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First name [required] Gordon

Last name [required] Ferguson

How do you wish to attend?

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

Date of meeting [required] Apr 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)

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 densification in general, but I am unsupportive of the one-size-fits-all approach being proposed. Specifically, I do not support R-CG rezoning as it is currently described. Constructing a building that contains 12 residences (24+ people and dogs) on a 50 foot lot in the centre of a block seems excessive and likely to become a regrettable decision in the future. Row houses make more sense on the end of a block where access can be from 2 sides plus the laneway.



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First name [required] M Jo-Ann

Last name [required] Davis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Re City Wide Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor Gondek and City Councillors,

The proposal to blanket zone the entire city is a significant change to current planning policies and patterns of development. Density can benefit the city and communities if it is well planned. However, blanket re-zoning creates density without regard for community context. Calgary has many unique communities and I would not like to see them 'painted with the same brush'. There has not been adequate time given for thoughtful consideration and planning by Calgarians.

I respectfully request the creation of evidence-based policies tailored to address Calgary's specific needs and challenges that are co-designed with Calgarians.

Housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket re-zoning will not supply this.

I urge you to vote against blanket re-zoning at the public hearing scheduled for April 22, 2024.



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First name [required] Omar

Last name [required] Nasser

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Mr City of Council Members,

I am writing to express my strong opposition to the proposed rezoning in our neighborhood. As a lifelong resident of Calgary, I have witnessed the beauty and charm of our city, and I fear that these developments will jeopardize its character and livability.

Introducing high-density housing will inevitably lead to increased congestion and a severe lack of parking. Moreover, it will put significant strain on our already limited green spaces and exacerbate issues with garbage disposal. The infrastructure for water, sewer, and transportation is already struggling to keep up with the current demands of our growing city, and these developments will only make matters worse.

As someone who was born and raised in Calgary, I have a deep connection to this city and its well-being. I implore you to consider the long-term effects of these developments on our community and to prioritize the preservation of our quality of life over short-term gains. We must protect the unique character and charm of Calgary for future generations to enjoy.

Sincerely
Omar Nasser
69 Governor Drive SW Calgary
403-829-6969



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] **Frank**

Last name [required] **Giugovaz**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning will only simplify work loads at the development department at City Hall while disintegrating the diversity of communities in our city.

I would suggest increasing density will introduce a more transient population in communities and reduce community standards.

The City needs to consider land swaps with school boards where lower enrolment in older communities is down in favor of newer communities in the new communities. In many cases the older schools are near public transit, retail and other services that would make up a neighbourhood.

I am strongly opposed to the idea.



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First name [required] terry

Last name [required] phillips

How do you wish to attend?

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

Date of meeting [required] Apr 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 don't agree with for blanket rezoningfor infill 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)

Parking in Calgary is ridiculous as it is. We purchased our house to have a view of the the surrounding area/sky and not looking at bricks and mortar. We have family living downtown and I have to pay each time we visit them, if I can even find a parking spot. Increase housing will create more issues with street parking, less green space and more problems for snow clearing and street cleaning 24/7. Council is creating/moving these problems to the suburbs. As well lots are small, property lines are tight and fires do spread very quickly houses. Secondary suits with no parking (wow) Same issue More street parking and a new dynamic view of bricks/mortar. We move here 30+ years ago and purchased our home to enjoy the area not living a concrete jungle. If council wants to make these changes, call a election or have a binding plebiscite see give the voters what they want. Finally all I hear is council blaming other jurisdictions for funding issues. Here's a novel idea find saving in your current operating budget. Council was quickly able to find money in the LRT budget when it became overspent (how did this money magically appear - so their is slush budget).



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First name [required] Rebecca

Last name [required] Kenny

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Blanket Rezoning - 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 - Rebecca.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Rebecca Kenny
36 Rosevale Drive NW
Calgary, Alberta
Email: rlafferty0@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 7th 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,

Rebecca Kenny

Concerned Citizen



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First name [required]	Andy
Last name [required]	Dang
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 13, 2024

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not want rezoning and I had enough with this council and mayor are not listen to the people of calgary and canadian citizen. You guy keep making stupid decision and not listening to any of our comment. Enough is enough. Examples: like the Hockey arena we all voet on and say no to not to building a new arena but at soon as the new Mayor win the election; and the erana aprove. All of you council need to stop making stupid decision and waste my tax money and stop raising all tax so that you can give your self a big fat raise. Again I do not want this rezoning!!!!



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First name [required] Josephine

Last name [required] Hon

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary City Wide Blanket Rezoning

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

April 13, 2024

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

Re: Opposition to City Wide Blanket Rezoning in Calgary

Dear City of Calgary's Mayor and Councillors,

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

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

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

Thank you.



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First name [required]	Linda
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	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)



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 very much opposed to this proposal. It appears that this is popular opinion of the majority of residents in the affected areas, so why not have a referendum on the final decision? Why not let taxpaying Calgarians make the decision. I live in a small 1050sq. ft. bungalow and even the two story home beside me causes issues with sunlight & snow. I don't want an infill on either side of me. The issue of parking violations already exists with the current multi-occupant homes in my area. How is the re-zoning going to address this issue? Please, let this be a true democratic decision and let us vote on the re-zoning. Let us make the decision.



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First name [required]	David
Last name [required]	Nelson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 for RC-1 to RC-CG Residential-Grade-oriented Infil
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 this rezoning for my property at 2604 37 St SE and the adjacent properties for the following reasons.

1. We bought here because these houses on 37 St SE are single dwellings. Since then (2001) many houses around us have sold and the new owners have installed basement suites and rented out top and bottom. Houses on each side of us are such rentals and others are the same along the street.
2. The noise level, increased traffic and many cars parked on the street have increased dramatically changing the environment from what it used to be even 10 yrs ago. I cannot imagine what 6 and potentially 8 units on a previous single lot are going to do to increase all of the above.
3. Our portion of 37 ST SE between 26 Ave and 19 Ave is already a busy street being just north of 3 schools. It is also a busy thoroughfare for people commuting to work. The school zone is just 3 houses south of us and the rest of the street is supposed to be the residential speed limit of 40 kph. They are rarely observed and speeding is a real problem, in spite of children walking back and forth.
4. As far as "affordable housing" for new comers, present renters are able to afford upstairs or basement suite rents but new units build on existing large lots will definitely be more expensive to rent. See Vancouver's multi-dwelling new housing, partly funded by Ottawa. The housing units were smaller and cost more than existing available rentals. So I think "affordable housing" for those who can't afford the existing rentals they are in, is a myth.

David Nelson



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First name [required]	Miguel
Last name [required]	Kenny
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary Blanket Rezoning - 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 - Mike.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Miguel Kenny

36 Rosevale Drive NW

Calgary, Alberta

Email:

michaelkenny4@hotmail.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 7th 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,

Miguel Kenny

Concerned Citizen



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First name [required] Andrew

Last name [required] Penman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

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

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

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



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

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

[required] - max 75 characters	Rezoning
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Are you in favour or opposition of the issue? [required]	In favour
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my support for the proposed city wide re-zoning. I live in Pump Hill and received a letter that my property will be affected so I am a YIMBY. This is such a benign and gradual approach that is required IN ADDITION to many more actions to increase the supply of housing and decrease urban sprawl and car-dependency in this city. The idea that people against it think it will result in a radical change to their neighborhood illustrates that they clearly have not studied the issue. The approach of making it city-wide offers up the choice for redevelopment to all homeowners and shares the burden/benefit of required density throughout the city. I am much for interested in housing people than protecting cars/parking. Looking forward to this passing and working on the next proposals to further deal with this crisis. We need true leadership at this time. ONWARDS!



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First name [required]

Gita

Last name [required]

Ersh

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket rezoning 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)

My family and I live in Lake Bonavista community and I am against the rezoning proposal. No amount of money from the federal government is worth and devastating consequence of what rezoning will do to Calgary. As a Canadian citizen, I believe in democracy and this municipal action is indicative of communism. I was born in former U.S.S.R, my family immigrated to Canada believing that it's a country that places merit on what is best for the majority and rezoning goes against what this country, province and city stands for.

I agree that housing in Calgary is in crisis but infiltrating existing communities is not the answer. Why not build on city land that once housed trailer parks that are now torn down. If this proposal goes through, it will drastically change the lives of thousands of families in all aspects of life. From the simple act of parking their cars to how will garbage be managed. The community resources are not built for the expected rise of population.

Lets face it, those who buy million dollar homes in lake communities do it because they value what those communities offer such as space, wide roads, spacious front and back yards, and the ability to park their cars without having other vehicles in close proximity. Rezoning will suffocate our community with houses, cars, garbage, and noise. As stated previously, no amount of federal funds is worth the devastation rezoning will cause to the people who voted this council into power.



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First name [required] Jennifer

Last name [required] Doty

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to blanket re-zoning. Blanket re-zoning does not take into account the particular characteristics of a piece of land. Where I live, for example, there is no back lane and the main street is very busy, and the intersection is misaligned. These things need to be taken into account when re-zoning is happening. Blanket re-zoning does not work.



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First name [required] Shawn

Last name [required] Loo

How do you wish to attend?

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

Date of meeting [required] Apr 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) Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Comments attached

Thank you for the opportunity to give my thoughts on Rezoning for Housing. I am in support of blanket rezoning for reasons that I will explain.

As individuals, we get to take advantage of all the hard work that our Council and our city's Administration does to keep everything going to the point that most of us don't need to think about how the city functions. We should be forgiven if we can't see the big picture, and we only think about how policies might impact us on our property and what it means for our immediate surroundings.

The City of Calgary and cities across Canada are facing unprecedented challenges including housing shortages, homelessness, poverty, drug use, climate change, aging infrastructure, and the list goes on. Each of these are big challenges on their own that we must find a way to overcome, but they are also all interconnected and solutions of one has implications for the others.

Many of the challenges that we face today as a city are really the consequence of old-fashioned planning and priorities including decisions to establish zoning laws that restrict housing to single-detached homes. I don't know for sure that blanket rezoning will help with building, maintaining, or rejuvenating our older communities, but I am confident that our current zoning is costing us and holding us back as a city.

-Our current zoning promotes greenfield development resulting in more and more infrastructure that the city needs to maintain - subsidized by individuals who can't afford to live in these neighbourhoods or choose to live in older neighbourhoods.

-Our current zoning promotes McMansion infills in that eliminate diversity and potential for affordable options.

-Our current zoning prevents young people from living near parents – grandchildren from living near grandparents. Instead, they move wherever they can afford to live.

-Our current zoning restricts my freedom and options as a homeowner if I want to redevelop my property to grow or release value from it.

-Our current zoning inhibits entrepreneurial and creative housing solutions that meet the needs of the neighbourhoods.

-Our current zoning creates expensive and unnecessary red tape that is an additional barrier for entry for individuals who want to participate in redevelopment projects within their own communities.

-Our current zoning wastes the time and energy of the Administration, and Council that could be focused on tackling all the other huge challenges that our city is facing.

-Our current zoning is not resulting in the type of mature, sustainable, and resilient city that I think Calgary can become.

Clearly the primary goal of the housing strategy is housing affordability and that's great. But we must also think beyond the affordability for individuals and consider what we can afford as a city. I don't think that our city can afford not to take action to curb expansion and rejuvenate the communities that we have. I can't see how continuing with the status quo will lead us to the type of

city that I think Calgary can be – the type of city that I want to live in. I want to live in a city that contains many little cities. I want to live in a community that has a diversity of ages, ethnicities, and wealth/income. I want to live in a community that has others my age that I can hang out with, and I want to live in a community with elders that look out for me and that I can support as they age in place. I want my elders to feel secure in their communities knowing that they have younger neighbours that they can trust and rely on. I want to live in a community that has enough young families to keep our local elementary schools open. I want everyone in Calgary to have the choice to live in neighbourhoods that offer at least the level of services that I have. I think this is more sustainable, resilient, and interesting.

I support blanket rezoning because I think it has the potential to right some of the challenges that have arisen from being hyper-focused on building single detached housing and allow our city to mature in a more sustainable, resilient manner.

How this all plays out still needs strategic planning from the Administration and Council to guide us in the right direction. I hope that Council is also consider how it relates to the other challenges facing our city. For example, our current zoning and approach to building has made us all hostage to personal vehicles, which contributes greatly to CO2 emissions and comes at a great expense to individuals and the city. Allowing for increased growth without also enabling people to choose other forms of transportation could mean even more traffic, pollution, and expense for the city. So, in addition to actions like city-wide rezoning, I would like to see Council take on city-wide initiatives to make our streets safe for humans to use them like reducing the default speed limit to 30 km/h, adding street infrastructure that makes drivers slow down, and increasing access to and reducing the cost of public transportation. Maybe we could help pay for this with a city-wide fee for on-street parking...

I hope this is helpful and I look forward to seeing where we can go from here.



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First name [required]	Lisa
Last name [required]	Patch
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 understand the need for multi-family dwellings, but I most certainly do NOT squeezed in 4 or 6 plex's built beside me. As a homeowner, this return in my investment equates to no street parking, lowered property values, increased crime, etc. Perhaps a better approach is allowing incentives and options for homeowners to build and offer legal secondary suits to preserve our neighbourhood. **DON'T DESTROY OUR GREEN SPACES AND WHAT YARDS WE CURRENTLY ENJOY!** We bought these homes for a reason, and it wasn't to tear it down and be crowded in by monstrous buildings.



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First name [required]

M

Last name [required]

Xavier

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket rezoning throughout 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)

Blanket rezoning is short sighted. The majority of this transition is taking place in the inner city not in the suburbs. It's happening anyway but the city council is shrugging their responsibility for oversight. Inner city properties that are redeveloped are then being sold at very high prices and does not assist with affordability and accessibility.

The idea that it will increase the overall units and therefore provide affordable housing is misleading.



Public Submission

CC 968 (R2023-10)

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First name [required] Alynn

Last name [required] Hunter

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters see attached

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

ATTACHMENT_01_FILENAME (hidden) City Clerk.docx



ATTACHMENT_02_FILENAME
(hidden)

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

City Clerk

City of Calgary/City Council Planning Matters

Re: Amendments to the Land Use Bylaw !P2007 Bylaw 21P2024

To Whom it may concern,

I do not agree with the proposed blanket rezoning of R1 residential and reduction of offsite Parking requirements for the following reasons. Loosing small bungalows will negatively impact seniors.

1. Last year 200 people addressed the Council regarding lack of affordable housing. I agreed with most of the resulting action plan, but not this rezoning. Why should 200 voices drown out the 300,000 (or more) residents who clearly don't want this. I am sick of watching special interest groups being favoured over the majority.
2. I see that the council and administration have a single-minded focus on this, and are not listening to citizens. Recently the lot next door was approved for rezoning even though there was a ground swell of complaints against it and no precedent in our community. Why bother with public hearings when your mind is made up already.
3. City Council has recently been complaining about other levels of government involvement, or lack thereof, in City issues but they are willingly being held hostage to current Federal government promise of funding. This is a ridiculous one-time cash infusion which will be a short-term benefit with long-term horrific implications to our community.
4. The first thing I see on the City of Calgary website is the city's commitment to providing a HEALTHY environment. Any development that is proposed to bring four to eight units where one family currently resides will bring immediate stress to our lives. This would negatively impact our health. More car fumes, more noise, more chaos, more parking issues, less serene tranquil lives.
5. Don't use the word "walkable". We are not a walkable city not matter what the desire is, its not California! Weather is a deterrent, but truth be told, larger big box stores rule the world, and are generally only accessible by car.
6. I was recently talking to a long-time resident of Bridgeland. He used to ride his bike alot including to downtown. He says he can't now because of increased traffic and is afraid of getting runover. He says the sense of community is gone, replaced with ugly "Kleenex Box" houses.
7. This rezoning will essentially allow developers to do what they want and remove any form of oversight from the planning department. Don't let developers take over and build houses we cannot afford.
8. The proposed rezoning next to me removes two affordable rental units and replaces them with four or more multistorey units. These new units will not be affordable for single families. As a result people will have to share accomodations, therefore parking requirements will go up exponentially. Traffic in and around our house will increase, and potential for accidents.
9. We will lose trees which are important for the environment and clean air. Our birds will be gone.
10. Seniors can not walk up multi levels of these new structures. As a result, losing single floor bungalows will force us to expensive retirement facilities, which we cannot afford, thus putting more pressure retirees and narrowing choices for us.

11. I am not happy with folks that slag us homeowners as “entitled”. We have scrimped and saved 40 years to buy our home and pay off our mortgage. We had a “starter” home, but don’t those don’t seem to exist now as new generations want more, without paying their dues, without the effort, without saving. They just think- Just tear down that old house and build new.
12. We have easily spent \$300,000 over the years to renovate, upgrade and maintain our home. We love our home. We love our community. We take pride in our yard. The space in our yard for our garden and deck give us peace and a sense of accomplishment. Family life will change forever if this opportunity is lost to them in lieu of higher density. If I had wanted to live in a more noisy “urban” environment I would have chosen a different community. Do not erode the value of my property.
13. Studies have shown more inventory doesn’t necessarily result in more affordable housing. Focus on building smaller higher density apartments for rent, not condos or townhouses. These should be built on heavy traffic corridors near public transit. Do not take parks away.

Thank you for your consideration.

Alynn Hunter

56 Chancellor Way N.W.

Calgary, Alberta T2K 1Y2



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First name [required] Kwong Onn

Last name [required] Chan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Indiscriminate rezoning will devalue property values and affect traffic

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

ATTACHMENT_01_FILENAME (hidden) Calgary rezonoing.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Against rezoning change

Kwong Onn Chan
831 Cranford Crt SE
Alberta
T3M 0W1

April 13th 2024

Re: Indiscriminate rezoning will devalue property values and affect traffic

The real reason for this re zoning change is to get access to the Federal funding of around 200 million to build housing. This grant will de value property around the city to a value in excess of the grant. The property tax will come down, so you as city council will increase the mill rate again.

The most important issue with this re zoning plan is:

1. De value our property
2. Increase more on street parking
3. Increase of traffic affecting congestion in residential neighbourhoods

I am vehemently against this re zoning. You will be robbing from Calgary citizens to gain access to Federal funding.

Your sincerely



Kwong Chan



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First name [required] Anthony

Last name [required] Imbrogno

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I would like to put forward community concerns regarding rezoning. Bridgeland has seen the benefits of densification over time, with the revitalization of our main street, the addition of transit oriented development and diversification. We care how this growth happens because we truly care for the area. Yet many see in this rezoning proposal an erosion of community say in development. With growth comes problems to manage: allow me to share our experiences in BR: 1) increasing traffic congestion on the limited access points to Bridgeland, 2) parking overflow from developments with insufficient on-site parking, which adds to congestion; 3) safety issues arising from significantly increased interfaces between pedestrians, cars and active transportation; 4) the reduction of the urban canopy, 5) insufficient maintenance of our parks (I've been here before to advocate for better connectivity to Tom Campbell's Hill); 6) uncontextual buildings with overwhelming massing; 7) and the need to balance new with the preservation of heritage. All of these issues, when considered before the rezoning proposal, has led many community members to conclude that on balance it will take away from the uniqueness of the community, from our ability to be effective partners in planning for change, and further erode community trust in the city planning process. Developers have told me they ignore community concerns as a matter of course and it was stated in open Council on the 9th of April that mistakes were made with regard to development on city land in East Riverside. With these example and with our experiences, taking away a step in the planning process is ill advised. We appreciate a diversity of densities and are seeking ways to grow manageably. The rezoning proposal does not meet our goals. Thank you.



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First name [required] Ashleigh

Last name [required] Fisher

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide 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)

All change in zoning needs to be made public with input from the neighbours like it is currently. Adding suites without parking requirements will cause more parking issues with residential areas than we already have. We need to keep the public's voice on each development change instead of changing all zones automatically.



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First name [required]	V.K.
Last name [required]	Morisset
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	This is for "Blanket Rezoning". (I found meeting notice, but no agenda!)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City submission.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 12, 2024

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

From Kate Morisset
114 Scarboro Avenue SW Calgary AB T3C 2H1

Re: Calgary's Housing Strategy 2024-2030 - Land Use
Amendment Citywide, LOC2024-0017, and Land Use Bylaw
Amendments, CPC2024-0213. Proposed Bylaw 21P2024

I am writing in opposition to the proposed blanket Citywide
redesignation of lands.

I appreciate that we are in a housing crisis that has been long in
the making and I also appreciate that our elected leadership
wishes to take steps to address this crisis. I do not agree that the
blanket resignation as proposed is the right strategy as there will
be consequences - some foreseeable now, some not - emerging
from this decision which will radically alter our beloved city.

When we seek to address a problem, we reach for solutions we
understand based on our current worldview. If you will allow me,
this reminds me of when rabbits from England were introduced to
Australia in 1859. Now we will agree that the “problem” the
Australians were trying to solve - being the longing for England
and also the lack of hunting animals - is not as serious as our
housing crisis. I believe, however, that the lesson remains apt for
the issues facing us now as we consider the unintended
consequences of a policy. While 24 rabbits were introduced to
Australia in 1859 they multiplied at an astonishing speed and by
1880 they had become a plague of almost one billion with
devastating implications for Australia’s flora and fauna.

I believe that the City of Calgary is about to embark on a change in zoning that will allow a series of unintended consequences, all of which will remove richness from the lives of our citizens. Our neighbourhood and communities in Calgary form the basis of connection between people in this city. The provision of community halls is a testament to the importance we place on connectivity between people who live in our city. This is NOT about a fear of densification. This is about the loss of community. The connection I have with my neighbours is very important to me and I happily put my energy into supporting it. For example, when a 52 unit condo building was constructed on my street, my husband and I invited all the residents of that building to our backyard for a welcome party. This was so that we could meet our new neighbours and they could meet us and be introduced to the many activities organized by our community association.

The proposed blanket rezoning will be a gift to developers and, handed to those who are to make the most profit from this redesignation, will happen at a pace, and at a scale, that we cannot fathom. This pace will make it impossible for those of us who care about building community to engage with, and connect with, all the new people moving to our neighbourhood. Writ large, this will be happening in all corners of Calgary at the same time. The pressure of capital forces will win and that kind of pressure will remove something essentially Calgarian which we cannot replace once it is gone.

I urge City council to reconsider this rezoning application. The consequences of this kind of blanket approach are too many, too fast, and too serious.

Thank you.
Kate Morisset



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First name [required]	Paul
Last name [required]	Judd
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 Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Opposition to Calgary Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

Minister Fraser Letter to Mayor Gondek.pdf

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

Minister of Housing,
Infrastructure
and Communities



Ministre du Logement,
de l'Infrastructure
et des Collectivités

Ottawa, Canada K1P 0B6

Mayor Jyoti Gondek
City of Calgary
Sent via electronic mail: themayor@calgary.ca

September 14, 2023

Dear Mayor Gondek,

I write after having reviewed the city of Calgary's application to the federal government's Housing Accelerator Fund.

Whether in my previous portfolio when you kindly hosted me for roundtable discussions and advocated for Calgary's booming tech sector, or now in my capacity as the Minister responsible for housing – I am grateful for the productive partnership we have established and sincerely appreciate the time you take to engage with me on the issues most important to Calgary.

As you know, the city you love and call home is one of too many facing a housing shortage in this country, and I appreciate your leadership in solving this problem. To this end, it is imperative that we work together and pursue bold ideas while implementing solutions that work for Canadian families and communities.

In terms of Calgary's application, I was pleased with several of the proposals slated for discussion at Council meetings over the coming days. Particularly, I was glad to see Calgary:

- End exclusionary zoning city-wide by legalizing much needed missing middle housing, such as four-unit multi-plexes, through new zoning designations creating new land-use districts;
- Invest in affordable housing on public lands, within walking distance of transit;
- Streamline building permit approvals to increase the speed at which housing gets built in Calgary.

I understand that key elements of this housing action plan will either be approved or rejected at this week's Council meeting. In light of this, I wish to inform you that Calgary's Housing Accelerator Fund application will not be approved unless you follow through to create the new missing middle zoning designations of H-GO and R-CG, as you laid out in your application. Otherwise said, in order to receive a positive decision from me on your application – you must end exclusionary zoning in your city.

There are members in your community, and elected leaders in your community, that may try to dissuade you from doing the right thing, in pursuit of what is easy. These kinds of attitudes are a

major reason why we are living in a national housing crisis. These attitudes help explain why so many Canadians cannot afford the cost of a home in the community where the work, study, and live. We will never solve the housing crisis in Calgary if it is not legal to build the homes required to meet the moment.

The City of Calgary was my home for five years. It is the place that gave me my professional start, and I owe a debt of gratitude to the City that gave so much to me. I am committed to helping you build more homes so that a generation of young people will experience the same benefits that Calgary provided to my family.

I know you have a positive working relationship with my colleague, Member of Parliament George Chahal, who has experience on Council. He has been staunchly supportive of these initiatives, and of seeing Calgary embrace new measures to increase the supply of housing.

I am eager to be able to approve Calgary's application, but I will not be able to do so before you make good on these commitments. I would request that you keep my team apprised throughout this process as I am willing to work with you to ensure all Calgarians have a place to call home that they can actually afford.

We will remain a steadfast ally of the City and of any municipality ready to lead with the level of ambition required to solve Canada's housing crisis.

I sincerely appreciate you entertaining this request and look forward to future conversations.

Sincerely,



The Honourable Sean Fraser, P.C., M.P.
Minister of Housing, Infrastructure and Communities

CC Elsbeth Mehrer, elsbeth.mehrer@calgary.ca
Amie Blanchette, amie.blanchette@calgary.ca
Gurbir Nijjar, grijjar@calgary.ca

I am in opposition to Calgary's Rezoning for Housing Plan.

My name is Paul Judd. I've lived in Calgary for 35 years, as both property owner and renter. I've rented an apartment in Ward 12 since 2017. For five years my rent was stable. Starting in 2022 it increased by 80 percent just in 3 years. I can't find a similar apartment in Calgary for less. Like most renters I'll eventually have to choose lesser accommodation or leave Calgary.

The reason for this wild increase is obviously not the zoning laws, so radically changing them won't solve anything.

These rent increases are caused primarily by a shortage of housing due to the very aggressive immigration policy by the Trudeau government. Individual immigrants are not at fault and are good people who we welcome. But in the past year fully a million immigrants came to Canada on top of the already huge numbers that came in the preceding years of Trudeau's government.

To fight the housing crisis Council must first demand that Trudeau put the brakes on immigration, allowing only family members of those who are already here. Otherwise Council is avoiding the primary cause.

The other reasons for these rent and property price increases are Carbon Taxes and inflation.

Carbon Tax impoverishes Canadians as well as new immigrants. While the feds get to boast Canada leads the world in climate policy, major CO2 emitting nations like China that have no carbon tax laugh at us.

Inflation has also been caused by inept fiscal policy. When our government spends huge amounts of money it doesn't have, that

borrowed money is created as new money and the debt of all Canadians increases. The new money increases the money supply but goods and property remain finite, so a dollar has less buying power as it competes with ever increasing numbers of new dollars.

In its zeal to have the highest immigration of any country the Trudeau government stupidly overlooked the fact that new immigrants will need new places to live. And now it's trying to fix the housing problem it created by spending more money it doesn't have, which increases our national debt and further increases our rampant inflation.

City Council looks at the \$200 million offered by the feds as new money and are excited to spend it, but it will increase the debt of all Canadians, and since it's being pushed country-wide our portion of it will still ultimately be paid by Calgarians.

This money should not come with social engineering conditions. In his September 12, 2023 letter to Mayor Gondek, Minister of Housing Sean Fraser threatens that to receive funding "**... you must end exclusionary zoning in your city**". He blames those that oppose changes to existing zoning as "**... a major reason why we are living in a national housing crisis.**"

Ridiculous.

Existing zoning never caused a housing crisis in the many years before aggressive immigration began.

New immigrants come here to pursue the Canadian Dream. Why else would they come? For most that dream consists of a single family home, with a garden and a yard where their children can play with the children of neighbors who have similar dreams. They want a family car,

maybe two, and the assurance that their hard earned property will not be devalued or their dream be made unreachable by government policy.

Their dream is **not** to live in a substandard apartment with a zero setback in a crowded neighborhood with no green space and parking for .5 of a car.

Rezoning will destroy our neighborhoods where the Canadian Dream still lives. Current residents will be forced out as ugly, invasive multi-unit buildings go up, increasing stress on current municipal infrastructure, further increasing local property taxes.

Canada needs more housing, but not at the expense of our standard of living. There is no shortage of land and Calgary already has large areas for expansion.

Calgary Council must make decisions that benefit Calgarians, new and old, based on what Calgarians want. Calgarians want Council to demand reduced immigration and to reject the destructive activities of our federal government and their influencers; UN Agenda 2030, the WEF and the rest of the anti-human cabal.



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First name [required]

Cathy

Last name [required]

Leonard

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Housing development

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

Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I would like to address a few problems that arise with new home building in older areas.
Homes are built way too close to the property line. Even single new homes. This can create flooding issues for the older neighboring property. The grade is higher on the new property and that slope is a drainage issue. If the new home doesn't extend the drain pipe the water comes back to the lower older property and causing erosion. There are design issues that cause water problems. A big v shape in the side of the new build. Again causing water issues.
This past spring, large icicles developed on a new build and were falling onto the side patio of an older property. The icicles were 3 feet long, thick and very dangerous. Again showing the new build is too close to the property line.
Please increase the distance the house is built to the property line. Its also a fire hazard.
The new builds now have 9 ft ceilings on each floor, increasing the height. This over-shadowing has created more snow and ice on my old home, damaging the roof and causing leakage.
Also, why should my taxes go up because someone builds a new home? I still live in a tiny old house.
Thanks
The new rowhouses are too tall as well. I dont agree with the tiny basement suite in the rowhouse either.



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First name [required] Georgia

Last name [required] Martin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning in Calgary, to allow any development in any neighborhood

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 totally disagree with this blanket rezoning in Calgary. We live in Paterson and there is already apts., townhouses and dingke family homes. The traffic is atrocious on Old Banff Coach road already! Enough already. You are already filling up every bit of green space with an apartment bldg.



Public Submission

CC 968 (R2023-10)

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First name [required] Marilynn and Jim

Last name [required] Kalman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Re: Land Use Designation (zoning)

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

ATTACHMENT_01_FILENAME (hidden) Land Use Designation (zoning) Proposed Changes April 13 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

As my husband and I are out of country on the 22nd of April I am submitting our comments that indicate we are extremely opposed to the rezoning - Land Use Designation amendment. The attached document explains in full why we are apposed as we have experienced one instance of a land use change that impacted our family negatively.

April 13, 2024

Attention: City Council in Regards to Land Use Designation (zoning) Changes – Parkhill

To all Council Members and Specifically Mayor Gondek:

My husband I recently owned a property in lower Mount Royal. The lot below us held a 3 storey apartment building adjacent to other multi developments that were held to a maximum four storey height restriction.

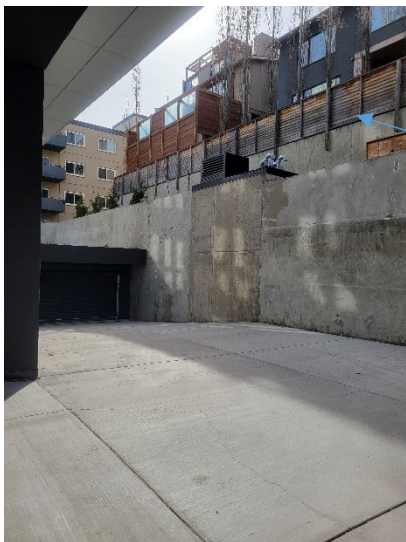
Starting in approximately 2000 a developer proposed a 6 storey apartment building below our home changing the occupancy from 18 units to 63. We along with neighbors of course saw a huge issue with this change. Parking in the area is very critical, as is traffic. For our family, it also meant some 20+ windows looking into our back deck, virtually cutting all privacy. Additionally the developer wanted a garage entrance right below our rear yard, meaning 63 cars entering and leaving at all hours.

We were certain this could not be approved as indicated the maximum height of any multi-unit on that street (Royal Avenue) maxed out at four stories. Well, City planning and council pushed that development through increasing the height of the new build from 12 meters in height to over 22 meters.

We made the very tough call to put our home up for sale in the fall of 2020. After some 46 showings (with full disclosure) we finally sold the home for approximately \$500,000 under what we paid for the home plus the renovations that we made to the home. We had plans to live in that home forever. The value we estimate of the sale price should have been approximately \$1.7 million and we sold for \$1.2million.

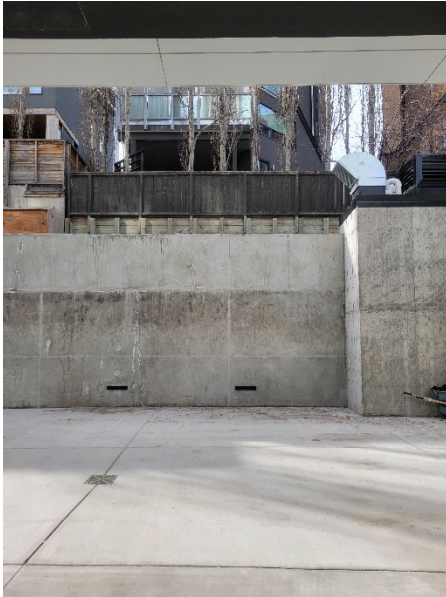
So follows is now what our previous home looks like with the new development in place:

1. The developer also refused to move the garage. This means constant noise below the home and adjacent homes. Please see attached picture of garage location. It should be noted as well that Royal Avenue is extremely congested so it has affected parking for much of that street and adjacent streets.



Garage is located directly below our homes.

2. The back wall in the development is directly below the homes above (our previous home in this picture). A concern is stability for the home. Structural damage could easily occur for our property and adjacent properties. Drainage is also now a potential concern although all along, the city ruled that as a non-existent concern.



3. Previously our home had a view that extended downtown. It of course was a huge selling feature for our home as well, and a pride of ownership for us. The ability to see the downtown at night as spectacular. Not anymore. That new is now a wall of concrete and windows.

Today's view Destroyed



Previous View from Main Level

Previous View from Second Floor



4. As illustrated in the photos the home now faces a wall of windows so privacy in the back yard and deck areas (both main and upper floors) is now non-existent. This increased the number of units adjacent from 18 to 65 (2.6 times or 261%).



In summary, our families experience with a bend in use guidelines was an extremely costly one. It has changed our life goals forever. It cost us personally \$500,000 in the value of our home; a total loss of privacy; a total loss of good portions of our home; and it is an experience that we certainly do not want to replicate.

My husband and I are extremely opposed for all of the reasons above to changes in the rezoning that leave the door open to the type of development as above. Based on my understanding of what the City of Calgary is trying to implement with its new guidelines, this is certainly what can easily happen to not only our family, but many many families in Calgary. We all have worked hard to secure a home and a lifestyle that we planned for. The City of Calgary certainly should not be able to impact that in any way based on fuzzy guidelines that allow developers an open ticket to develop as such.

As simply put as possible, we strongly oppose these land use changes

Sincerely,

Marilynn and Jim Kalman



Public Submission

CC 968 (R2023-10)

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



ATTACHMENT_02_FILENAME
(hidden)

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

April 13, 2024

Darryl and Patti Barr
822 Sierra Madre Court SW
Calgary, AB T3H 3J1

City of Calgary
Development/Planning
Rezoning Public Hearing April 22, 2024

To whom it may concern,

We are writing with regards to the City of Calgary's proposed rezoning plan which is to be reviewed at the Public Hearing of Council on April 22, 2024. As residents of Calgary for over 60 years, we have significant concerns about the proposed "blanket" rezoning. This is not to say that we don't welcome redevelopment of this wonderful city, but it is our belief that a blanket rezoning is not in the best interest of our specific community nor the City of Calgary in general.

We understand the City's push for increased density in the inner-city neighborhoods and have seen it accomplished successfully nearby. Our concerns are more around the blanket rezoning. Also, it is my belief that saying the blanket rezoning is similar to the development of entirely new communities with mixed use and high density like Currie Barracks is entirely misleading in that those areas have been developed by a small group of builders with a plan set out at day one – in contrast to the blanket rezoning which proposes lot by lot development with no overarching community plan. One alternative is the strategy of focusing increased density on main arteries of the communities, which are in close proximity to public transit. In rejecting the blanket rezoning and having city planners actually plan for each neighborhood, the City could balance both increasing density and preserving the "feel" of these older communities.

Thank you for allowing our concerns to be heard and we hope the blanket rezoning is rejected and replaced with a strategy that is purposeful and has intent to both add homes and improve our communities.

Darryl and Patti Barr



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

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



ATTACHMENT_02_FILENAME
(hidden)

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

April 13, 2024

Adam Karpoff
4243 Gloucester Drive SW
Calgary, AB T3E 4V8

City of Calgary
Development/Planning
Rezoning Public Hearing April 22, 2024

To whom it may concern,

We are writing with regards to the City of Calgary's proposed rezoning plan which is to be reviewed at the Public Hearing of Council on April 22, 2024. As residents of Glamorgan for almost a decade, we have significant concerns about the proposed "blanket" rezoning. This is not to say that we don't welcome redevelopment of this wonderful community, but it is our belief that a blanket rezoning is not in the best interest of our specific community nor the City of Calgary in general.

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Adam Karpoff
Adam.karpoff@gmail.com



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



ATTACHMENT_02_FILENAME
(hidden)

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

April 13, 2024

Jenna Karpoff
4235 Gloucester Drive SW
Calgary, AB T3E 4V8

City of Calgary
Development/Planning
Rezoning Public Hearing April 22, 2024

To whom it may concern,

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Jenna Karpoff
Jennakarpoff@gmail.com



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First name [required]	Cam
Last name [required]	Kernahan
How do you wish to attend?	Remotely
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 RC-G Zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket Zoning Public Hearing April 22 Comments - C. Kernahan.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Kernahan Blanket Zoning Opposition Letter.pdf

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

Please find attached a copy of the information I will be expressing to Council at the April 22 Public Hearing on Blanket RC-G Zoning. I previously requested to speak but did not attach any information to that request. I did forward a letter (also attached) to the City Clerk's office and was asked to use this form to ensure it becomes part of the public record. I look forward to confirmation on my request to speak and that the attached information will become part of the public record. Thank you.

517 34 Avenue S.W.
Calgary, Alberta, T2S0T2
Cell: 403-614-5181
Email: ckernahan@shaw.ca

April 10, 2024

Re: Opposition to Blanket Zoning

cc: Elbow Park Residents Association

Dear Mayor Gondek, Councillor Walcott, and other City Councillors,

After participating in past Public Hearings related to Calgary Planning changes, I am left wondering if any input from the upcoming hearing on Blanket Zoning will make a difference to this latest proposal. The Public Hearings I have attended in the past seems to be more of process of “checking the box” that a Public Hearing was held, and less as an opportunity to hear from constituents and modify the proposed approach.

I am hopefully that the Public Hearing on Blanket Zoning is different and that the Mayor and Councillors make a sincere attempt to hear the outcry against this proposal. Many experts have indicated that the Blanket Zoning approach does little to achieve the objective of more affordable housing and in fact may have other more detrimental, unintended consequences, including raising the price of a dwindling number of single-family homes and negatively impacting the character of communities.

It remains unclear to me why the Mayor, and certain members of Council, have adopted a dogged approach to Blanket Zoning, over thoughtful development based on existing planning tools (like the LAP process being developed in many communities).

I have had a great experience with the professional, considerate approach of City Planners and feel that, combined with active participation from communities, we can achieve a much more effective planning approach vs. shoehorning everyone into a “one size fits all” approach through Blanket Zoning.

Although I am not optimistic, I’ll be interested in seeing the views expressed at the upcoming Public Hearing, and if the Mayor and Council really uses this an opportunity to hear from the public and act on the feedback they receive.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cam Kernahan', with a long horizontal stroke extending to the right.

Cam Kernahan

My name is Cam Kernahan, and I am a native Calgarian that loves this city.

When my wife and I were looking for our first family home we spent many months and looked at well over 100 homes across Calgary. We had some criteria, including great access to parks and schools, mature streetscapes, close to downtown and room for a growing family.

What drew us to our current community was the character we could not only see in the homes, but we could feel on the streets and through the people we met. We were surrounded by heritage homes with people who wanted to preserve the look and feel of their community. We found our forever home and started to make it our own by doing some renovations, creating a nice, elevated garden in our small back yard and hanging a swing on one of our many mature trees.

In chatting with the neighbours, it became apparent that this wasn't seen as our home at all, as most of the homes in the area were referred to by one of the previous families' names. We were living in a home that had a history going back to 1912. It was at that point that we realized that we were just the stewards of the home and needed to respect the incredible heritage we had inherited with our home. Like many of our neighbours, we were careful to make renovations that upgraded the home to become more sustainable but kept the original character, especially the external look and feel of the home and our small but very special yard.

Over the years we have seen our neighbours upgrade their homes and, in most cases, keep with the character of the adjacent heritage homes. In fact, on our street, 19 of the 21 homes are over 100 years old and retain their original heritage charm. We have also seen a continued vibrant, diverse community with older people moving out and younger families moving in, filling up our local schools, and maintaining the active play of children on our boulevards that has been a consistent part of our community since it was established.

This shared respect, care and attention for the look and feel of our community, along with protection afforded by RC-1 zoning, has led us to believe that the significant investment we have made in our homes is secure and that we would be able to maintain the character of our community for generations to come.

A change to blanket RC-G zoning flies directly in the face of what generations of our community members have done with respect to development in our neighbourhood. This blanket zoning risks impacting our community with housing forms that don't fit and take away from the natural beauty of the existing yards and landscapes.

It has been said that the current zoning practices are exclusionary and were based on segregation practices that have no place in an inclusive community. Although that may be an accurate historical reference it does not apply to the city's current zoning practices which provide predictability and stability for homeowners for inclusive, diverse communities across Calgary.

It has also been said that the new blanket zoning provides choice for homeowners. This is misleading. The only people using the choices that blanket zoning enables will be developers. This proposal puts the choice for development in the hands of developers and out of the hands of individual homeowners.

This is exactly the sort of thing that I believe the CPR wanted to avoid when it originally sold off parcels of land in Calgary. It is somewhat surprising to see how prescient the railroad was, over 100 years ago, to protect the community they were establishing. Many of the restrictive covenants that were originally in place by the CPR, to only allow single family homes on lots, still exist today.

Although I know that the City does not recognize restrictive covenants in their planning processes, many in our community are now considering re-establishing restrictive covenants for every property to protect the character of our community going forward, as it appears the City is unwilling to do that by retaining RC-1 zoning.

With blanket zoning I believe we will devolve into a wild west approach to planning where no one can predict what kind of housing will be built in their neighbourhood. It will be left up to the neighbours to use restrictive covenants to fight against developers in a civil court to protect our neighbourhoods.

This is not the approach we would want or expect from our elected officials. We had thought that the LAP process, coupled with the Heritage Guidelines being developed in conjunction with community members, would help us create a collaborative approach to development. We have been impressed by the professionalism, consideration and collaboration of the City Planners involved in this process and are disappointed that all this effort will be seriously undermined by a blanket RC-G rezoning approach.

I hope that the Mayor and Councillors will consider all the input they have received from this Public Hearing, previous sessions, from the media, from social networking sites, from many community associations, from leading Calgarians and from everyday citizens. That said, I remain sceptical that this Public hearing will have any effect on what appears to me to be a predetermined outcome to approve blanket zoning.

Based on all the feedback you have received; I still hope that you consider taking a step back from moving ahead with the divisive “one-size-fits-all” solution of blanket zoning. Please consider policies that, in the words of one of our community leaders, “build where it makes sense” and would allow us to protect the integrity and character of our wonderful Calgary communities that we all love so dearly.

Thank you.



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

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

[required] - max 75 characters	Public Hearing for Rezoning
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Are you in favour or opposition of the issue? [required]	In favour
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

April 13, 2024

Dear Mayor and Members of Council,

In reference to the public hearing on April 22, 2024, I am writing to express my support for the proposed citywide rezoning. We have for too long overcomplicated our cities with unnecessarily restrictive zoning that is inflexible, outdated, unsustainable, and irrelevant for the wishes and desires of the next generation of Calgarians. This is the time give citizens back their freedom in housing choice and allow the market to respond to the housing crisis.

Housing needs, desires and priorities ebb and flow with time. Whether its shifting economic conditions, child and elder care, transportation access, our hobbies and employment, or even changes in generational values; what is appropriate and desirable housing is constantly changing. It is simply impossible for zoning bylaws to keep up. This proposed rezoning is the first step in making zoning more flexible and adaptable.

As much as housing is discussed as a social issue, it is ultimately delivered by the economic system.

We live in a capitalist economic system. Consumers decide what is right for them, and the free market responds and delivers what they want. Why do we need to maintain such restrictive zoning that makes building anything but a single family detached home so difficult. Is that housing type even desirable for the younger generations? It is time to let Calgarians choose their housing form, and the economy the freedom to deliver it.

The housing affordability crisis has been decades in the making. It is often framed solely as the price of rent, but it is much more encompassing. It has been shown that higher density housing, such as semi-detached and row housing, is drastically more cost-effective to build. More households can benefit from the same cost of land, transportation, and utility infrastructure. Additionally, the property tax burden to maintain infrastructure and deliver city services is eased with more households sharing the costs. Furthermore, some services can be delivered more efficiently with increased density, or do not scale linearly with the number of residents. Moreover, the development costs, city administrative costs, opportunity costs spent in zoning changes, and time costs can be saved and passed back to Calgarians through the proposed rezoning.

I understand that some citizens are concerned about changes in their neighbourhoods, but it is important for council to recognize that the rezoning is only an immediate change

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



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First name [required] Alison

Last name [required] Pinnow

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Resining for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to blanket rezoning suggested by the city. I am not ignorant to the need for densifying but I do not believe that this will solve the housing issues. There are a plethora of buildings in the downtown core that were supposed to be converted to condos but much of this has not happened yet. The new row house being built are not selling for reasonable prices either, many people who are in need of housing are not able to afford a row house for 500k - this is absurd. Knocking down one house for 700k to put up four houses for 500k each solves nothing. What we need is rent control, condo fees that are not as high as a mortgage, and affordable housing that is realistic in its planning. Many neighborhoods now have row houses facing the street and row house three stories high off the alley; a major issue with this is the parking space for all of these people, road infrastructure, and disposal such as garbage, recycling, and compost. Where do all of these go? There has not been nearly enough thought out into this.

I sincerely hope that council hears the people and their concerns around this kind of quick decision as it is not in the best interest of those who are actually in need of affordable housing.



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First name [required] Christine

Last name [required] Barker

How do you wish to attend?

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

Date of meeting [required] Apr 24, 2024

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

[required] - max 75 characters Rezoning

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)

Action 1 I am opposed to this blanket rezoning proposal. The city needs to make clear who would have the authority over housing development. Permits alone will not be able to handle the countless proposals and problems that will occur. Home owner security will be erased forever in favour of speculation.

Action 2. I'm not sure what grade oriented means. Will there be height restrictions? Over look regulations? Sunlight disruption? Plant growth or removal? Roof coverage?

Action 3 this one is a complete No! This would increase population density for one ordinary 50"lot it would decrease civility among neighbours for or against development and would increase noise levels and unacceptable vehicle and clutter storage.

Action 4 is also No! As above the vehicles needing parking would be too numerous. It is not viable to assume a suite would not have an extra vehicle or perhaps even two, so no parking requirements is ludicrous.

Action 5 If the other actions pass.. "C" designation is a minor advantage, but necessary for single family properties, as long as the contextual means something concrete that has been decided by all parties involved. The above suggested concerns rights and regulations and who oversees the process must be defined in a clear and transparent way.



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First name [required]	Philip
Last name [required]	Scherman
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Putting the base residential "low density" land use district R-CG in place
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)

Putting the base residential "low density" land use district R-CG in place of the various R1 and R2 districts will increase density and destroy the character and desirability of my existing neighbourhood. This misguided intervention will not improve affordability in Calgary.

Newer Calgary communities are developed according to master plans which include a designated mix of single family, multi-family, etc. I bought in my community because the community was master-planned with lots of trees and tranquility. Blanket R-CG zoning will likely only result in less trees and less tranquility in my community.

Rezoning land in R-CG does not create affordable housing. There is no requirement for affordable housing on any privately owned land. Numerous studies, that I am sure the City Planning Dept know about, show that R-CG densification does not create affordability – it simply increases the stock of more expensive housing and decreases the stock of comparatively more affordable housing. If you want more "affordable" you should increase the land supply not intervene in the land market.

Why cause major uncertainty and disruption in established communities to achieve growth & density goals? The City has access to sufficient land on the periphery. I would also note that the City had identified only 2 parcels of City-owned property out of 407 parcels suitable for residential development why so few City-owned properties in the upzoning?

I believe there is an essential need for certainty and predictability for all Calgary property owners. Properties will be negatively impacted in communities affected by the proposed upzoning. This not in a community's collective interest.

Major land use changes should not happen without full input from affected landowners. It is not realistic for Council to consider all the effects of this upzoning with the bylaw amendment limitations (i.e. 1- 5-minute presentation with written materials).



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

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

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First name [required] Sandra

Last name [required] Braun

How do you wish to attend?

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

Date of meeting [required] Apr 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

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 I moved into this neighborhood, I moved for a reason. It is expensive to move (high interest rates, high home prices) to meet my residential living goals. Arbitrary land use re-zoning is overly arbitrary and onerous.



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First name [required] Stefany

Last name [required] Carrita

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a resident of Willow Park, Calgary, I express my concerns regarding the blanket rezoning proposal for our city. It is imperative to recognize the unique characteristics and investments within each community, and thus, the integrity of these communities must be safeguarded. I respectfully urge you to vote against this proposal, as it does not prioritize the best interests of the current residents of Calgary. Note I am NOT against densification. I am AGAINST lazy blanket rezoning without any sort Of plan.



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First name [required]	Cheryl
Last name [required]	Kwan
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	Proposed Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the City's proposal on rezoning as it does not resolve the affordability issue and supply of housing. Rezoning makes it easier for developers to build more units, but does not relate to affordability across citizens of Calgary. Developers can afford to buy the land, but how does that transfer to individuals? Are developers giving an incentive back to the community? No, in fact, it makes the community more dense, is unsightly and does not erase the affordability issue.

The City's proposal on rezoning creates more headaches. For example, Calgary's transportation infrastructure is not well-equipped to handle all these changes. Snow removal, parking is increasing difficult, and by rezoning, it will only cause more issues. We should first address the infrastructure, LRT and bussing before doing a multi-blanket proposal for rezoning.

After Covid, there are still a lot of vacancies downtown, and it makes sense to use these buildings for multi-complex units. However, for affordability, Calgary should expand outwardly and have new designated areas for multi-complex units. It does not make sense to re-zone the properties that are designed for single detached units to be rezoned.

I believe the City should re-consider this proposal and address more pressing issues at hand such as health care, education, and transportation.



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First name [required]	Ray
Last name [required]	Mireault
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	R-CG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	The Unassailable Case against Blanket Rezoning (final).pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We are opposed to blanket upzoning because it is an unproven and overly simplistic approach to a complex issue that creates more problems for Calgary's existing and future housing supply than it solves. There are more effective ways to solve the City's current housing challenges that can be implemented without the wholesale disruption of existing, highly functioning neighbourhoods.

If Council wishes to seriously address the issue of affordable housing for lower income households, please consider leasing City owned land as proposed by Mr. Stephen Shawcross and Mr. Sano Stante. Their recommendations are based on sound planning principles and 84 years of combined experience. A copy of their assessment is attached.

City Council could further accelerate near-term affordable housing construction by reserving a portion of City owned lands for mobile home parks. The construction industry has proven that modular housing can be constructed more quickly and at lower cost than conventional "stick-built" housing. Most importantly, the modular construction industry utilizes a different work force, providing increased construction capacity at this critical time.

Council does not have a mandate to replace Calgary's existing development process, which has proven itself over time and has the capacity to effectively deal with today's challenges to housing supply. In the event that some Councillors are still determined to implement blanket upzoning, the scale of this experiment should be limited to the Wards that they represent.

THE UNASSAILABLE CASE AGAINST BLANKET REZONING

Introduction

While we applaud the City for endeavoring to address the affordable housing issue currently plaguing major urban centers across Canada, there are a number of serious impacts associated with the blanket rezoning approach. In the opinion of the authors, there exist much more effective solutions to deal with the issues without the attendant drawbacks, in particular the wholesale disruption of existing, highly functioning neighbourhoods.

The following discussion paper elaborates on the efficacy of the blanket rezoning approach, the myriad unintended consequences and provides alternatives tailored to address the affordability issue based on sound planning principles, which more adequately consider related social, environmental and economic objectives. The proposed solutions are readily implementable, predictable in terms of results and well within the City's purview with respect to resources and expertise.

Blanket Rezoning PROs and CONs

The following provides a summary of the City's arguments in support of the Blanket rezoning initiative along with the myriad counter arguments.

PROs

The City of Calgary is advocating for a proposed blanket rezoning initiative as part of its broader strategy to address housing affordability and diversity within the city. Based on the City's published documents¹ these are the primary arguments in favor of this initiative:

1. **Increased Housing Options and Affordability:** The initiative aims to redesignate residential areas that currently only allow single or semi-detached homes to also permit row houses and townhouses. This change is intended to provide more housing options, thereby improving housing affordability for Calgarians by increasing the supply of homes. The proposal is aligned with the city's broader housing strategy, "Home is Here: The City of Calgary's Housing Strategy 2024-2030, which was approved to address ongoing housing affordability challenges.
2. **Streamlining the Development Process:** By changing the default zoning, the initiative seeks to streamline the development process, eliminating the need for individual public hearings for each new project within the rezoned categories. This is expected to reduce bureaucratic hurdles and accelerate the construction of new homes, facilitating a quicker response to housing demand.
3. **Supporting Diverse Community Needs:** The rezoning initiative is seen as a way to support the needs of diverse households by allowing different types of housing within communities. This includes facilitating the construction of rowhouses and duplexes, which can provide more affordable housing options and potentially include secondary suites for additional income or affordable rental options. These housing types are intended to attract a range of residents, from families to single occupants, enhancing community diversity.
4. **Utilizing Existing Infrastructure Efficiently:** The proposal argues that most established communities, particularly those built before 1980, have existing infrastructure capacity to support increased density. This is due to declining populations in these areas and the

¹ <https://www.calgary.ca/council/ward-1/articles/housing-strategy-update.html>

construction of more efficient housing units. By increasing the types of housing allowed, the initiative aims to make better use of existing infrastructure.

5. **Improving Overall Housing Market Dynamics:** Adding new homes to the market, even if they are initially priced higher, contributes to overall housing affordability. This is because it reduces competition among buyers and renters, leading to more reasonable prices across the market. Additionally, offering a variety of housing types gives consumers the flexibility to choose homes that best fit their budgets and lifestyles.
6. **Encouraging Development in Established Areas:** The initiative is part of a broader approach to encourage development within established areas of the city. This is intended to meet the high demand for homes in these locations, providing more housing choices closer to employment and amenities, which can reduce commute times and environmental impact.

The aforementioned objectives can be readily achieved through conventional planning protocols and processes without resorting to a “sea change” in the form of Blanket rezoning.

CONs

Counterarguments to the proposed blanket rezoning initiative by the City of Calgary are based on various concerns and acceptable principles of urban planning and development. While the initiative seeks to address housing affordability and increase housing options, there are myriad potential downsides and challenges that must be considered by an informed City Council:

1. **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighbourhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighbourhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.²
2. **Potential Negative Impact on Development Timelines** Contrary to the anticipated streamlining of the development process, there exists through the appeal process a significant potential to extend project approval timelines and overwhelm the capacity of the SDAB and Alberta Court of Appeal. An unintended and very real impact.³
3. **Displacement and Gentrification:** In mature communities with older homes the introduction of higher-density zoning provides developer incentives, which drives older property values displacing long-term residents, thus altering the demographic composition of the community. This process of gentrification reduces residents *aging in place* and can erode the social fabric and cultural identity of the neighborhood replacing it with a more homogeneous and less vibrant community.⁴
4. **Environmental, Climate Change and Green Space Concerns:** The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces reducing

² Talen, E. (2005). *New Urbanism and American Planning: The Conflict of Cultures*.

³ Chomik, B. Opinion letter re: blanket rezoning negative effects on approval process. March 2024 (Addendum A)

⁴ https://southwarknotes.files.wordpress.com/2009/12/loretta_jees_tom_slater_elvin_wyly-gentrification__-routledge2007.pdf

evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts.⁵ 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.

5. **Negligible Affordability Improvements for Lower Income Households:** While adding more housing units is intended to improve affordability through increased supply, there's no guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units financially out of reach for many, particularly in desirable neighbourhoods, thus not effectively addressing the core issue of housing affordability for all segments of the population.
6. **Strain on Existing Infrastructure and Services:** While the initiative assumes existing infrastructure can support increased density, there could be unforeseen impacts on local services and aged infrastructure, including roads, schools, parks, and emergency services.⁶ Higher density, in areas previously planned for single family, could lead to congestion, overburdened public amenities, and a need for significant upgrades to infrastructure, which might not have been adequately anticipated or budgeted for. In this respect a more thorough analysis of these issues is warranted prior to the wholesale application of blanket rezoning.
7. **Parking and Traffic Congestion:** Increased density typically leads to more vehicles in a given area, potentially exacerbating parking shortages and traffic congestion. This will diminish the quality of life for residents, reduce the attractiveness of neighbourhoods for potential buyers, and negatively impact property values. The proposed changes do not adequately address these challenges, particularly in areas without robust public transportation options.
8. **Loss of Single-Family Homes:** While the initiative does not forbid the construction of single-detached homes, market dynamics will likely favor the development of more profitable multi-family units. This will gradually reduce the stock of single-family homes, a desirable structural option for empty-nesters and seniors wishing to remain in their existing neighbourhoods. It will also limit choices for families desiring this type of housing and alter the landscape of neighbourhoods that traditionally featured detached homes. The incentives to redevelop perfectly accommodating single family bungalows will displace many seniors, who would have otherwise preferred to age in place.
9. **Lack of Certainty and its Proven Impact on Health and Well-Being:** The Blanket rezoning proposal provides no certainty as to an individual's living environment even in the short term. Certainty of one's preferred living experience is a key determinant in the home buying process. Conversely, uncertainty has a major negative impact on one's health and well-being. Uncertainty exerts a strong pull on our thoughts, and inhibits our ability to act, leaving us anxious and psychologically fragile. Waiting for certainty can feel like a million tiny cuts, leaving us consumed with anxiety.⁷

⁵ Gobster, P. H., Nassauer, J. I., Daniel, T. C., & Fry, G. (2007). The shared landscape: What does aesthetics have to do with ecology?

⁶ Haar, C. (2017). Suburbs under Siege: Race, Space, and Audacious Judges

⁷ Robinson, Brian E., Ph.D "Why You Hate Uncertainty and How to Cope", Psychology Today. Nov. 2020.

This unintended consequence of the initiative is contrary to the City's planning for healthy communities' principles as articulated in the most recent Area Structure Plans (example - Nose Creek Area Structure Plan) and has the potential to create uncertainty and its related negative health impacts for +/- 300,000 Calgary Households currently occupying single-family and semi-detached dwellings.⁸

We defy anyone living in a single-family dwelling in any neighbourhood, to wake up and discover an 8-unit multiplex with limited parking going in next door and not suffer severe anxiety. The health care system is under enough duress without additional burdens.

10. **Loss of Freedom of Choice:** Freedom of choice is a central tenet of Western Civilization, the freedom to choose between different possible courses of action and by extension, the freedom to live in a neighborhood which reflects and embodies one's preferred attributes in terms of aesthetic, environmental, social and economic characteristics. Up till now the citizenry of Calgary have had the freedom to aspire to and ultimately choose their preferred living environment. In a headlong and misguided rush to enforce equity and inclusivity in all possible circumstances, the City is sacrificing this particular freedom, a choice that has been clearly demonstrated by the majority of Calgary households.
11. **Massive Economic Impact:** An analysis by experienced certified appraisers suggests a potential loss in existing equity for the \$200B of current investment in single family and semi-detached units with a concomitant impact on the Municipal tax base. This potential impact warrants a detailed economic analysis.
12. **Reduction in Home Ownership in Favor of Increased Rentals⁹.** Home ownership has been proven to develop more engaged communities as home owners are more apt to invest in their property and community. This fosters a stronger sense of belonging, participation and community engagement.¹⁰ Ownership provides greater personal control over housing costs compared to renting. Home ownership is also considered a form of forced savings, leading to wealth accumulation (asset-based wealth/welfare) over time as owners pay down their mortgages¹¹. This equity is often leveraged for other investments, education, or retirement, contributing to greater economic stability and security overall.
13. **The Blanket Rezoning Model is Unproven.** Based solely on hypothesis, there exists no verifiable proof that the proposed blanket rezoning model provides the results it espouses; whereas Comprehensive Neighborhood Development Plans have been proven with positive results for many decades in Calgary. To deploy an unproven model on the citizenry without ample testing, due diligence and proof of positive results would be unconscionably irresponsible. *Once deployed the negative effects of the blanket rezoning initiative would be difficult, if not impossible to reverse.*
14. **Blanket Rezoning Cannot Respond to Local Needs.** Just as community associations are more attuned to the needs of their community than Municipal Government, which is equipped to understand its citizens better than the Province, which governs it's provincial population at a more appropriate scale than the National Government. Blanket rezoning is

⁸ Statistics Canada 2021

⁹ <https://www.stats.govt.nz/news/housing-affordability-more-challenging-for-renters-than-homeowners/>

¹⁰ Putnam, R. D. (2000). Bowling Alone: The Collapse and Revival of American Community.

¹¹ Ley, David "Housing Booms in Gateway Cities" John Wiley and Sons Ltd. New Jersey, 2023

a national initiative, that naively purports to solve micro, community scale issues with a macro solution.

15. **Sundering the Social Contract.** Property zoned for a specific use creates an implicit social contract between the individual and the city. Before that social contract is radically altered to ostensibly affect the greater good, the efficacy of the proposed change must be clearly and unequivocally demonstrated.

Each of these counterarguments emphasizes the need for a balanced approach to urban development, one that considers the long-term impacts on communities, infrastructure, and the environment. While the goals of increasing housing affordability and diversity are commendable, the methods to achieve these objectives need to be carefully evaluated and designed to mitigate potential negative outcomes. In other words, PLANNING in the traditional sense as opposed to a retrograde “one size fits all” approach.

The Creation of a Perpetually Affordable Housing Supply

As evidenced, the ability of the initiative to address the key issue of affordability is questionable and the consequential impacts, unintended and otherwise, are legion and significant. The City’s proposal for blanket upzoning is wielding a sledgehammer, when a scalpel is required to reshape the urban landscape. The City does however possess the means in both ‘men and material’ to solve the problem and on their own substantial land base.

In addition, there exists a significant potential supply of affordable housing in the form of secondary suites in existing units that could be unlocked with appropriate modifications to the current regulations.

Land Cost – A Barrier to Affordability

Land development and building when in the hands of the private sector are “for profit” enterprises. Developers target returns in the 20 to 25% range with builders adding another >14% to the final home price.

The land component of the majority of most lower density housing forms (i.e., single-family, semi-detached, duplex, townhouse and multiplex) is between 25 and 30% of the final selling price of the unit with materials, labour, marketing, project management and profit constituting the remainder.

Developers and builders are incentivized to deliver housing products that will render an acceptable profit margin and, given the fixed cost components, there is little scope for providing ‘affordable’ versus ‘market rate’ housing.

While the City has virtually no influence over most of the fixed cost components (i.e., materials, labour, marketing, project management and profit), it has at its disposal a land base and the administrative capability to deliver housing between 25 and 33% below market values for comparable units, or truly affordable housing.

City Land Supply – A Lost Opportunity

Over the past twenty years, the City of Calgary has generated through planning studies, redevelopment schemes on City-owned parcels adjacent to LRT stations, excess school sites and larger agglomerations. These redevelopment initiatives represent the potential for thousands of affordable housing units of various structural types (townhouses to hi-rises). Unfortunately, very few of the identified opportunities

have been acted upon. These studies could be easily reactivated and form the basis of a comprehensive affordable housing strategy.

Community Land Trust - A Mechanism to Perpetual Affordability

The City establishes a housing management entity (**Community Land Trust**) that oversees the development of affordable housing. Alternately, parameters are established for nonprofit organizations to acquire and hold the land permanently (off the speculative market) and undertake the development. Land is held in the CLT or leased from the City for a nominal amount, long term (say 99 years). Durable, long-term housing is developed and sold by CLT absent the land cost at approximately 30% less than comparable housing. Purchasers are screened to meet an income and means test to qualify for affordable housing. Terms of sale require that the property must be owner-occupied. Owners may sell the property however; the property must be sold to the CLT at cost base plus the cost-of-living increases over the duration of occupancy. The CLT can re-sell the property into the market again on an affordable basis (presumably 30% under market) providing a perpetual affordable housing model, limited by the durability of the property. When the property reaches end of life, the CLT may rebuild on the property under the same model because the land stays under the control of the Municipality or CLT.¹²

The model is equally applicable in the delivery of rental units. The split between ownership and rental would be determined through an examination and projection of City supply/demand characteristics.

Given this model, affordable housing remains perpetually affordable rather than only initially affordable and thereafter absorbed by the market. A key component is the availability of City owned land. The model could also utilize Provincially owned land, such as surplus school sites (or underutilized sites). Most school land owned by the province carries the caveat that if sold, must be sold at market value. This has historically hindered the re-development and efficient re-use of these sites for affordable housing and other community functions. By leasing these sites to a CLT rather than selling the land, the perpetually affordable aspect is achieved.

Summary and Recommendations

The following provides a comparison of blanket rezoning versus Comprehensive Neighborhood Plans coupled with a CLT in terms of addressing the City's stated objectives.

¹² <https://cltweb.org/wp-content/uploads/2022/06/Origins-Evolution-CLT.pdf>

BLANKET REZONING	COMPREHENSIVE NEIGHBORHOOD PLANS + CLT
1) Increased Housing Options and Affordability	
<p>Questionable ability to provide affordable housing in numbers capable of satisfying demand. Unlikely to address affordability for lower income households</p>	<p>Well located, contextually appropriate projects at scale and affordable rate. Ability through reduced land costs to address lower income households. Encouraging the deployment of secondary suites and laneway housing in all zones where residence is owner occupied.</p>
2) Streamlining the Development Process	
<p>Blanket rezoning has potential to cause a significant backlog of appealed development permits at SDAB and Alberta Court of Appeal if affected residents and/or community associations are opposed.</p>	<p>A comprehensive neighborhood plan will designate the most appropriate sites for intensification along with CLT projects, thereby eliminating friction in the approval process.</p>
3) Supporting Diverse Community Needs	
<p>The majority of Area Redevelopment Plans currently provide for diverse housing options and the Local Area Plan Process is providing for alternatives and considerable intensification. Therefore, blanket rezoning is unnecessary.</p>	<p>Comprehensive Neighborhood Plans along with the CLT model achieve the stated objective without the attendant impacts.</p>
4) Utilizing Existing Infrastructure Efficiently	
<p>Sporadic/scattered redevelopment engendered by blanket rezoning of single-family neighbourhoods is not an efficient use of infrastructure v/s selective large-scale redevelopment.</p>	<p>Development of City land which has sat vacant in prime locations for an extended period (+/- 25 yrs.) would be an extremely efficient use of existing infrastructure. Especially on a larger scale that takes advantage of public transit (ie LRT Stations)</p>
5) Improving Overall Housing Market Dynamics	
<p>“Adding new homes to the market, even if they are initially priced higher, contributes to overall housing affordability” is not only counter-intuitive, but spurious in the extreme. By the City’s own admission, blanket rezoning will result in “<i>adding higher priced homes to the market</i>”.</p> <p>The Authors’ experience over the past 40+ years suggests that house prices in YYC have remained stable or increasing, except during two periods (NEP 1981 and 2007 sub-prime mortgage crisis) caused by exogenous and extreme events. We are unaware of any instance in history where an oversupply without a concurrent financial anomaly has caused a significant reduction in average house prices.</p>	<p>The CLT model will provide truly affordable housing in perpetuity, again without the attendant disruption and negative impacts.</p>
6) Encouraging Development in Established Areas	
<p>Blanket rezoning represents a shotgun approach to re-development in established areas and will not achieve the volume or type of development required to address the affordability issue. This is best accomplished through comprehensive and contextually appropriate planning.</p>	<p>Comprehensive Neighborhood Plans accomplish this objective in a more rational and considered way allowing for intensification that provides for desired synergies and adjacencies, mixed uses, live/work and unique living arrangements (coop housing, etc).</p>

RECOMMENDATIONS

We respectfully table the following recommendations to Calgary City Council for due consideration:

- 1) That the City abandon the Blanket rezoning initiative/bylaw in favour of Comprehensive Neighbourhood Plans (Local Area Plans) that identify specific areas/sites to be rezoned for duplex, townhouse and multiplex structures along with multi-family uses, including four and five storey, mid-rise and hi-rise buildings.
- 2) That the City establish a Community Land Trust along the lines as previously described to deliver below market rate housing in both ownership and rental tenure in a variety of structural types.
- 3) That the City identify and make available under a lease structure, municipally owned parcels throughout the City to provide land for the Community Land Trust initiative.
- 4) Additionally, the city may consider allowing secondary suites and laneway housing in all zones, along with a review and modification of existing regulations.

Authors:

Stephen Shawcross is an Urban Planner and past partner/director of the IBI Group (now Arcadis), a multi-disciplinary consulting firm of some 40,000 professionals practicing world-wide. Over the past 44 years he has been involved in the planning and development of some 40 Calgary communities including Garrison Woods, Currie Barracks, Quarry Park and the University District. He has also authored/directed over 100 studies for the City of Calgary, including the initial community intensification exercises (Shaganappi, Banff Trail, and Capitol Hill) and development feasibility studies for City owned lands for transit-oriented developments (TODs).

Sano Stante CCIM, ICD.D is a 40+ year veteran Calgary real estate professional. A past Chair of RECA Residential Council, Past Chair of Attainable Homes Calgary Corp, Past President of CREB, and past Director of CREA's MTC responsible for Realtor.ca. Sano is a founder of NewWay forming, Sungroup Solar and Tri-Energy Tech.

Mr. Stante has been instrumental in innovative projects throughout Western Canada, from bridges to residential subdivisions, high-rise to historical preservation, to health-care. Sano is an effective advocate of sustainable communities and received the Quality of Life award from Alberta Real Estate Association. Sano currently instructs real estate sales management at REDI U of C Haskayne. Sano is a native Calgarian with deep roots in the community and a key player in the improvement of Calgary's urban landscape with a passionate interest in sustainable development.

Addendum A

While Blanket Rezoning intends to streamline the development process, it may inadvertently prolong it. Currently, the process involves lengthy rezoning procedures followed by permit applications, totalling around 10 months on average. However, by eliminating public input in rezoning decisions, Blanket Rezoning may lead to increased appeals against permit approvals. These appeals can prolong the process by up to 4 months, resulting in an overall timeline of 14 months or more. Additionally, if appeals are escalated to the Alberta Court of Appeal, further delays of up to 6 months or more can occur. These complications could overwhelm the SDAB and Alberta Court of Appeal. Thus, while intended to streamline development, Blanket Rezoning poses significant risks to efficiency and may inadvertently extend timelines.

The following was authored by **Bill Chomik**, Architect AAA, FRAIC, HON. AIA, who was the **Chair of Calgary's Subdivision, Development and Appeals Board from 2016 to 2023**

One of the City's arguments in favor of the Blanket Rezoning initiative is that the development process will be streamlined. Theoretically, the permitting process will be shortened, due in large part to the elimination of the typical current rezoning process whereby land use amendments take an average of 6 months to complete including public hearings at City Council. Typically, development permits (DP) take an average of 4 months to complete, creating an overall development timeline of an average of 10 months.

Appeals against development approvals issued by the City's Development Authority (DA) where land use amendments were previously made to permit those developments are not uncommon but are reduced in number due to community and directly affected neighbor involvement at the public hearing where the rezoning was granted. The community's and neighbors' objections to the rezoning would have been heard and potentially implemented at the public hearing, thereby reducing the probability of appeals at the time of DP approval.

By forcing Blanket Rezoning on residential communities, where there is little public say or discourse around site-specific concerns, affected parties will likely appeal the DP, despite the permitted use and absence of relaxations or variances on the approval. Under Section 685 of the Municipal Government Act, affected persons can appeal the approval to the Subdivision and Development Appeal Board (SDAB) if they argue the DA has erred or misinterpreted a bylaw and indeed did grant relaxation(s). The appeal must be heard. After a maximum 21-day appeal application period, followed by a maximum 30-day hearing scheduling period, the SDAB typically sets a "Procedural & Jurisdictional" (P&J) appeal hearing which effectively opens the hearing. The date for the "Merit" appeal hearing where the actual appeal is heard and debated is set at this time, typically on average 2 months from the P&J. After the Merit appeal hearing, the SDAB has another 15 days to issue its decision. Over 4 months has been added to the development timeline, plus the 4 months consumed in the DP application process for an overall process of 8 months (vs 10).

However, there is more. If the SDAB rules in favor of the DA's approval by denying the appeal, the appellant, who has had no say whatsoever in the rezoning process and is emotionally compelled to stop the development, can ask the Alberta Court of Appeal to overturn the decision of the SDAB. This application to the court has to occur within 30 days of SDAB's decision. On average, today it takes the

court 2 months to determine whether it will hear the appeal. If leave is not granted, the DP survives approval. If leave is granted, there is a 30-day submission period (of evidence) and then it could be 2 to 4 months before the court can schedule a hearing depending upon the court's workload. Conversely, if the SDAB rules in favor of the appeal, the applicant (developer) must wait 6 months before reapplying for the development. Alternatively, the applicant can also take the Court of Appeal route. In either scenario, 6 months or more is added to the development timeline for an overall process of 14 months (vs 10).

These are real risks to Blanket Rezoning, and it is most certain that the workloads of the SDAB and the Alberta Court of Appeal will increase, perhaps significantly. This will add even more time to the development timelines, ironically an unintended goal of streamlining the development process.

Bill Chomik, Architect AAA, FRAIC, HON. AIA



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First name [required] Mostafa

Last name [required] Hatami

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I fully disagree to change the zoning structure in my neighbourhood. There are already too many townhouses, and appartment building built or under development in the area! no need to further damage the stracture an look of the city like a third world country.



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First name [required] Noelle

Last name [required] Holmes

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 Re zoning for housing.

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

ATTACHMENT_01_FILENAME (hidden) IMG_8915.png



ATTACHMENT_02_FILENAME
(hidden)

IMG_8916.png

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

There are two pictures of my written submission

 Notes

Blanket rezoning will eliminate zoning for single family communities throughout the city of Calgary.

Every single-family lot will be rezoned to be multi family. As a realtor I know this will affect property values within neighborhood's. Most Calgarians do not know what exactly is being proposed, let alone the ramifications to their property value. If they were educated in what this blanket rezoning indicates, the consequences of it, and given a chance to vote on it.; then that would be a fair proposal in this case. However, that is not what is happening. City council is proposing this way too quickly, without thinking it through. It does not address our immigration problem, or housing, or inflation. Builders will still ask prices that are not compatible with people who can't afford what is available now. What makes us think they will be able to afford the asking prices of these new builds. It puts a bandaid on the issue. Without consent of the



< Notes



bandaid on the issue. Without consent of the people. Furthermore, if you were to ask residents who street park the availability of parking, they would tell you there's not enough parking in residential areas as is. Let alone building an 8 plex with no parking in the middle of a single family neighborhood. With lower income housing, there comes different problems that have to be considered. It is far to vast of a proposal, with little thought to the actuality of what it will do. Calgarians deserve a say!! I am opposed!!





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First name [required] Marcel

Last name [required] Girard

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 re-zoning

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

ATTACHMENT_01_FILENAME (hidden) rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 12/24

Re: Rezoning in Calgary

To whom it may concern,

This is to voice our strong opposition to the blanket re-zoning of Calgary.

I don't know why we bother arguing against blanket re-zoning as it seems like a foregone conclusion.

In the past year, a neighbour applied to build a secondary suite and though the entire immediate neighbourhood was dead set against it, the application was approved by the administration. Part of the process was a Skype meeting to make our case against the application but I knew we would lose the argument when I saw the condescending attitude of the chairperson and committee...(the I dare you attitude)

As citizens of Calgary since 1977, we have lived in low density R2 zone (Ranchlands) before, only to see the lovely neighbourhood being taken over by renters who did not share our values. We moved to Edgemont to have peace of mind in a low-density R1 neighbourhood. Sure, we need rentals, secondary suites and all, just not in R1 areas. We pay extra taxes for R1 and don't want multi-plexes in our neighbourhood, in this case Edgemont.

Blanket re-zoning needs to go to a plebiscite, no matter the cost, as the present City Council was not elected to proceed with such quantum change for our great city.

Mayor Gondek and Council have guided this city through several mistakes and blunders, namely the climate emergency declaration, the botched arena deal, electric buses, bags and straws and so on but the rezoning will be their crowning achievement.

The City Council, headed by Mayor Gondek, is attracted to the Federal money like moths to a propane light.

Regards,

Marcel Girard

Francine Girard



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First name [required]	Susan
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	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 writing to express my strong opposition to the City's blanket rezoning proposal. I believe much more effective alternatives to the affordable housing shortage exist. I also believe that implementation of such a poorly thought-out "solution" would adversely impact the quality of life of Rosedale residents and serve primarily to line the pockets of developers whilst failing to truly address the affordable housing shortage. In addition to the deterioration in quality of life I believe a vibrant, happy community would be imperiled, the environment would be adversely impacted and there would be a diminution in property values. I would refer you to the paper by Shawcross and Stante which provides an excellent summary of the shortfalls in the City's proposal and outlines a far more effective way in which to address the affordable housing shortage.

This is such a fundamental issue for most citizens that I believe it would be irresponsible for Council to proceed with what appears to be an ill-thought-out proposal. We need to effectively address our housing crisis and this "solution" will not do that. It will instead upset, penalize and harm the quality of life of many hard-working citizens.

The blanket proposal seems to me to resemble an experimental drug whose efficacy is unproven but whose side-effects are all too apparent and real. This risks creating new problems whilst failing to effectively solve the targeted matter.

I would urge Council to cancel this proposal or, failing that, defer implementation of the proposal, conduct a more intensive research into how best to provide affordable housing and allow a public vote at the next election.

Thank you for your consideration.

Show quoted text



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First name [required]	Roland
Last name [required]	Vanderburg
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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
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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 proposal is completely unacceptable. It has the potential to convert most of Calgary into a slum. It could have very negative consequences for long-time Calgary homeowners. There are many much better solutions to deal with the need for housing. Please do not cave into the federal government. Please reject this rezoning proposal today. Thank you.



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First name [required] Sajid

Last name [required] Iqbal

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Blanket Rezoning will eliminate current appropriate zoning for single-family communities like Edgemont. My house which I proudly bought as a single-family lot will be rezoned to be multifamily, with new zonings of either R-CG. I still have very little specifics of what the proposed rezoning means to my neighborhood.

Decisions of this magnitude should not be rushed.

Citizens have the right to know the full details of implications before the Council moves forward.

I do not want an eight households, 4 parking spots building next to my house. It will invade my privacy. Will be a fire riak and degrade the value of properties in this neighborhood.

Council should put this as a vote to Calgaryans in next election, and each community should be given a choice to choose the rezoning designation. Not as a city wide rushed call.

Or if not, than at the very least, if this Counsel and the Mayor are confident this is the right choice, they should put the facts to the people for a plebiscite and let the people of Calgary decide.



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First name [required] Michael

Last name [required] Doty

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The current post COVID housing shortage was created by a large influx of people in a short period of time driven by record immigration to Canada, employment opportunities generated by increased energy prices, and lower housing costs relative to other major Canadian cities. There is no actual evidence provided that the proposed R-CG zoning change will address, in any meaningful way, the scale of short term demand increase that we're experiencing.

Of the case studies put forward by the City as examples of why the proposed zoning is a good idea, four (three of which are really one set of data presented in different forms) refer specifically to the impact of large apartment buildings in inner city areas. None of the case studies involve a blanket re-zoning plan.

Blanket re-zoning puts too much of the onus of maintaining existing community character in the hands of unelected officials in Planning and Development.



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First name [required] Diane (Mrs.)

Last name [required] Tymko

How do you wish to attend?

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

Date of meeting [required] Apr 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 for Housing

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

ATTACHMENT_01_FILENAME (hidden) Blanket Upzoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

A copy has also been emailed to Councillor Pootmans, Ward 6

Councillor Pootmans,

We live in Ward 6 in the community of Westgate which is included in the Westbrook LAP. We strongly oppose the blanket rezoning proposal and ask that you vote against it.

Housing starts vs population growth has been an issue for years and the attached graph shows stats from 2018 – 2023 – it has been no secret that immigration has far out-numbered housing availability – this responsibility lies with our federal government who has been blatantly irresponsible in this regard. The knee jerk reaction was to offer the Housing Accelerator Fund (HAF) to cities across Canada with no regard to long-term planning, infrastructure planning, and environmental planning as it relates to densification in our cities. In response, some cities, Calgary included, jumped at the chance for funding from the HAF to help address housing shortages with little regard for the planning process.

Initiatives relating to City of Calgary Housing

June 2022 – Council initiates Housing & Affordability Task Force

March 2023 – Federal government announces Housing Accelerator Fund (HAF)

April 2023 – Westbrook LAP approved after years of planning and consults with the communities involved - higher density housing was planned with some consideration for our neighborhood with higher density buildings planned for connector streets, leaving the internal residential streets intact, showing respect for the integrity of our neighborhood

June 2023 - Housing & Affordability Task Force presents recommendations to Council – focus is on housing affordability and affordable housing – a key recommendation is to implement R-CG zoning city wide and remove any minimum parking requirements in all residential districts

November 2023 - \$228 million from HAF awarded to City of Calgary – city will need to follow thru on the promise of blanket rezoning of R-CG and H-GO as outlined in their application in order for this funding to be received * *note of interest that the Minister of Housing, Infrastructure and Communities awarding the HAF funding states in a letter to Mayor Gondek, a warning as follows: “ There are members in your community, and elected leaders in your community, that may try to dissuade you from doing the right thing, in pursuit of what is easy. These kinds of attitudes are a major reason why we are living in a national housing crisis. These attitudes help explain why so many Canadians cannot afford the cost of a home in the community where the work, study and live. We will never solve the housing crisis in Calgary if it is not legal to build the homes required to meet the moment.”*

Let’s first acknowledge that Canada has an immigration issue that has created a housing crisis – see attached graph from Statistics Canada and CMHC. How dare the Minister accuse citizens of Calgary as having “attitudes” that are the major reason for the national housing crisis!

We are opposed to the blanket up-zoning proposal for the following reasons:

We have invested substantial money buying, maintaining and upgrading our home and lot in Westgate. The potential to have a large multi-unit complex built beside and around us would

severely limit sunlight, cause issues with privacy, parking, noise and potential infrastructure issues.

Our single family/detached dwelling neighborhood is wonderful and should be preserved, not destroyed. Your city-wide rezoning is disrespectful to families like ours who have worked our entire lives to enjoy our homes, yards and gardens and treasure the quietness and feel of our neighborhood. Yes, purchasing and maintaining a home in our neighborhood may not be monetarily possible for a number of Calgarians, just like purchasing a mansion in Mount Royal is not possible for us. This fact should not dictate a blanket rezoning approach.

When we started out as a young couple we did not own a home in our neighborhood – we rented in a high density area. Our mayor has stated *“If you are wanting to ensure that your community is vibrant then you need younger families and young professionals to be there.”* *“They need to have the type of accommodation that suits their needs while they’re just starting out.”* Today’s young couples should not feel entitled to living in our neighborhood without having the means to do so. As a neighborhood we should not be building high density units amongst our homes simply to allow young families to “afford” to live here. Why are we not able to work hard, save and buy a home in a quiet, less densely developed neighborhood? The city should offer areas for residents who want to live in quieter, less dense neighborhoods, as well as areas for those residents who enjoy the busier, bustling neighborhoods. This current proposal is not balanced in its approach.

A number of years and millions of dollars were spent on the Westbrook Communities Local Area Planning project which was approved in April 2023. This plan was comprehensive and considered many factors. The Westbrook LAP for example, stipulated that *“new development, major renovation and retrofit projects should be designed to limit the amount of impervious surfaces, retain and enhance greenspaces, and exceed minimum landscaping requirements for trees and soft surface areas to limit impacts of extreme heat events and stormwater flooding.”* Our lot for example, has 6 mature trees, gardens and plenty of green grass which would all be gone if an R-CG property was built here. Is effective carbon capture from trees, grass and gardens no longer wanted by the city? This LAP would be null and void if the blanket rezoning is approved.

This blanket rezoning is not a plan – it is an irresponsible move to supposedly solve a housing shortage and housing affordability that has been years in the making and is being fast tracked by pressure to meet the demands of the Housing Accelerator Fund, which is also not a plan. This proposal treats housing as a numbers only approach with no sense of community planning.

We recognise that more affordable housing is needed, but this proposal will not achieve that. Developers typically don’t build affordable, low cost housing unless subsidized by the city so blanket rezoning will not deal with the problem of affordability.

The fact that actual, strategic plans such as the Westbrook LAP would no longer apply to our neighborhood is unacceptable and extremely irresponsible of our city and council. There were

specific areas of focus for growth and this new blanket rezoning proposal completely ignores that.

We had a vision of retiring in our quiet neighborhood, gardening in our back yard and having the pleasure of knowing many of our long term neighbours. With plans for higher density and multi-story housing, that vision is becoming less and less a reality. We have earned this vision thru a substantial monetary investment in our property and paid city taxes over the past 26 years. Blanket rezoning is an insult to the neighborhood we have helped create. You are sacrificing the future of our city by building whatever, wherever, with no solid plan. Please do not vote to approve the blanket rezoning proposal.

Most sincerely,

Diane and Dean Tymko
75 Winchester Cr. SW
Calgary, AB T3C 2V2

dianetymko@shaw.ca
deantymko@shaw.ca



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

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First name [required] Brian

Last name [required] Rushfeldt

How do you wish to attend?

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

Date of meeting [required] Apr 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)

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

It is such foolishness to do mass citywide rezoning. IF you devalue my property I will be filing a lawsuit. Things to devalue are parking issues and traffic congestion. Also foolish in my area to think housing alternatives will be affordable for those needing housing in Rocky Ridge NW. Stop this foolishness now and stop the push by developers to allow this invasion of established areas.



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First name [required] Cameron

Last name [required] Traub

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land use designation amendment

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We have concerns that this amendment will adversely affect and change our community. Allowing more people and homes into our community, could have a negative impact on various aspects:

1. Will the current infrastructure (water, sewer, gas, electrical) support the addition of more homes and people? If 4 homes are added to a lot that currently houses just one family, who will pay for the added infrastructure? The developer? Or the city, which means we, the taxpayers.
2. Street parking will become an issue. More traffic on the roads will prompt the need for more road repairs.
3. Environmental issues: trees will be removed to build more buildings on smaller lots, if developers are allowed to build to the edges of property lines. Taller buildings will block sunlight.
4. Do we have enough room in schools to handle the additional students?
5. Do we have enough room in health services when currently many Calgarians do not have a family doctor?

We are concerned that developers will take advantage of these zoning by-laws, by building expensive multifamily buildings that are not affordable rather than building homes for those who need affordable housing.



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First name [required] Michele and Terry

Last name [required] Brown

How do you wish to attend?

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

Date of meeting [required] Apr 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 Amendments to the land use bylaw 1P2007 Bylaw 21P2024

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

ATTACHMENT_01_FILENAME (hidden) Bylaw Amendment Submission 1P2007 21P2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

We are very concerned about the proposed amendments to the Land Use Bylaw1P2007 Bylaw21P2024.

- **This proposed bylaw change is a gross overstep by a Council that did not run on this mandate. A change of this magnitude that affects so many Calgarians in very meaningful ways needs to be put to a plebiscite. Not to do so is a violation of trust.**
- We need honest, clear and balanced information on what the proposed changes will mean in real life, not the political and marketing spin that is currently available. What exists on the website clearly shows the direction City Administration and Council is favoring. Where is the acknowledgement of the downsides of this proposal? In order for Council to make an informed decision, a well thought out plan of this magnitude would include both the upsides and downsides. If you are truly representing the highest interests of **everyone** you are elected to represent, please provide balanced documentation.
- The suggestion this amendment will help low income families rent or buy homes is patently false and misleading. The cost of these new homes will be out of reach for most. The only people who come ahead in this plan are builders and developers.
- This bylaw change is far too expansive and gives too much decision making power to builders and developers who do not have a vested interest in a neighborhood. They are not 'homeowners' as the slanted information for this change implies. They are landowners who are interested in profits and do not have to live with the repercussions of their development decisions. Very few true homeowners want to tear down their houses to build multi-unit dwellings.
- Allowing up to 9 residences to replace a single family home is outrageous. Packing people in like sardines is NOT amenable to providing quality of life for citizens. When the fantasy of these wonderful new living spaces meets the reality of daily living, frustrations over parking, bin storage, traffic, shading, noise, space use, etc. are 100% guaranteed.
- Green spaces are included in the proposed amendments. Again, outrageous. While the slanted information suggests green spaces will not be developed, it is merely a matter of time before they will indeed be developed. If they are not protected in the bylaw, there is no guarantee they won't be developed and there will be little citizens can do about it. See Glenmore Landing and Richmond Green to name just two.
- Current infrastructure will not support increased density of this magnitude. Intelligent people know this and aren't fooled by the slanted information. Upgrading the infrastructure will be costly both in terms of money and inconvenience.
- With this bylaw amendment, established communities are destined to become a hodgepodge of different building styles and densities. New construction will never be built in a way that is congruent with the design and aesthetics of older neighborhoods.
- This bylaw is focused solely on quantity of housing options with no consideration whatsoever to quality of life in the neighborhoods affected.

What we suggest and support instead:

- Focus density in purpose built neighbourhoods and in spaces that are specifically designed to provide both quantity of housing and quality of life. Underused industrial, commercial and school spaces are excellent choices.
- Make it easier for homeowners to build secondary suites or backyard residences in single family homes. This will help true homeowners get more value from their investment and provide more housing while coming closer to maintaining the integrity and character of existing neighbourhoods. It will increase density in a more respectful way to those who invested their hard earned money in single family homes under the promise they would stay that way. Finally, it can be quick and affordable to do and will provide low cost housing to people who need it.

Terry and Michele Brown
212 Strathcona Mew SW
Calgary, AB T3H 1W1



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First name [required] Judy

Last name [required] Rushfeldt

How do you wish to attend?

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

Date of meeting [required] Apr 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)

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

To quote City material " 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. They will remain park spaces even if they are rezoned. " This is bizarre political game playing. IF parks are affected in Rocky Ridge property values will decline. IT is pure ignorance that parks would be included. STOP the inclusion of parks NOW. STOP this city wide costly maneuver now.



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First name [required]

Craig

Last name [required]

Trask

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)



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 firmly against the proposed rezoning proposal for the following two reasons;

1. there is a mistaken belief that housing density equates to affordability--this could not be further from the truth! The typical practise of developers is to purchase properties and tear them down only to replace them with more expensive units. For example a small house on a 50 foot wide lot is torn down and replaced with either 2 or 3 homes (duplex/triplex or more). The incentive for the developer is profit not the community nor to provide affordability so in the end the units are sold for the maximum price attainable.
2. changing the long-standing development process from one where each application is subject to community input and municipal review is in breach of the unwritten agreement that all present home owners entered into with the city when they purchased their homes many years ago. This agreement between owners and the city has always been that zoning changes are possible not without due process. Having such a presidence in place is what has enabled home owners to flourish knowing that their property valuations would never to subject to the whims of developers being able to change the character (and hence value) of their neighborhood.



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First name [required] Elizabeth

Last name [required] Elliot

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Planning Matters

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am a long time Killarney resident, where my husband and I own an infill. We bought our house here as we loved the neighborhood and the proximity to downtown. Over the past many years, single family homes have been taken down to make room for more houses, primarily side by side type dwellings. Effectively, that is doubling that property's density for each such build. More recently, old houses are coming down and 4 plex type buildings are going up. That has happened in several locations along 26 Ave SW. Being on a busier street and away from the center of the community is something I support although the buildings themselves don't match the aesthetic of the community itself.

Now, those same type buildings are being put up right in the middle of things. As an example, there are two such structures going in at the end of my street at 23 Ave and 27 Street SW. The one that is closest to completion is a big white box that in no way enhances the neighborhood and in fact sticks out like a sore thumb. I understand that the units in this building could sell for up to \$700,000. I have just learned that the property on the north side of us has sold to a developer and although there is no permit showing on the development site I presume that is just a matter of time for another one of these monoliths to be built.

I would like to ask when has a community done enough to help solve the housing problem? Putting up these big, row house structures is an awful addition to our neighborhood and they certainly aren't doing anything to help our property value. Can Killarney not be given a break now? Also, if affordability is a goal, how is selling one unit in a row house for \$700,00 helping the cause? In my mind it is helping a developer and helping the City with an increased tax base.

I am most upset with your decision making and sure hope that you can give some consideration to the negative impact this planning is having on residents.



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

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

[required] - max 75 characters	The City of Calgary's Housing Strategy 2024-2030
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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 strong opposition to the proposed rezoning for the City of Calgary. There is never success in using a broad-brush approach to anything, and this proposed rezoning takes such an approach. In reading through the proposal, it seems to be in line with World Economic Forum (WEF) goals to densify cities and turn them into 15-minute open-air prisons, to encourage people to not have cars or to drive electric vehicles so as to be able to control them in these areas, and to restrict people's choices for everything, including access to natural areas and parks. I am not in agreement to re-zoning park areas with the promise that it is not to be developed - it is a short step from this re-zoning to actually losing the green space or park. This is completely unacceptable. This is not a joke - this is a real threat to our individual sovereignty and our human rights. This proposal has the potential to turn my neighborhood into super-dense area with little parking available in an effort to try to force people to use alternate forms of transportation. Already the bike lanes have been pushed in this area and some streets have been closed off completely to either divert traffic or to create communal spaces. Although its nice to have areas to ride bikes and walk, it is not realistic to expect people to do this year-round as a primary form of transportation in a primarily winter city. Calgary is a winter city, and as such, is a city where having a GAS-powered vehicle is an absolute necessity for most people. This proposal aims to achieve "climate goals" for a NON-EXISTENT climate emergency. Any educated, thinking person knows that the planet needs carbon to become greener. Carbon dioxide is actually pumped into greenhouses to improve the plant health. In fact, carbon levels on the the planet are at the lowest that the earth has seen for millenniums - this fact can be understood by listening to non government-funded scientists who do not rely on the government for their funding to promote the narrative du jour. I STRONGLY oppose the re-zoning of the City of Calgary in the manner proposed.



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First name [required]

Michelle

Last name [required]

Marina Armstrong

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

I would like to comment on the re-zoning of Hidden Valley

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 go on record in opposition to rezoning Hidden Valley that would allow secondary suites. I do not want secondary suites in our neighborhood. The currently illegal suites cause enough parking issues as it stands. The properties are also not maintained where the illegally rented suites are located. I do not want Hidden Valley to be de-valued because it becomes over run with secondary suites. Also, more people equals more problems. More theft and more vandalism. Please do not rezone the community of Hidden Valley. Community's with front driveway garages do not have enough street parking for added residences, and they also do not have back alleys to add off street parking stalls on properties. Hidden Valley is NOT a community that is suitable for secondary suites. Please do not re-zone the community of Hidden Valley.



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First name [required] Jocelyne

Last name [required] Hampton

How do you wish to attend?

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

Date of meeting [required] 22 avr. 24

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

[required] - max 75 characters Public Hearing of Meeting

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

ATTACHMENT_01_FILENAME (hidden) Letter to Council for April 22 2024 Meeting.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposing the blanket rezoning proposed policy and I take exception to the comments by Ward 8 Councillor, Courtney Walcott, who publicly said that the people opposing to this policy are selfish. Mr. Walcott should be working for and listen to his constituents ; he would then realize that they are human and they want processes that are respectful, well thought out and not simply reactive.

To : Her Worship Mayor Gondek and Members of the City Council

April 14, 2024

Re : City Council Meeting of April 22 – Blanket rezoning

Dear Madam and members of the City Council,

I am writing to express my deep concern regarding the recent blanket rezoning policy put forward by this City Council. As a citizen and resident of this city, I believe it is crucial to voice my disagreement with the proposed blanket rezoning policy, which I believe will have adverse effects on our community.

- The policy of blanket rezoning raises significant concerns due to the blatant disregard and disrespect for existing and older communities and their citizens who have more than paid their dues to the City. Furthermore, while the idea is to respond to a shortage and provide affordable housing, the equal and opposite effect will be to only bring value to land and bring devaluation to existing single family homes themselves. Additional reasons for my disagreement are numerous.
- Building more houses does not necessarily mean affordability. Developers do not build for magnanimous and humanitarian reasons; they are in the business to make a profit. Case in point, the development on 20Ave and 22nd Street SW where 28 units were built by Round Square on 3 city lots to provide housing for the “Missing Middle”. The development has been completed for several months and not even 1/3 of the units have been rented because the rents are so high, the people they were intended for cannot afford them.
- I am concerned that the policy of blanket rezoning is equal to handing over the keys of the City to developers.
- Most importantly the concern is how the City is ramming this policy into place. There have been meetings, but the meetings were not consultative; they were information meetings with the distinct knowledge I got from attending some of them that the policy was fait accompli. That there was no discussion to be had.

- In the same vein, a meeting was just held to discuss with the affected community the proposed development by Minto, 2501 Richmond. There were no updates in design illustrating the changes necessary after the overwhelming negative feedback from the community. There were no indication of heights of the buildings in relation to the residential surrounding properties, no explanation on how the traffic will flow in and out during peak periods, no mention of affordability, and no 3-D scale model to envision. A total waste of time. It is so exasperating. May be the objective was simply to call in a meeting to say there was consultation with the public when there really was not!
- I am extremely concerned that The City contacted the Minister of Municipal Affairs to remove restrictive covenants. Restrictive covenants are there for a reason and they should not be removed unless the citizens concerned and affected agree together to have them removed.
- I feel that The City is in such hurry to get the Federal grants that what citizens (not the citizens of the future that may be or may not be but present citizens and voters) think and want does not matter. Council is working for The Firm, not for the constituents they are supposed to represent. What is very worrisome is the way this Council is disregarding the voice of the constituents they are representing. One Councillor even calling people «selfish» for opposing the blanket rezoning. No wonder this Council is so unpopular people cannot wait to vote them out!
- A concern I have that may seem frivolous, but in fact has a serious effect on mental health is the design and its appeal. The design of some developments does not respect the flavor of the existing communities, lack aesthetic and the quality of the construction appears notably substandard. I believe it is essential that development projects reflect a higher standard of architectural integrity and construction quality. This not only contributes to the visual appeal of our city but also ensures that future generations can benefit from enduring, well-built infrastructure.

I urge City Council to reconsider the blanket rezoning policy and explore different solutions that address the citizens' concerns while addressing the issue at hand. It is essential to prioritize the well-being and prosperity of our existing and older communities, of our parks and green canopy. If we want Calgary to continue attracting tourists, we must make it different from all the

other North American concrete jungles, and we believe that an alternative solution to blanket rezoning can be found to benefit all residents.

Thank you for considering my perspective on this matter.

Jocelyne Hampton

1907 Tecumseh Road SW



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First name [required] **Brenton**

Last name [required] **Richards**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Council_Submission.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

Please find attached summary points on letter from council asked to endorse blanket rezoning without any further context or consideration of unintended consequences.

Unintended Consequences of Blanket Rezoning

SW, Calgary Perspective

1.) Education

- Community schools
 - kids can't even get into our local school without winning a lottery.
 - There is no education expansion process to facilitate increasing children in any area.

Notice Regarding School Overflow Designation for West Springs School

This letter is to inform you that West Springs School is over capacity. The school is receiving continuous student registrations this school year and is projected to continue growing. Due to this, West Springs School will no longer be able to accommodate all new students who live in its designated communities of West Springs and Cougar Ridge. Enrolment at West Springs School will be capped to address this challenge and an overflow school will be designated.

Effective immediately, all **new** students who cannot be accommodated at West Springs School will attend the overflow school, Olympic Heights School.

For the 2023-24 school year and beyond, the following changes will be implemented for students residing in the West Springs and Cougar Ridge communities:

- A lottery will be held for kindergarten students. Students who are unsuccessful in the lottery process will be designated to Olympic Heights School and placed on a call-back list.
- All **new** Grade 1 to 4 students who cannot be accommodated at West Springs School will be designated to Olympic Heights School.

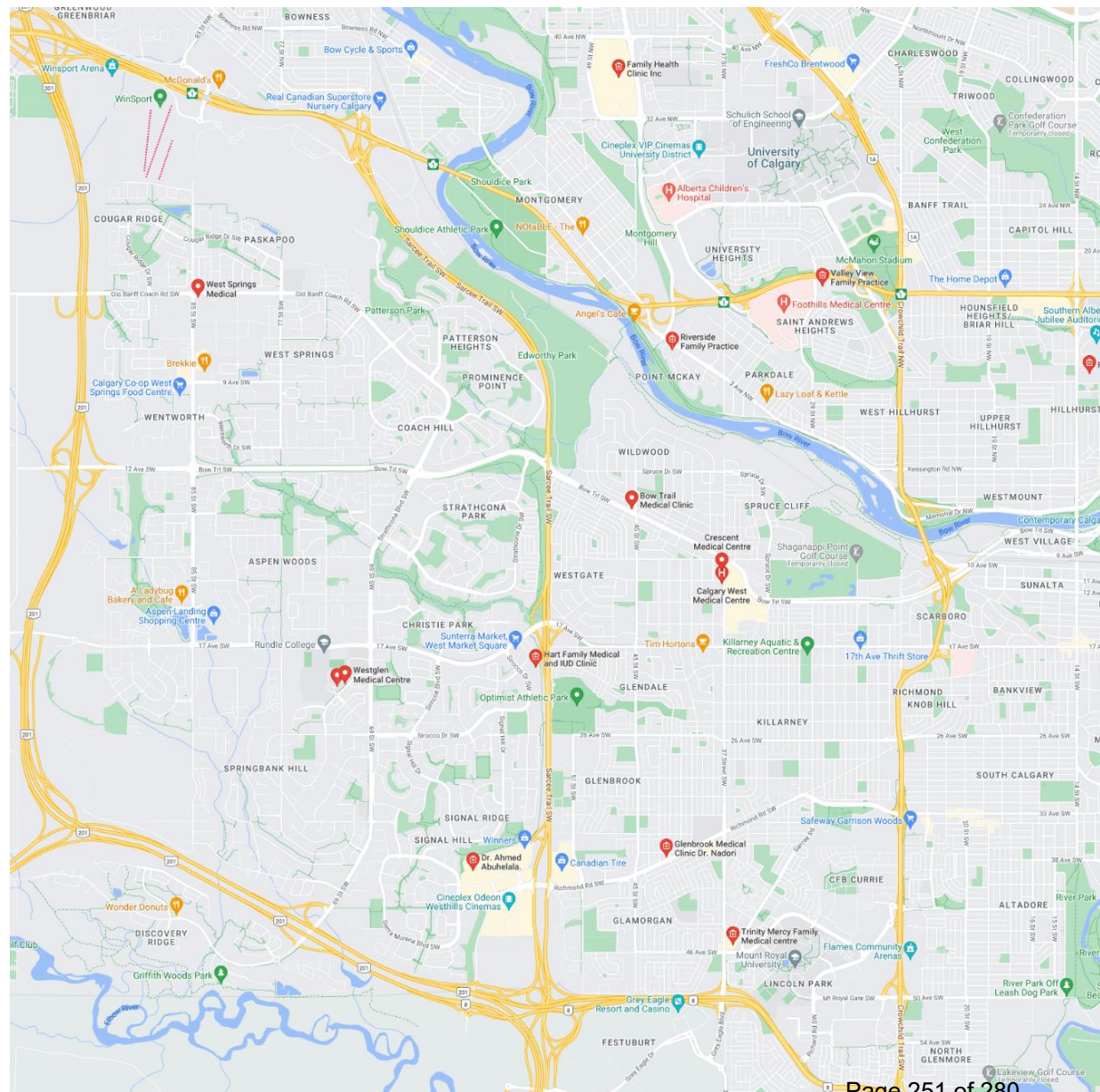
Information about the CBE lottery process is available at [Lottery Information for Parents](#).

Read the [full notice](#) for more information.

<https://westsprings.cbe.ab.ca/register>

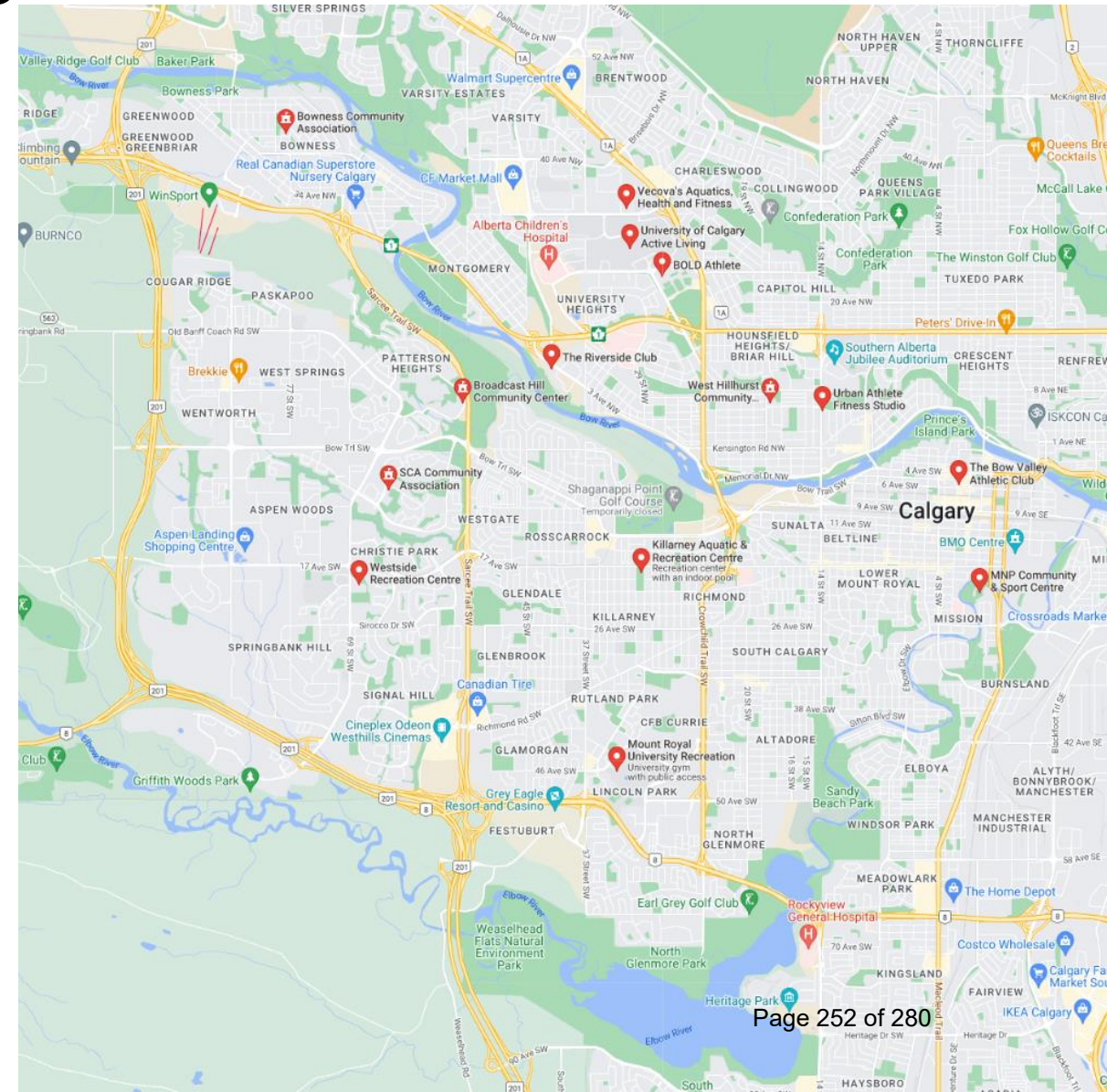
2.) Health

- It took over 1.5yrs to find a family doctor. Even then when my children are sick we are unable to see them
- Local community doctors are not accepting more patients
- There is no planned health expansion or programs remotely capable of compensating for the increased population.



3.) Community programs

- There are not enough community programs or space set aside to facilitate community sports and activities in which to enrol our kids in (most fill within a few hours).
- We have to go to other communities to use their facilities which creates compounding pressure
- There is a notable lack of infrastructure in the West as city has expanded



4.) Traffic

- Presently commuting from the west during business hours more than doubles the time commuting in a vehicle on a Monday-Friday.
- Roads are not currently designed to accommodate more traffic and no plans to materially change travel routes are in motion. Pedestrian routes already cut across main access roads which slows down traffic but more importantly increases chances of incident with pedestrians.
- Increased noise in communities
- Public transport parking is usually full and no plans to expand this have been presented.

5.) Greenspace

- Once a blanket rezoning is approved there will be more people competing for less space.
- Calgary is full of wildlife and the age demographic is such that parks, green corridors are essential for enabling kids to play and for animals to be able to transit the city.
- There has been no provision for how green space will be preserved or enforced during this rezoning.
- Impact for how increased housing density may affect surface run offs is unknown and will affect neighbourhoods on a case by case basis.

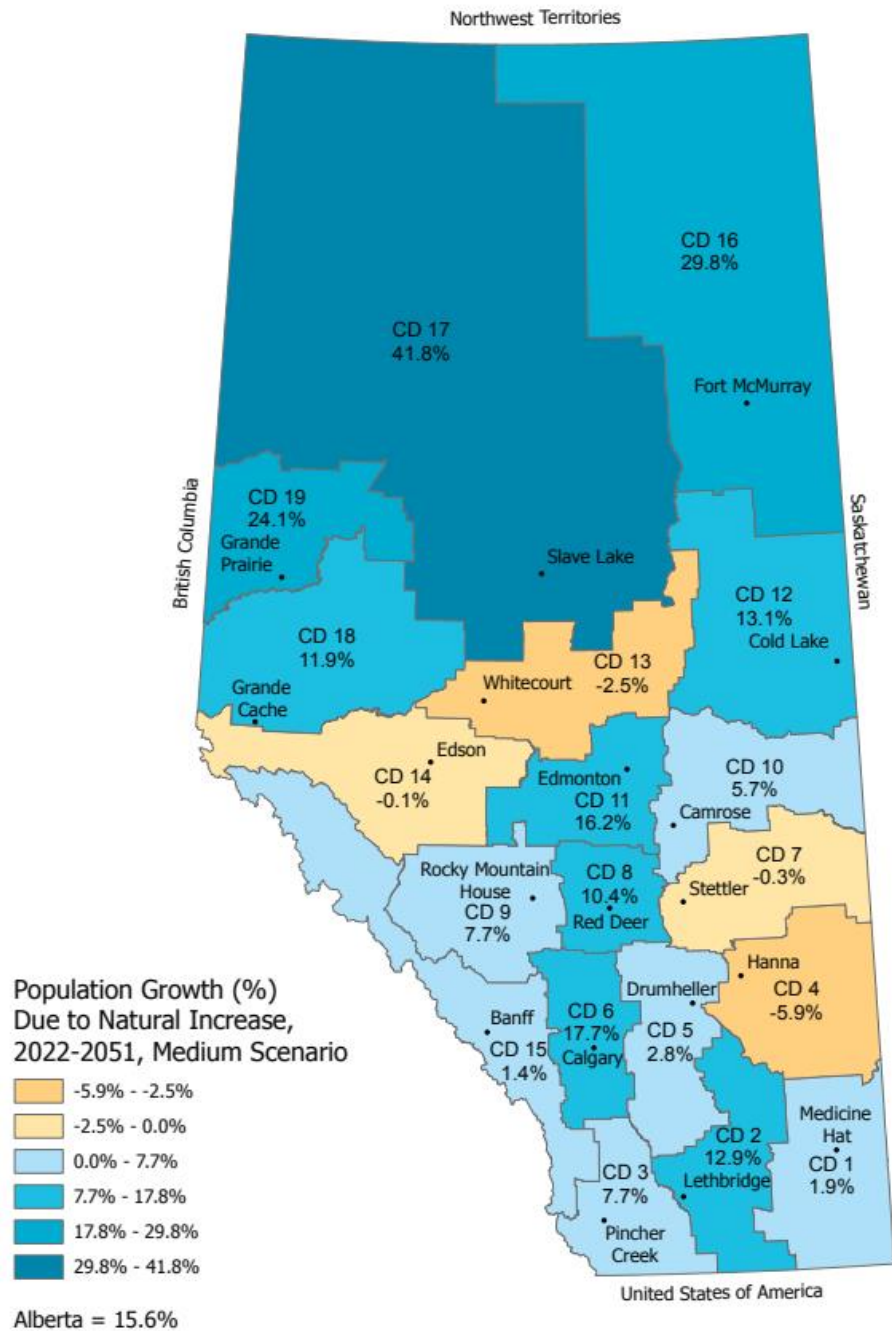
6.) Developers / Labour to facilitate growth

- A lot of the vacant development land is already owned, if the ability to build units or cram more houses in same space is offered, then logically construction would be drawn and approvals changed to increase the potential netback on the lands owned. A higher netback is already achievable as supply chains have recovered post-pandemic but prices remain elevated.
- If more houses are sanctioned, is there the labour force to construct them? If not or if labour market is tight then rezoning may still be ineffective as it is not the critical component.

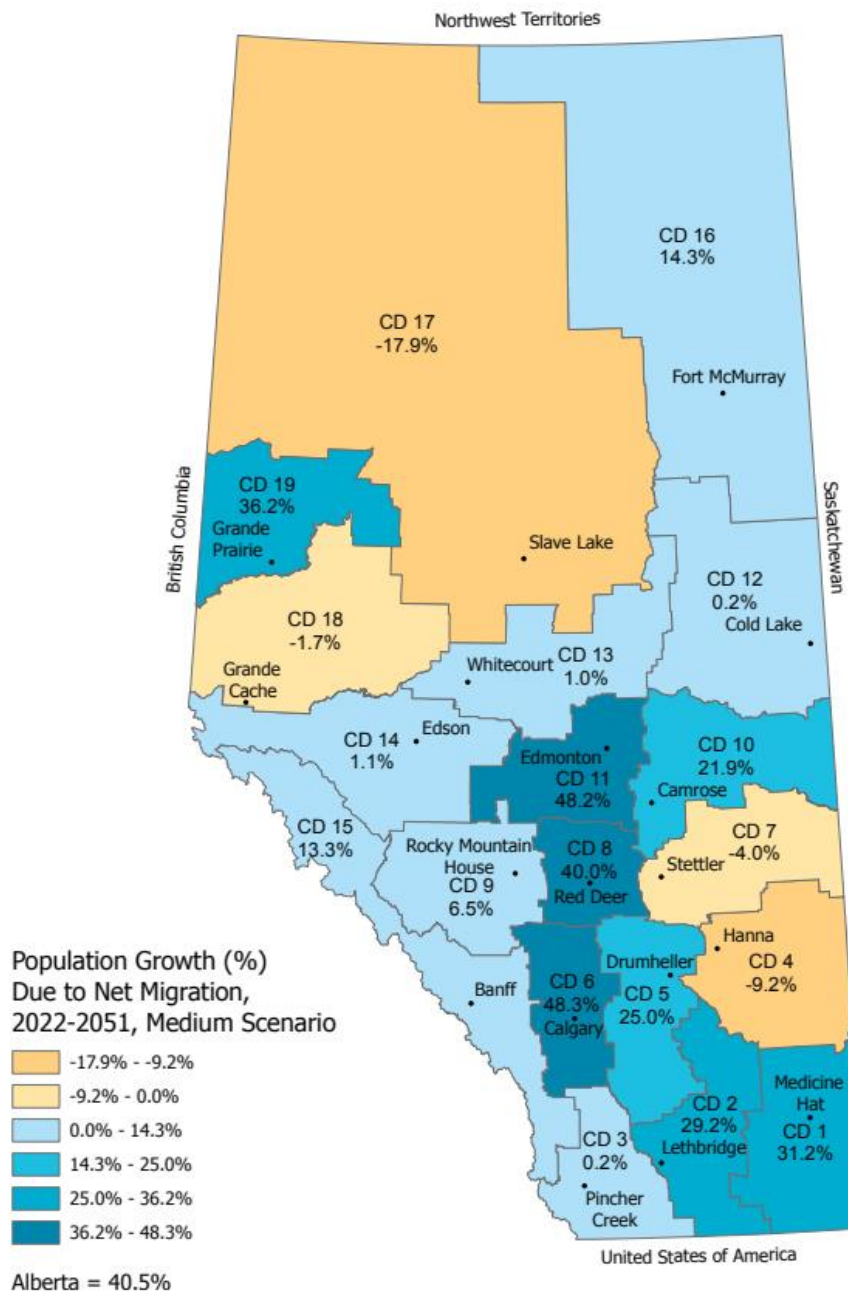
Closing Comments

- Most people want a strong Alberta where people can not only support their families but also enjoy their families
 - Blanket rezoning does little to achieve this.
- Homes being built should reflect underlying needs of the demographic
 - Example: an apartment won't service the needs of a home builder that has his own trailer.
- Census data going back years shows in all projection scenarios Alberta's population has been growing
 - Both through the people who already call the province home but also through immigration. It should be no surprises there would be a crunch. Being reactive as a government body is a symptomatic of politics outweighing people.
- Municipalities and provincial government haven't correctly planned across sectors. The shortage of housing is just one symptom of a shortage in everything.
 - Government run services are already stretched and are not capable of delivering what tax payers need. How does blanket rezoning to bring more and more people in improve this?
 - See subsequent maps, even if rezoned – the growth required to accommodate population needs the council to take action to open more land, drop barriers to construction and facilitate growth.
- Council mentions communities have the ability to comment on development permits applied for – all this does is shift responsibility back down to the community level.
 - Asymmetry in responsibility as most people are already working full time jobs – not their job to oppose these things.
 - Not everyone has the same capacity and ability to locate information regarding proposed changes making transparent community consultation hard
- Not all solutions need rely on price of homes -
 - Another avenue is instead of building to meet price points, is help ease the cost of living and facilitate people earning better pay checks so they can afford what they already have.
 - Building more with inflation just adds to inflation. While it may get into a home, they could be locked into it when supply outstrips demand and prices fall.
 - The current interest rates vs. the median price for a home vs. the average salary means a minimum 2/3 need to change to make it sustainably affordable.
- Secondary suites should be encouraged – very efficient way for established detached structures, ability to generate income or house the aging population as they start giving up houses.

MAP 1: POPULATION GROWTH DUE TO NATURAL INCREASE, 2022-2051, MEDIUM SCENARIO

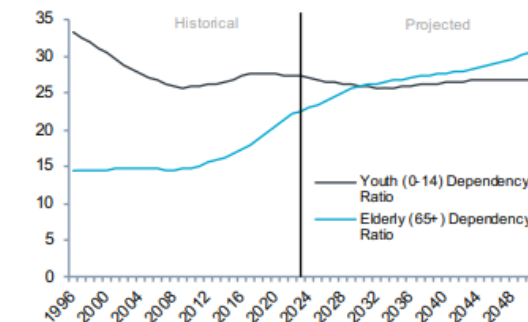


MAP 2: POPULATION GROWTH DUE TO NET MIGRATION, 2022-2051, MEDIUM SCENARIO



<https://open.alberta.ca/dataset/90a09f08-c52c-43bd-b48a-fda5187273b9/resource/cb65532d-d722-4121-9120-2cf40503ce20/download/tbf-population-projections-2023-2051-alberta-census-divisions.pdf>

FIGURE 5: DEPENDENCY RATIOS (PER 100 WORKING AGE INDIVIDUALS) Alberta, 1996-2051



Sources: Statistics Canada and Alberta Treasury Board and Finance

Household and dwelling characteristics	
Total - Occupied private dwellings by structural type of dwelling - 100% data	502,300
Single-detached house	276,050
Semi-detached house	31,660
Row house	48,860
Apartment or flat in a duplex	21,165
Apartment in a building that has fewer than five storeys	81,870
Apartment in a building that has five or more storeys	40,700
Other single-attached house	200
Movable dwelling ⁴	1,790
Total - Private households by household size - 100% data	502,305
1 person	132,695
2 persons	159,955
3 persons	80,020
4 persons	79,565
5 or more persons	50,070
Number of persons in private households	1,291,770
Average household size	2.6



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First name [required] Jefferson

Last name [required] Geck

How do you wish to attend?

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

Date of meeting [required] Apr 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 Strategy

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition to the blanket rezoning strategy for the city of Calgary. "One size fits all" approaches are rarely the best approach, as they invariably will cause unforeseen circumstances, and this short-sighted policy is riddled with opportunities for unforeseen circumstances.

I live in Glenbrook, an area that is designated for blanket R-CG rezoning. This area is already high density, with many infills (2 homes were it was originally planned to have 1) and duplexes, and it is already at the peak density it can comfortably afford.

By rezoning my area to R-CG, it will allow single properties to have 4 units + 4 secondary units + 4 backyard suites = up to 12 families on a single lot! If each family has a vehicle, that is 12 vehicles. Where would these vehicles be parked? If you find the example extreme, even 4 families on a lot might have up to 8 vehicles. Where will these vehicles be parked? How will traffic function? There is a school near me, where will parents find parking to drop off their kids?

The fact of the matter is that neighborhoods such as mine were NOT DESIGNED for this type of density. They were designed for one or maybe 2 families per lot. They lack the infrastructure, roads, parking, and amenities such as parks to accommodate a quality of life for such a dramatic increase in density. The proposals will bring traffic, congestion, and competition for space. This proposal will lower the quality of life of the residents of Calgary. Isn't that the exact opposite of what the City administration should be aiming to do?

I must also point out that this is being done unfairly - with select pockets of high value/high income areas being exempted from the policy. For example, just a few blocks away from me, there are exempted areas, the only difference being their property values are higher with larger single family homes.



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First name [required]

Nate

Last name [required]

COTE

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

Good afternoon Mayor Gondek and Councillors,

I am writing today to ask that you seek a more detailed, well thought out plan for densification and housing affordability for Calgary. I would also like to see statistics and data that support any future decisions or that the current proposed plan will make housing affordable.

I am opposed to the current proposed plan of blanket rezoning.

My primary concerns are as follows:

Safety and parking

There will be an increase in traffic and parking congestion on streets unless parking minimums are set. The increase in traffic and more parked cars reduces visibility and is a safety concern for families.

The current proposed policy needs to be amended to address these issues.

Community/History

The character of our community and history is a special one, one many have chosen and blanket rezoning negates the type of community that we have built, chosen and desire. In fact there would be many areas across the city that have a sense of community, all unique, that they have built and blanket rezoning diminishes this character

Capacity

Calgary/Alberta has had electricity issues recently and is unable to meet demands. Have these issues been addressed as part of this plan?

Please consider these requests when making a decision.

Thank you,
Nate Cote



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First name [required]	Joan
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	Proposed 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 take exception to a number of issues on this matter:

#1 No to this Council's proposal re: blanket rezoning when this was not a campaign issue during their election yet it will have a profound impact on all the homeowners of Calgary. All citizens should have a vote in this matter. Not everyone will or can take time to submit comments or speak. They are working to put food on the table, educate their children and pay off mortgages for a home they purchased knowing what homes could be built in their community.

#2 I oppose how the City has mailed out 3 separate postcards on this topic, at taxpayers expense, that obviously sides with the approval of blanket rezoning, even though the Mayor reassures us that this is the discussion phase and no decision has been made. It is a form of propaganda that only presents one side of the story which makes one think it is a done deal and Council is just going through the motions pretending to listen to its citizens.

#3 The mayor says this will ease affordability. Show us where that has occurred? The R-CG & H-GO homes being built in our community sell for the same price each as the one home they replaced. They are not affordable and if rented they are not affordable either.

#4 The mayor tells us that in the newer communities mixed housing is already in place. Yes a coordinated effort is made in the new areas. some single, some multi family and some apartments; not helter skelter as we see happening in the inner city. With this proposal there will not be a mix of options. Already duplexes have replaced most of the single family homes. Now 4plexes are becoming the norm and will be on every corner lot even though down the street 6, 12 and 30 storey towers are proposed to be developed. When is enough, enough? When will the Council say that some areas have done their share of densification?

#5 The mayor says we don't have to worry that multi storey apartment buildings will go up next door. Tell that to those living across from the old Viscount Bennett School site or those who saw 3 bungalows get torn down next door and replaced with a 28 rental H-GO. It may technically not look like an apartment block but it houses the same number or more people, household goods, pets and cars. The citizens of Calgary understand the need for more homes. They want a say in how densification happens in their community, not a blanket rezoning where only the developers profit and the City get more tax \$.



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First name [required]	Dora
Last name [required]	Yackel
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)

Communities were initially planned and developed, with services and infrastructure, for certain population number for that area. The Harvest Park Area recently had the private golf course sold and redeveloped for housing. This has already increased the population density in this area, adding to the use of the services and infrastructure. I am concerned that the rezoning will add more and more to the population density to this area with added constraint to the services and infrastructure in this area. There is already congestion on the street with parked cars, and adding more to it will add to the congestion. If a property owner wants to add a suite, then a parking space should be provided. I am also concerned with all the changes that can happen, it will change the aesthetics of the area. We live in these areas as we appreciate the character the look and the feel of these areas.



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First name [required]	Leslie
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	Blanket Rezoning agenda item
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Leslie Dunn City of Calgary Public Hearing submissions April 22, 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

There is no doubt that our city and the county as a whole is facing a housing shortage, particularly affordable housing.

In response to this, I feel that the City has been making significant strides in dealing the this issue to date.

Strategic development is already taking place in this City and the results are very apparent. Traffic Corridors such as 26 Avenue and 33 Avenue and 37 Street are prime examples. Plans to develop along the new green line and eventually on the old Ernest Manning HS land are also just a few further examples.

Currently this development has taken place thoughtfully involving the direct input from the community members on specific development proposals. The hard work put into the LAP's on both sides have been a positive approach to finding the right solution for the neighbourhoods in question.

Targeted, data driven, collaborative planning is the status quo and is the correct approach. Throwing a blanket over the problem is not.

We need to continue to pursue a targeted gradual approach to rezoning, focusing first on areas identified in Local Area Plans as suitable for higher density development rather than a blanket citywide approach.

One of the Calgary's biggest advantages in attracting professionals and entrepreneurs to our city is abundance of relatively low cost, large single family homes in diverse neighbourhoods.

Diversity between neighbourhoods in the city is a good thing.

Single-family neighborhoods provide important benefits that should be considered in the debate around blanket rezoning.

These communities offer a sense of stability, community identity, and connection to place that can be lost with higher-density development.

Homeowners in these areas have often made significant investments, both financial and emotional, in their properties and neighbourhoods.

Preserving the character of these historic communities, with their mature trees and open green spaces, is important to many residents.

While there is a need for more housing options, including affordable units, blanket rezoning is not the best solution, as it could disrupt the delicate balance of these established neighbourhoods.

A more targeted, data driven, community-focused approach that maintains the unique qualities of different areas may be a better way to address the housing shortage while respecting the needs and concerns of existing residents.

Not all areas in the City are the same and they do not all need to be treated the same.

Dealing with our current housing shortage will take time. There is only so many contractors and tradesmen available to build new housing and they are maxed out.

The many issues with with blanket Rezoning have no doubt been put before this counsel already:

1. The removal of the opportunity for homeowners to have a say in a public hearing for rezoning properties in their area.
2. Uncertainty over impact on individual neighbourhoods and streets.
3. Removal of low cost housing and its replacement with more expensive, upscale housing, leading to gentrification of neighbourhoods. The most attractive homes for redevelopment are often the older, more affordable bungalows.
4. Parking. Parking. Parking.
5. Negative impact on the urban canopy & loss of green space
6. increased traffic congestion, water/sewage issues and other infrastructure challenges in neighbourhoods not designed for higher density development, imposing costs on all taxpayers.
7. Loss of smaller older homes in established areas

Blanket rezoning is far from a proven remedy to this problem.

- The study of NZ academic Ryan Greenaway-McGrevy has been strongly criticized as the Auckland Myth (by Cameron Murray and Tim Helm)
- New Zealand did not experience significant new housing units in response to blanket upzoning
- Blanket upzoning does not increase housing supply
- It does not increase affordable housing supply
- Housing supply is the result of market forces
- Developers build only when they can make a profit

The key theme is to find a balance between increased housing supply and preserving the character and livability of existing neighbourhoods with meaningful public consultation.

Embrace the existing neighbourhood diversity and continue with the targeted rezoning that is currently in place and that is in the process of positively addressing the housing shortage that we are currently facing.

Thank you.



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

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First name [required] Wayne

Last name [required] Black

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Our neighbourhood is approx. 50 years old. My wife and I bought our home new in 1977. This neighbourhood (Braeside Estates) is mixed use with both apartment style and townhouse condo's, multifamily rental and single family homes. This neighbourhood was designed with a rear walkway system rather than back lanes. Our only off street parking option is our own front driveway and garage. Our home is located at the top of a bay where our frontage is approx. 20 feet. so we have no street parking in front of our home. There are 12 homes on this bay and most of the available street parking is taken up by 2 residences due to multigeneration families and work vehicles. It would be a disastrous situation for street parking if even 2 or 3 homes on this bay acquired secondary suites. We obviously made a deliberate choice in choosing this home in this neighbourhood in which to raise our family. Urban planning at the time obviously did not consider further densification. I walk a lot and note that the street parking in front of multi family is much more prevalent than what I observe on streets in front of single family homes. Parking will be a huge issue where multi family structures are erected in place of the single family home. Our own lot is huge so someone could tear our house down and build a four plex or larger. The big question is: where will all the vehicles be parked? In conclusion, one size does not fit all and blanket rezoning will create unintended consequences. Federal grants should not be a factor to consider in such a momentous decision that affects all Calgarians. A referendum is needed to allow the people to decide.



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First name [required]	Tara
Last name [required]	Rosendal
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)

I am a "NO" vote to blanket rezoning. First, 1/2 a parking stall per unit will only make street parking a huge challenge and cause community grievances and tension due to added congestion. We in lower North Haven already have a good mix of duplexes, townhouses, condos and single family homes. Blanket rezoning doesn't address supply or affordability and those two issues are linked. The studies from other cities that have done blanket rezoning show that affordability doesn't change and stock improves only from .3 to .8 percent after 3 to 10 years. New Zealand for example has reverted back to opening up new land for housing since house prices continued to rise as a result of the land scarcity they created with blanket density requirements. I agree with CREB, "Blanket rezoning is not the right solution to address Calgary's housing challenges. It poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality. I advocate for a more community-focused strategy to respond to Calgary's housing shortage, shifting the focus away from a generalized housing crisis to the housing supply crisis that blanket zoning will make worse. Blanket re-zoning has the potential to adversely impact Calgary's housing landscape and property values." The City is not being as forthright as they should on this matter. Now it is area residents and neighbours providing local context. It is the cornerstone of building good communities as listed in the city's municipal development plan. Removing or bypassing the current legal requirement that designs are respectful to neighbors and mindful of shadowing and privacy is not the way forwards, and neither is removing the part of the process where developers are required to inform communities what they plan to build, or removing the part of the process where Calgarians can engage with elected representatives on how these developments impact the use of their own property.



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

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

[required] - max 75 characters	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
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

There is a proposal for a development of a 6 story apartment for approximately 100 apartments on 3 lots previously occupied by 3 single family homes. This location Capital Hill Crescent does not allow vehicles to access and exit on to a Main Street. It is a dead end street going in both directions which will require drivers to use other streets to exit including 23 Street NW where I live. Not good location.



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First name [required]

Cathy

Last name [required]

Glover

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public hearing in council

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not want rezoning in calgary. I want single family zoning in evergreen. We paid high price for this.