



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] Rodney

Last name [required] Smith

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City of Calgary rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Blanketing the whole city with this the rezoning is a lazy attempt in appeasing the federal government for money which will change the City of Calgary negatively for ever. Most community's in this city were never designed to support the stress of the additional numbers of people as the infrastructure is not there. These changes need to be planed into new community's so all the infrastructure is in place to support all the needs of the population base. If the counsel and the Mayor push this through it will turn many beautiful community's in Calgary undesirable spaces which no one will enjoy. The Mayor and the council need to listen to the people of Calgary as the majority of them are all saying NO to this rezoning nightmare. The City council and the mayor are representatives of the people of Calgary and are responsible in carrying out the wishes of their voters. The way the Mayor and the city council have handled this situation is pure bullying!!



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First name [required]

Paul

Last name [required]

Fowler

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 housing rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I personally see this as nothing more than a tax grab by the city, where one single family lot now has the go ahead to house eight units. What does do for the aesthetic of any neighborhood originally designated as single family homes. Absolutely nothing. Does it provide low cost housing ? No, the development costs of purchasing, demolition, reconnecting services, construction costs does not equal low cost housing. Developers will try to get the highest price they can for there properties. They're a business not a charity and will price properties accordingly. The only sector that will have a guaranteed profit from this is the City of Calgary increasing their tax base from a single unit per city lot to up to eight units per lot. I am strongly against the proposed change.



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First name [required] Steve

Last name [required] Klimuk

How do you wish to attend?

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

Date of meeting [required] Apr 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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the proposed change to the Zoning Bylaw to Blanket Upzoning of all residential properties. This will not solve the housing issue in Calgary immediately or long term.

Firstly, when current homes are removed the building envelope for the new structures will be much larger which will require the removal of most if not all trees from the existing property, with NO ability to plant or replace the vegetation which was removed. Furthermore, the removal of existing buildings will create a massive waste disposal problem at a time the city is running out of space to process and store solid waste (garbage) including things like appliances and building materials. This will be a major environmental disaster!

Secondly, I chose to live where I do because of the vegetation and tree canopy which provides shade from the intensity of the sunshine in the summer, and wind break from the wind and blowing snow in the winter.

Thirdly, the city created a zoning system many years ago requiring and guiding developers and builders where and what they could build. This was a LEGAL CONTRACT which bound both the Developers and Citizens to the rules which were put in place. It was understood that if an individual purchased within those areas under those guidelines they were protected against any disorderly development which could ultimately negatively impact lifestyle and values within the community. This was all done with the intent of creating community, where citizens would get to know each other and were looking out for and helping each other. By changing the zoning after the fact, the City Council will be creating a BREACH of CONTRACT. Consider the Legal Ramifications which will arise.

Fourthly, This change of zoning will not contribute to a lower housing cost or a greater number of affordable housing units being made available any sooner. Cost to construct housing continues to increase due to supply chain shortages in building materials and availability of the building trades to execute the work.



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against blanket rezoning in the city of Calgary. It will destroy forever the nature of many communities. Refining in specific areas such as right near LRT stations would be more reasonable. New districts could only be designated as R2 and not allow any single family homes. Those communities would start out with that as the edging feature of them.



Public Submission

CC 968 (R2023-10)

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First name [required]	Trudy
Last name [required]	Curtis
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	The rezoning agenda will be published on April 18, is not available yet.
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)

- Racing forward to a zoning plan without a solid impact analysis is a knee jerk reaction designed for publicity, not the public good.
- The rezoning fails to account for the loss of property value to existing homeowners.
- The capability for doubling capacity already exists in current zoning - this zoning change is not necessary, and is only damaging.
- Quality of life anticipated when purchasing land over 30 years ago will be diminished due to high density in my residential area.
- Parking requirements are not considered, so the number of cars parked along the (narrow) road will increase. There is no plan to address this.
- Because the road is narrow and curved, traffic accidents can be expected as drivers cannot see around the corner.
- Infrastructure such as power, water and sewer have not been fully considered, there should be a plan before this is done.
- A complete analysis of future and present infrastructure requirements is needed. Our electrical grid is already strained. The move to electric vehicles will have an impact on this plan. Where is that analysis?
- Tree cover in Calgary impacts our ability to resolve carbon footprint, and we will lose a lot of tree cover.
- Tree cover is a significant part of making Calgary one of the best cities in the world to live in. Losing this will impact us negatively - economically and socially.
- This move is very poorly planned, poorly thought out and does not have the critical due diligence in place to make this appropriate. While such a move may be necessary, it should be thought out in a more reasoned and logical fashion that positions Calgary for success.



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First name [required] Darryl

Last name [required] Gillis

How do you wish to attend?

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

Date of meeting [required] Apr 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 Re-Zoning Plan

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

ATTACHMENT_01_FILENAME (hidden) doc 2.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the proposed Blanket Re-Zoning Plan for the City of Calgary

RE: Blanket Re-zoning

Dear Councilor Penner

I am writing to you regarding my disappointment to the blanket re-zoning plan for the city. This will greatly affect, in a negative way, the health and well-being of our families and the communities of our great city. A disaster waiting to happen.

This plan does not address the need for the citizens of Calgary as it looks to provide a “band aid” solution to the housing shortage within the city.

The plan gives way to developers to take advantage of our current inflation of interest rates and gives them the opportunity to reap the rewards of those who want to buy a new house but will be at the same cost of the one that was used to converted into a multiplex housing unit.

In addition, the infrastructure will suffer greatly from the increased pressure of additional residents to the areas such as:

- Constant construction, debris on roads, noise, and pollution
- Hospitals (currently wait times are more than 4 hours) – more doctors are needed, and additional space will need to be developed.
- Schools – Classrooms are beginning to become overcrowded and additions to these schools and even new proposed schools have not been discussed or considered.
- Roadways -even with the ring road completed the internal infrastructure of the city roadways (which vastly need repair) have not been considered.
- Sewer and Water – upgrades to existing communities will need to be planned and reviewed which has not taken place.
- Increase to waste management (recycling, garbage and compost crews and trucks)
- Increase in municipal services and infrastructure (police, peace officers, fire fighters)
- Increased traffic in the communities where our children play (4 – 8 multiplex dwellings) – being able to play in areas without fear of being hit by cars (smaller backyards / more traffic and more children playing about) and affects the walkability of the neighbourhoods.
- Limitation on green spaces
- Encroachment on our existing parks
- Parking – roadways will become single lane with the congestion of parked cars on the road.
- Increase in taxes due to the needs of the above

This plan has also been proposed in other provinces and has been rejected by other levels of government.

Please take these matters above into consideration as the re-zoning will exponentially affect and be a detriment to the health and well-being of our established communities.

Sincerely,

Darryl Gillis



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First name [required] Kellie

Last name [required] Bowden

How do you wish to attend?

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

Date of meeting [required] Apr 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)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning is reckless and irresponsible! Densification makes sense in certain areas, but certainly does not in all areas. City planners should continue to evaluate development permits based on the historical zoning and take into consideration as they have in the past, the tree canopy, parking, environmental impacts such as flooding, river withdrawals, surface water quality, air quality and the existing infrastructure.



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

University Heights single detached homes are already surrounded by significant density and activity (University of Calgary residences to the North, University District (which will be built out to the West), the Foothills medical complex to the South and the Children's Hospitals on the NW corner of University Heights; MacMahon Stadium to the East, as well as the announced Foothills athletic park. Single-detached residences make up about 30% of University Heights while multi-family buildings, including high rise apartments comprise the remaining 70% of University Heights. University Heights already offers a variety of housing options to meet the diverse needs of a diverse yet inclusive community.

Small-Scale Growth Upzoning University Heights will not increase affordability as the City claims but will attract developers rather than families wanting to purchase older detached homes in this community. You know that a multi-family building next to my home will devalue it but will you allow investors and developers to profit from multi-unit development? This development could also result in shadowing from tall structures next door, loss of privacy and exacerbated parking problems. Tearing down older homes is not environmentally sustainable and is a major landfill component. City infrastructure (sewer, water, etc.) was simply not built to accommodate ever-increasing density.

Most of my neighbours feel the same way I do but they won't take the time to provide community input because they believe gathering community input is a sham process but I hope you will prove them wrong this time. They, like me have (or are, for the younger families) worked hard to own a single family home in our community. It seems strange to me that you value diversity, equity and inclusion while city planners contemplate mono-culture rules for developers that require minimal (if any) community preference accommodation.



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

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

[required] - max 75 characters RCG Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

In no way will the blanket rezoning provide affordable housing – the only people who will gain from this is developers and the City. In the meantime, the fabric of our very well planned communities will be torn apart.
Don't wreck existing communities.
If there is to be blanket rezoning, it should apply to new communities that are being developed so that they can be designed accordingly.



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First name [required] Sarah

Last name [required] Hogendorp

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Sarah Hogendorp

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 in favour of inclusionary zoning. It offers more options for people and does not change the character of a neighborhood more than any other infill option that is already being utilized in most older neighborhoods in Calgary.



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First name [required] Parampreet

Last name [required] Saini

How do you wish to attend?

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

Date of meeting [required] Apr 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 green spaces

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

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First name [required] Byron

Last name [required] Johnson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

There are alternatives to blanket re-zoning. The current proposal will lead to a degradation of all communities in Calgary. Lack of parking, destruction of green spaces, more people in confined spaces will destroy the quality of life for all citizens of Calgary. Re-zoning will not create lower housing costs as cost to build are not decreasing. Such an important issue deserves a vote by all citizens as this is a major issue that will change the city for the worse.



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First name [required] Cory

Last name [required] Peterson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Blanket zoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am currently a resident of Ward 14 (Peter Demong's riding) and I have concerns regarding the proposed blanket rezoning. Prior to pushing forward, the city needs to consider the public's opinion as well as the following:

How much of the current infrastructure and services can support the rezoning? Eg: water, sewer, gas and electrical services? What is the plan to upgrade these services? Are existing services going to be increased to accommodate increased population density? Will Calgary Transit services be increased? Does the City have the staff to increase services? What will be the impact on traffic? What will be the impact on the local green spaces and public areas? Will the City upgrade and maintain funding to accommodate the increase to all of these services and leisure areas? What about schools and access to medical care? Will the City and the Province work together to increase funding needed to hire more teachers, nurses and doctors? These are things that need to be considered by City Council prior to pushing through blanket rezoning.

thank you,
Cory Peterson



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First name [required]	AI
Last name [required]	Hobbs
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	City Wide 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 completely disagree with the proposed Land Use Designation to R-CG. After purchasing our home with an R-1 property status and paying higher property taxes because of the R-1 status for the last 47 years I will be looking for a rebate on current property taxes due to the loss in value of my property and a refund for property taxes paid at the higher tax rate for the previous year's.



ATTACHMENT_02_FILENAME
(hidden)

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

I categorically oppose blanket rezoning in the City of Calgary and stand with those in support of the <https://noblanketrezoningyc.com/> website. Please see the attached screenshot of the Website.

**NO
Blanket
ReZoning
YYC**

Take Action



Send Your Letter NOW to Oppose Blanket Rezoning in Calgary

Be sure to have your say by sending the NO Blanket ReZoning YYC letter to City Council Without Delay.

Your participation in this Letter Campaign can take
LESS THAN 5 MINUTES.

Please share the link to this website with others who wish to OPPOSE Blanket ReZoning in the City of Calgary.



Take Action

Page 33 of 289



Privacy - Terms



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First name [required] MARK

Last name [required] ZHOU

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 the 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)

Do not agree to the proposed rezoning, because the proposed rezoning can allow the owner of an existing property re build his/her property in a way which can impact neighbors, for example too close to other property or block the view of other property.



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First name [required] Penelope

Last name [required] Learmont

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As Calgarians have been denied the opportunity to vote on this issue, either in a municipal election or a plebiscite, please consider this comment my vote against blanket rezoning to RC-G. I do not believe it is what most Calgarians want, nor will it be beneficial to most Calgarians. It will not achieve the goal of providing more affordable housing.



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First name [required] Lance

Last name [required] Mierendorf

How do you wish to attend?

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

Date of meeting [required] Apr 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) 240415 - Letter to the City of Calgary.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Delivered Via: Email

800 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, Alberta, T2P 2M5

To: City of Calgary Land Use

Re: Citywide Land use Designation (zoning) amendment

The proposed Land use Designation amendment proposes to redesignate my property to the Residential – Grade-Oriented Infill (R-CG) District. I am against this amendment being implemented giving consideration to the following:

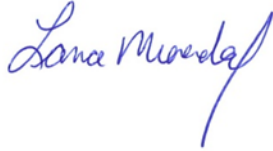
- At present, the **entire** community of Briar Hill / Hounsfield Heights ("BH-HH") has a land use designation of R-C1 (with one exception where an oversize property was approved to be amended to R-C1N where three single family detached dwellings are being built and two recent approvals by council on April 9 – one change to R-CG and one changed to R-C2)
 - o *The proposed R-CG Zoning therefore does not align at with the historical land use in the community and is unnecessarily and inappropriately change the history and character of the community.*
- **All** redevelopment within BR-HH have been done on the existing land use of R-C1 resulting in the 100% development of single-detached family dwellings.
 - o *Land use amendments were not granted for all past developments and therefore the character, community and uniqueness of the community will be permanently altered. There is no urgent or pressing need to impose a blanket wide land use amendment which impacts the residents of the community which have made this community their home.*
- Virtually **all** of the immediate and adjacent properties around the Subject Property are single-story dwellings
 - o *The proposed land use amendment would result in multiple dwellings (up to 8) on one existing property of two two-three stories in height which is inconsistent and incompatible with the immediate existing dwellings and does not maintain the stability, retain existing land use designation, or preserve low density residential character of BH-HH*
- In reference to the Municipal Development Plan, the Subject Property **is neither** located on "areas designated for higher density" nor is it compatible with the existing character of the Community (i.e., 100% RC-1 single family dwellings)
 - o *There are currently no multi-family, townhomes, duplexes, or triplexes anywhere within the BH-HH community. The community is unique and offers a choice for residents of Calgary – all communities do not need to be the same with similarly land uses.*
- The City is currently reviewing the land use across Calgary and the Riley Communities Local Area Plan ("RCLAP") but it this plan is **NOT** finalized nor approved
 - o *Granting land use amendments at this point in time would be considered **premature** when the full area redevelopment is under review*
 - o *A change from RC-1 as this point in time "**puts the cart before the horse**" and presumes the city will approve changes to the land use BH-HH*
- One of land use amendment approvals **undermine** the existing the existing rules that are in place

- The proposed land use amendments **does not** provide sufficient on-site parking
 - o *Additional vehicles will be parked on the city street which will cause safety concerns*

BH-HH is a **diverse** community in City, compared to, for example, the adjacent community of West Hillhurst where RC-2 and multiple land use designations are prevalent. Existing residents and newcomers to Calgary should have the choice of communities that are diverse in character and development.

In summary, I oppose the city-wide land use amendment to redesignate properties (including my property) to R-CG.

Sincerely,



Lance Mierendorf
1231 18A Street NW, Calgary, Alberta, T2N2H5
1-403-680-8773
Email: cosmosus1@shaw.ca



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



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

I am writing to express my strong opposition to the proposed changes to the zoning laws in the City of Calgary. As a resident deeply invested in the well-being and integrity of our community, I am concerned about the potential negative impacts of allowing row housing, semi-detached and town homes (RC-G) in areas where only single-family residences (RC-1) were previously permitted.

While I understand the need for affordable housing options and the importance of accommodating population growth, I believe these amendments will have detrimental effects on the character, environment, and quality of life in our neighborhoods, and will have minimal impact on addressing the need for affordable housing.

First, the proposed changes threaten to alter the fundamental fabric of our residential areas that have been in place for decades. Single-family zoning regulations were put in place to preserve the low-density nature of our neighborhoods and promote a sense of community cohesion. Allowing duplexes and multi-family residences in these zones risks disrupting the established character and harmony of our communities.

The introduction of RC-G zoning will strain existing infrastructure and services. Increased housing density without corresponding improvements to transportation, parking, and public amenities may lead to overcrowding, traffic congestion, and diminished access to essential services. Such pressures will diminish the livability of our neighborhoods and erode the quality of life for residents. In new communities that are already zoned for RC-G, these communities do not have a mix of single family and multi-family units right next to each other because doing so is not practical from a planning standpoint, nor is it desirable for homebuyers in these communities. The RC-G properties are properly planned for in their own designated areas of the community that take into account the higher density and allow for a harmonious mix of appropriate housing for all needs.

Additionally, the proposed amendments overlook the interests and concerns of residents who have deliberately and in good faith, invested in single-family homes in specific communities with specific zoning and density mixes that suit their needs and vision for their families.

The current Council lacks the moral and political mandate to push through this blanket rezoning with the limited level of consultation that has been provided to the citizens of Calgary. Neither the current Mayor nor City Councillors who support this motion campaigned on this issue during the last municipal election in 2021. Furthermore, these Councillors perpetuated this undemocratic process by rejecting the proposal to subject this matter to a plebiscite, denying Calgary's voters the level of proper engagement for such a drastic change in zoning. It is clearly evident that many Councillors and the Mayor have already formed their opinions, and instead of seeking meaningful engagement, input, and advice from Calgarians, they persist in trying to convince the public that their push for housing densification is benign, well-considered, and the sole solution for managing Calgary's housing growth. This issue must go to plebiscite at the 2025 election.

In conclusion, I urge the City of Calgary to reconsider the proposed changes to the zoning laws and instead explore alternative strategies for addressing housing affordability and population growth. Any modifications to zoning regulations should be guided by comprehensive planning, community engagement, and a commitment to preserving the unique character and livability of our residential neighborhoods.

Thank you for considering my concerns. I trust that you will prioritize the well-being and interests of all residents as you evaluate the proposed amendments to the zoning laws.



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First name [required] George

Last name [required] Arvanitis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket zoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Members of City Council,

I am writing to express my greatest objection to the proposed citywide RC-G blanket up-zoning bylaw that is to be brought forward for decision by City Council on April 22, 2024

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

Affordable housing is an important issue that needs to be addressed and should be top of mind for city council, this blanket upzoning proposal does little to address affordability and accessibility. Rather, it likely will have the opposite effect. It will increase demand on city infrastructure services (gas, water, sewer, electricity) without considering the cost of upgrading those services, it removes great portions of the city's tree canopy and private green space and will destroy every established single-family home neighbourhood in the city. Once those neighbourhoods are gone, they can never be recreated. These homes are an investment in families.

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

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

Thank you for your attention to this matter.

Sincerely,

George Arvanitis



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First name [required] Micheal

Last name [required] Jones

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Housing for rezoning

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

ATTACHMENT_01_FILENAME (hidden) Sunalta CA Letter for Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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



SUNALTA

Community Association

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

RE: Re-zoning for Housing

April 14, 2024

The Sunalta Community Association wishes to express its support for the proposed upzoning with additional considerations we hope that the planning department will continue in following through as Local Area Plans are created.

To start with, Sunalta does not have any land parcels that will be affected by the proposed changes - because our community has already been largely upzoned to variations of multifamily zones (M-CG). The Sunalta ARP was dramatically revised in 2009 with the West LRT, increasing density throughout the community in line with the City's attempts to encourage redevelopment along nodes and corridors.

Like other communities - such as Shaganappi or West Hillhurst with R-C2 - we've seen the fact that upzoning alone does not incentivize development. It has taken decades for Shaganappi and West Hillhurst to see turnover to R-C2, and in Sunalta we are seeing the same results on the

1627, 10 Avenue SW
Calgary, Alberta
T3C 0J8
(403) 244-2608

www.sunalta.net



interior of our community - slow evolutionary change that creates an interesting and organic community aesthetic.

As such we are urging council to vote in favor of this because we wish to see this a step to:

- Spread out redevelopment around the city, reducing the impact on anyone community
- Improve climate resiliency - densification is more efficient
- Increase tax base efficiency - each unit results in our tax base being spread out more to better support our infrastructure requirements
- Provide additional opportunities to support aging in place

In addition to our support, we urge council to also take actions that have not been included in this proposal:

- Promote quality contextual designs
- Support the heritage area redevelopment guidelines as part of the local area plans (LAP)
- With densification, do not drop the ball on ensuring amenities exist or follow as well

In closing, we ask council, to make every demolition count - if we are going to see redevelopment happen, let's make it worthwhile.

Thank you,

Micheal Jones
President and Director of Planning and Development Committee

neighbourly since 1912



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First name [required] JoAnne

Last name [required] Atkins

How do you wish to attend?

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

Date of meeting [required] Apr 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) Varsity Community Association Submission re Blanket Upzoning April 15 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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



April 15, 2024

Mayor Gondek and Members of City Council
City of Calgary
Calgary, Alberta

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

Position of the Varsity Community Association

The Varsity Community Association believes the negatives outweigh the positives with respect to city-wide blanket upzoning and that the proposal is not in the best interests of the Varsity community or the city as a whole.

The potential negative impact of R-CG development on existing neighbouring properties is significant and warrants the continuation of the current public hearing process that allows those who are affected to present their concerns to Council.

We don't believe the goal of increasing affordable housing for those in low income groups will be accomplished with this initiative. We believe Local Area Plans with meaningful community engagement and collaboration are a more appropriate way to determine the type and location of future density in a strategic, balanced, thoughtful, and sensitive manner.

We therefore oppose this amendment to the land use bylaw.

The Varsity Community Association has actively informed residents of this proposal through our community newsletter, emails, and two public meetings with over 300 people attending. Varsity residents have traditionally been keen to engage with planning, parks, and transportation issues and are generally open-minded and well informed. Awareness of planning issues is currently very high due to our participation in the on-going South Shaganappi Local Area Plan. Opposition to blanket upzoning is very strong.

The Varsity Community Association fully supports other solutions to creating more affordable housing for low income earners, in particular non-market or subsidized housing. We have supported a number of important initiatives, including the Attainable Homes project on Varsity

Varsity Community Association Information Sheet re: City-Wide Blanket Upzoning

Drive and the City's affordable housing project under construction on 32 Avenue and 37 Street (48 units). We are also home to a subsidized seniors' residence, Cathedral Manor. We believe incentivizing non-market housing is a more effective and faster way to increase affordable housing in Calgary.

City-wide blanket upzoning is a major shift in long-standing planning policy – increasing density through blanket upzoning throughout communities instead of targeted density around activity nodes and corridors. These long-standing policies have contributed to the development of our thriving neighbourhood.

Varsity has a very diverse and vibrant community with many different types of housing accommodating all income levels. Our schools are at capacity. We have 2 LRT stations and several commercial areas within our community that support a significant amount of density including 10 apartment buildings (6-12 storeys) and numerous 4 storey condo developments with more pending construction. 45% of our dwelling units are single family homes and these are highly desired housing forms in our community. The City states that rezoning will support more housing options in all communities. What about communities that already having a wide variety of housing options? Isn't it important to also preserve the highly desirable RC-1 and RC-2 choices in these communities?

The City considers rowhouses and townhouses to be low density residential development but public perception is quite different as most would see increasing density from 1 unit to 8-12 units as significant. Most people would also see increasing lot coverage to 60% as a very dramatic change to the pattern of development in their neighbourhood. The built form of rowhouses and townhouses is compatible in some areas but not all and it can dramatically change the character of the streetscape and community. R-CG or H-GO is not an unobtrusive and harmless type of development. The built form is substantially different than RC-1 or RC-2 given the much higher amount of lot coverage. That is the value in having a public hearing process – to evaluate the specifics of various land use applications and determine where this type of use works well and where it doesn't.

Blanket upzoning assumes that R-CG and H-GO projects will always comply with Section 2.2.5 of the Municipal Development Plan which states "The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhood." There are many areas where this type of infill is not compatible.

The Infill Guidelines states that "New development should be designed in a manner which is responsive to the local context" and that "New development should respect the existing scale and massing of its immediate surroundings." Also, for placement of windows, "The privacy of adjacent residences should be respected".

Rowhouses or townhouses that have 60% lot coverage are rarely sensitive to their immediate neighbours. Massing, overshadowing, lack of soft landscaping, on-street parking congestion, and lack of privacy are all major problems for neighbouring properties. Let's remember that

Varsity Community Association Information Sheet re: City-Wide Blanket Upzoning

these are real people who are negatively impacted and sometimes devastated by development that occurs beside them. People cherish their back yards, gardens, and privacy. Having a rowhouse or townhouse built on the lot next door can be very damaging to quality of life and property values. I have permission to share these comments from an affected home owner.

Statement of a Homeowner Impacted by R-CG:

“I’ve been living in my home since 2006. I purchased my home because I loved the community, the trees, the neighbours and lovely sunlight and privacy I had in my backyard and on my deck to enjoy the south facing view of the trees. This new enormous development has blocked the sunlight in my backyard and now it’s cold and full of shade by 4 pm. I have no privacy in my backyard anymore as there are several windows that overlook right into my yard from above. I don’t feel comfortable being out on my back deck as people can stare at me. I have no view of the skyline or trees anymore as the development takes up the entire lot next to me. It’s a horrible sight and feels very cold and sterile and is way over-built for the lot and doesn’t fit with the neighbourhood. I’m not sure what impact it will have on my property value but I’m sure I will have a hard time selling now. I no longer want to live here and will be listing my house. I just don’t feel comfortable here anymore and can no longer enjoy my home the way I want to. It’s incredibly disappointing and I’m very unhappy with Council’s decision. I would have welcomed a semi-detached home. This development is ridiculous and didn’t need to happen.”

The City has stated “missing middle” housing will allow seniors to age in place, however, R-CG and H-GO has too many flights of stairs to be suitable for seniors and others with mobility issues. It isn’t a desirable built form for most families due to the stairs and lack of amenity space. It is a style of housing that is more suited to young, healthy individuals, a very specific demographic. The bungalows that are torn down to make way for rowhousing are often the most accessible and affordable housing options in the community.

Blanket upzoning has been compared to the secondary suite issue but this deliberately minimizes the very real and severe impact of R-CG development. There is no comparison between the two issues. The Varsity Community Association was not opposed to the legalization of secondary suites but we are very concerned with the impact of R-CG on our stable, well-maintained single family areas. Current and prospective home owners want certainty about what can be built beside them especially given the significant time and money spent in making a house into their home. These are legitimate concerns. Blanket upzoning is not strategic and sensitive planning.

The 2021 Affordable Housing Deficit spreadsheet indicates there is no housing deficit for those with medium or high incomes. We realize the housing market has continued to rise putting pressure on all income groups, however, people in the Low or Very Low Income categories have the greatest need for affordable housing and only more non-market housing will meet that need. Blanket upzoning and increased density does not create the type of affordable housing that is needed by these individuals.

Varsity Community Association Information Sheet re: City-Wide Blanket Upzoning

Land Use Redesignation Public Hearings

Essentially the only difference between blanket rezoning and the status quo is the elimination of the public hearing.

The City has stated this would shorten the approval process but that should not disenfranchise the public. The right of affected persons to be heard by their elected representatives is a fundamental and essential part of the democratic process. Employees of the City are not directly accountable to the public for their review and decisions. Without a public hearing, there is no incentive for a developer to work with the neighbours to improve the project. Delegating the decision making process to City administration will result in less meaningful engagement and create greater dissatisfaction with the redevelopment process.

Permitted vs Discretionary Use

It is very important that R-CG and H-GO be classified as discretionary uses if the amendment to the land use bylaw passes as affected neighbours must have the ability to appeal to SDAB.

Parks:

Although this does not affect Varsity directly, we believe parks in older communities that are zoned RC-1 should be rezoned to S-SPR instead of R-CG.

Lack of Engagement

While the City held several open houses, engagement has been lacking. Many people are still unaware of the proposal and its potential impact on them and their communities. Best planning practices include extensive and thoughtful consultation with the public with a genuine desire to listen and engage.

Other Options

There has been little or no discussion of alternatives to blanket upzoning to R-CG. Why was blanket upzoning to RC-2 not been considered? This option would double or quadruple density without causing the issues associated with 60% lot coverage. Allowing both secondary suites and laneway suites also triples density without increasing lot coverage. Land trusts, cooperative housing, and other alternatives should have been considered in consultation with the public and stakeholder groups. Surely, with all the other land available for development, blanket upzoning to R-CG is unnecessary and excessive.

Yours truly,
Jo Anne Atkins
Director of Civic Affairs
Varsity Community Association



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First name [required] Kathi

Last name [required] Higgins

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation amendment to redesignate my RC-1 property R-CG

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

We are strongly opposed to the City of Calgary rezoning our Ward 8 R-C1 property without our consent/ permission. Not one member of City Council ran on a campaign to change our zoning. If this rezoning is approved, what will become of our property taxes? Will our property taxes quadruple for our inner city lot and residence?

My spouse and I intend to age in place in our home. Will the City tax us out of our home and make us homeless? We are from humble beginnings, (an immigrant to Canada arriving with nothing but a backpack), worked hard, took risks, built our business and hired others. Since when is it selfish to work hard and participate in building a city?

It is rich that we observe our City's Mayor, on CBC TV Power & Politics last week scold the Fed, Prov govt's "ideology" . What of our City Council's "ideological" bent (climate emergency, City of Calgary tax money to wade into Quebec provincial issues, defund the police, Menorah lighting, & today, C Walcott advocating for non Canadian citizens getting to vote etc.??). Council Walcott (Ward 8) has deeply insulted the constituents of Ward 8 by calling people like my family "the selfish few". Additionally, we take issue with C. Walcott's January comment's that his salary increase provides good value for the money (his salary incidentally, provided by tax payers as both teacher and City Councilor, what risks has he taken?). C. Walcott attended my Community Association Meeting on this matter, but steadfastly refused to consider R-C1 property owners position. This is NOT good value for the money. Our Ward Councilor mandate to serve the people of the Ward, not his own agenda.

To ride roughshod over the citizens of this City, to whom City Council's mandate is to SERVE, is unconscionable. The citizens have been clear we do not want blanket rezoning, and have provided ample documentation that this will not solve the housing shortage issue.

Ronald Goodfellow, a retired architect of 50 years and an experienced and educated expert on this issue, penned an article in the March 23 Calgary Herald documenting how this rezoning issue will not solve the City's housing issues. He estimates 350,000 R-C1 owners in the city. Does he mean 350,000 households? if so, lets use some friendly math; consider a 2 person household, that's 700,000, and let's consider there are probably children in these R-C1 households. Do 700,000+ people in this City capitulate to Mayor Gondek's "100,000 potentially homeless"?

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



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First name [required] Tony

Last name [required] Gellion

How do you wish to attend?

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

Date of meeting [required] Apr 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 a taxpayer and homeowner in Varsity who is very opposed to this rezoning due to the following:

1. Demolishing solidly built single family homes for the purpose of speculative developer rental profit does nothing to help young families attain home ownership.
2. The increase of a transient rental population will erode a sense of community in established neighbourhoods, and inevitably create traffic and parking issues.
3. As has already happened in major centres in Canada, providing foreign entities the opportunity to buy residential property in Calgary further encourages speculative investment, which has led to potential money laundering concerns and increased property costs, both of which further reduces the opportunity for young families to find affordable residential dwellings.



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First name [required]

Melissa

Last name [required]

Kuehner

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

Re-zoning and LAP. Density

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 in favour of the cities plan to create more housing for it's residents



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First name [required] Theresa

Last name [required] Helmle

How do you wish to attend?

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

Date of meeting [required] Apr 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 Blanket Rezoning Bylaw Amendment

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

I consent to making my comments public at the hearing being held on April 22, 2024 with respect to the Blanket Rezoning Bylaw amendments.

My name is Theresa Helmle and I am an affected land owner in Ward 12. I am extremely opposed to the City moving towards a Blanket Rezoning Bylaw amendment.

The move towards accelerating so called "affordable housing" by way of Blanket Rezoning has not well thought out, and is not representative of the majority of Calgarians. The City is hastily considering the acceptance of what essentially amounts to an inappropriate bribe by the Federal Government, and is brushing aside the concern, the autonomy, values and voices of the majority of Calgarians.

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

The myriad of negative impacts that will ultimately occur such as inadequate infrastructure, privacy and parking issues, shade issues, fire hazard and insurance problems have not been considered in full or at all, and will ultimately affect us, the residents and taxpayers of existing communities. It will affect us financially with increased taxes and with respect to our autonomy in lifestyle choices.

There are more viable options available to the City of Calgary such as building modern homes on purpose designed new communities on land outside of existing neighbourhoods.

I ask that you listen to the voices of Calgarians and vote NO to the Blanket Up-zoning plan so that we may preserve our very desirable city for years to come.



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First name [required] **Samantha**

Last name [required] **Stokes**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 Upzoning**

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

ATTACHMENT_01_FILENAME (hidden) **Letter to Mayor and Councillors 15April2024 (00887205).pdf**



ATTACHMENT_02_FILENAME
(hidden)

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



April 15, 2024

Elboya Britannia Community Association
416 Park Avenue SW
Calgary, AB T2S 1Z9
Email: development@elboyabritannia.com

VIA EMAIL

City of Calgary
Office of the Councillors (8001)
700 MacLeod Trail SE
Calgary, Alberta T2G 2M3

Attention: The Mayor of Calgary and City Councillors as per attached list

Dear Sirs/Madams:

Re: April 22, 2024 Public Hearing – Upzoning

We write on behalf of the Elboya-Britannia Community Association (the "EBCA") in respect of the City of Calgary's proposal to change the base-residential zoning in Calgary to R-CG (the "Proposed Upzoning"). From the EBCA's perspective, we have seen unprecedented opposition to Proposed Upzoning from our community members, with hundreds of residents attending our development meetings and a 35-person deep development committee. **The EBCA is opposed to the Proposed Upzoning and encourages Council to vote "no"**.

The EBCA acknowledges the precarious position that many Calgarians find themselves in with respect to housing unaffordability (market housing). The EBCA also agrees that affordable housing (non-market housing) and helping those who are most vulnerable is a noble and charitable cause. However, the EBCA questions whether the Proposed Upzoning will actually assist with housing affordability and is concerned in respect of the unintended costs on our community members, and Calgarians in general, that will arise from this watershed change to land use in Calgary.

1. Proper Planning

(a) Overarching Planning Considerations

The powers provided to a municipality are delegated to it from the Province under the *Municipal Government Act*, RSA 2000, c M-26 (the "MGA"). Part 17 of the MGA addresses planning, and includes, for example, the preparation of a Municipal Development Plan.

The current planning hierarchy provides that the Municipal Development Plan is to guide land use. The City's Municipal Development Plan refers to the creation of Local Area Plans to provide further planning guidance to local communities. It also states that land use changes should be directed within a framework of nodes and corridors, infilling should be sensitive, and "compatible and complementary to the existing physical patterns and character of neighbourhoods", and existing neighbourhood character should be built upon. The Proposed Upzoning is not allowed under the Municipal Development Plan.

Further, and from a more fundamental perspective, the City is provided authority with respect to land use and planning matters under the MGA. As Proposed Upzoning is a blanket approach, arguably, it is an

abrogation of this delegated authority. More concerning, the Proposed Upzoning essentially throws out the entire planning framework and hierarchies that prior Councils and administrations have worked to develop on a methodical basis for more than 50 years. This includes through the creation of various land uses compatible with neighbourhoods, area structure plans, area redevelopment plans, local area plans, and of course, the Municipal Development Plan.

We also wish to address the intrusion of the federal government into municipal planning matters in respect of the various funding announcements which are tied to the Proposed Upzoning. Not only is this an irrelevant planning consideration which could invalidate the Proposed Upzoning, the Province has announced that it will introduce legislation to allow it to review and approve this type of funding showing this funding is at risk. Even beside this, under the division of powers between federal and provincial jurisdiction, property and civil rights are clearly within the jurisdiction of the province, and therefore any direct funding from the federal government is *ultra vires*. Any reliance on this type of funding, including to address infrastructure capacity issues, should be carefully questioned.

In our submission, the Proposed Upzoning is not creative or thoughtful planning – in fact, it evidences a complete lack of creativity, sophistication, or care. Instead of taking the required time to examine appropriate areas for increased density (such as nodes and corridors and neighbourhoods that could use additional density to support schools), the City is taking a short-cut to, *inter alia*, secure federal funding. This is being done without appropriately listening to Calgarian's concerns, without considering the effect of this change on communities, and without considering whether this change will achieve the desired result of housing affordability.

(b) Base Land Use – New Communities versus Establish Communities

Some Councillors suggest that the base zoning of new subdivisions as R-G provides a basis to make the base residential zoning for all other communities R-CG. This is a false equivalence. New communities zoned R-G are master planned by experienced developers based on a business case and market insight, and they are required to prepare and submit detailed area structure plans. These developers are accountable to shareholders, understand the residential market and consumer habits, and in knowing this, implement diverse housing options in those new subdivisions. And yet, even in those new subdivisions, developers have homogenous areas of like housing – they do not build mid-block four-plexes because that is not what the market wants.

2. Infrastructure

Our development committee has prepared a report outlining the EBCA's concerns regarding infrastructure issues associated with the Proposed Upzoning. Subject-matter experts in our community suggest that the City has not thoroughly vetted the effect of Proposed Upzoning on infrastructure. There are multiple infrastructure issues that are obvious to us now, and which will likely only become apparent to the City once development starts to take place in an uncontrolled fashion and costs are passed onto the taxpayer.

Infrastructure affects all Calgarians. However, we have not seen an economic valuation or business case analysis to show how the implementation of considerable densification of existing communities will be paid for, given the significant increases in costs for upgrading infrastructure within the built-up areas of the City.

Density increases in the established areas of the City will undoubtedly require upgrades to sanitary and storm sewers, and water systems. Increased population density also means increased traffic – the City has

not conducted any traffic impact analyses to study this. We have seen no evidence that emergency services will not be further strained, which is already inaccessible at times, nor a plan for how the City will resolve these service shortfalls. Recreation facilities and libraries in the established areas will also require upgrading to accommodate new residents within established areas. All items will have a direct effect on all taxpayers as the cost of these improvements will be paid for on a City-wide basis.

There are also additional costs required to upgrade the electrical distribution and communications systems. The cost to dig up pavement in the existing parts of the City to accommodate this infrastructure is extraordinarily expensive. While these items are not taxpayer-supported, they are ratepayer-supported and will require increases to utility costs which are only recovered through increased utility rates.

The adequacy of hospitals and schools have not been addressed. Hospitals have been removed from the inner City and the land has been reutilized. There really is no place to build a new hospital in the inner City without incurring significant costs. Similarly, schools have been removed from established areas of the City with the sites being repurposed. In some areas (including our community, which is addressed below) there are lottery systems in place to accommodate new students at existing schools due to lack of space. There is nowhere else to build new schools unless existing development is removed, and the land purchased. These issues are not City funded but they do affect all residents as the funds for this development still come from the same source; there is only one taxpayer.

The introduction of the Proposed Upzoning has extraordinary implications for Calgarians. The report notes the implications of these concerns and provides an alternative methodology to determine where growth can be accommodated in the established areas of the City. The full report is included at **Schedule "A"** to this correspondence. We encourage Council to consider the proposed motion included in the report and which will be addressed in more detail at the public hearing.

3. Schools

Within Schedule "A" there is reference to the EBCA's concerns regarding school capacity, but further consideration in the body of this letter is also warranted.

We understand from the City, as well as Councillor Walcott, that a reasoning for the Proposed Upzoning is to increase population levels in communities to ensure the viability of schools. We have heard that 50-year communities are particularly affected by declining population, as a result of the normal lifecycle and turnover of residents. Britannia and Elboya are 75-year communities – we are on the other side of the issues seen by 50-year communities.

The issue regarding low-enrollment is not an issue in our communities – in fact, we are seeing the opposite issue, which was confirmed by Councillor Walcott. Elboya School is overcrowded, such that a lottery system is in place (even for the walk-zone). Even beyond the issue of a lottery system, if a child is lucky to receive a spot, that spot is likely with more than 30 students in classes such as Kindergarten, which are arguably some of the most formative years for children.

Implementing more density in our neighbourhoods is simply going to exacerbate the capacity issue at our local schools. Further, there seems to be little consideration on other affects if a child is unable to go to a local school, including in respect of commuting time, increased traffic, and that there are less opportunities for children to meet and know other children in their own community.

We encourage Council to consider strategic areas of densification first, targeting areas where schools are at risk of closing, rather than a blanket approach irrespective of effect on schools.

4. Affordability

We are well-aware of the difference between "Affordable Housing", which Proposed Upzoning does not address, and "Housing Affordability", which Proposed Upzoning is unknown to address, and may in fact exacerbate the Housing Affordability issue in Calgary.

We have asked the City on numerous occasions for data on how Proposed Upzoning will address housing affordability, and the best answer we have received is that if a bungalow is at the end of its life, it is better to replace the bungalow with four \$500,000 to \$700,000 units than one more expensive single-family home. To rely upon this hypothesis to support a sweeping change to land use in Calgary, rather than conducting other research, is concerning. Further, as land is valued on a highest and best use basis, this hypothesis does not consider that the ability to do more with a lot is likely to drive the price of that lot up, further ensuring that a single-family home is out of reach for many Calgarians. As we have stressed to Council before, the issue facing Calgarians in respect of housing affordability is not something we believe can be addressed at the municipal level – this is an issue regarding inflation, which ties into increased construction costs and interest rates. Further, the idea of obtaining funds from the federal government to assist with housing affordability is problematic, as more government spending means more inflation.

City advocates of Proposed Upzoning often point to a two-pronged graph showing average incomes disconnecting from average home prices by 400% over the past ~40 years. When our community was shown this graph, there was no acknowledgement that this graph demonstrates that the Canadian dollar is buying less house, rather than showing that housing is more expensive. When you examine the price of gold, it has likewise increased 400% over the same time period, but, when you compare the price of gold to the price of housing – the number is flat. This means that the same amount of gold 40 years ago buys the same amount of house today. This example is provided to confirm that the issues we see are a result of inflation – something which zoning is not going to address.

Finally, the metric used by the City in respect of pricing for townhouses/rowhouses is not accurate for Ward 8, where the average sale price is currently more than \$900,000. Accordingly, relying upon data that is City-wide is not accurate for many areas of the City, including Elboya and Britannia. The City should not conduct sweeping changes without concrete evidence that it will actually assist with housing affordability.

5. Community Input into Developments

Currently, if a developer seeks to build an R-CG rowhouse structure in an R-C1 or R-C2 neighbourhood, the developer is required to obtain a land use redesignation. The redesignation process includes a robust and thorough review by Administration, Calgary Planning Commission and Council. Importantly, the public is provided an opportunity to provide input before Council. This process has worked relatively well, particularly in R-C2 neighbourhoods, which we suggest is as a result of the rigour of the process and the legal right for community members to speak at the public hearing before the decision is made. Further, it was through this process that Administration revised and improved the R-CG district rules, demonstrating its effectiveness.

If the Proposed Upzoning is passed, this meaningful public input is removed. Instead, a developer can proceed directly to applying for a development permit – which is an entirely different approval process through the Planning Department only. For a "Discretionary Use" Application, while the public is invited

to provide feedback, if the Application generally complies, we have observed that the Applications are approved (sometimes with relaxations). While there may be avenues of appeal to the Subdivision and Development Appeal Board, if the approved Development Permit complies with the district rules, the chance of success on appeal may be minimal.

For a "Permitted Use", the Application must be approved if it complies – there is no opportunity for public input and no opportunity for appeal.

Submitting feedback to the City's Planning Department is not the same as having the right to speak at a public hearing. The feedback is not responded to or commented on by the City. To imply that an invitation to submit feedback is meaningful public engagement is far from reality, and the voices of Calgarians will not be heard.

6. Listening to Constituents

The Housing Affordability Task Force (the "HATF") was relatively unknown to Calgarians until June 2023. Even at September 2023, where a public hearing was held shortly after the summer months, the HATF and its effects with respect to Proposed Upzoning remained unknown to many Calgarians. The significance of the HATF, and the Proposed Upzoning, did not come to the forefront until January 2024 when the first postcard was distributed. In respect of our communities, many of our residents began to understand the full-effects of the Proposed Upzoning as a result of communications from the EBCA and subsequent City engagement.

We have had a significant response regarding the Proposed Upzoning, with hundreds of residents attending our development meetings. From that, we had 35 volunteers sign up on our Development Committee to assist the EBCA with its response to the Proposed Upzoning. Our community members are overwhelmingly opposed to the Proposed Upzoning and are concerned that their opposition is not being heard or otherwise considered, particularly as this is before Council between election cycles. An issue this significant should be an election issue *prior to it being passed* (though even if Proposed Upzoning is passed, we anticipate it will remain an election issue in 2025 and will be a significant consideration in voter's minds).

7. Alternate Plan

We have outlined a number of concerns we have in respect of Proposed Upzoning, and in an effort to avoid a criticism-only based approach, our development committee provided suggested alternatives, which are included at **Schedule "B"**.

More specifically, we encourage Council to consider:

1. Follow the Municipal Development Plan:
 - a. Create Local Area Plans;
 - b. "Key Direction 3: Direct land use change within a framework of nodes and corridors";
 - c. "The City proposes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods";

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- d. "Recognizing and building upon existing neighbourhood character, heritage and cultural identity";
2. Re-zone industrial light/light industrial land;
3. Develop more affordable housing partnerships;
4. Lobby for a "made in Calgary" approach to increase development that considers a "community focused" strategy;
5. Development on City-owned land; and
6. Re-zone only those areas where the affordability imperative can actually be met.

Further, we encourage Council to consider the effect that the CPC-approved re-development of Fisher Park may have on housing supply, along with potential development of areas surrounding Westbrook and Anderson C-Train stations. Finally, we also encourage Council to consider other changes, such as a ban on short-term/AirBnB rentals to free up housing for long-term rentals, rather than short-term hospitality which may be more lucrative.

8. Conclusion

In closing, we encourage Council to **vote against** the Proposed Upzoning. It is clear that we need to build more homes, of all shapes and sizes, and we very much support providing affordable housing to the citizens who need it most. With respect to Proposed Upzoning, we strongly believe that development should be far more targeted, to ensure that the goal of housing affordability is realized.

Yours sincerely,

Samantha Stokes
Director - Development, Elboya
Elboya Britannia Community Association

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Elboya Britannia Community Association

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Blanket Rezoning Infrastructure Sub-committee Report

APRIL 9, 2024

Development@elboyabritannia.com



Request

It is requested that the following motion be made and approved by Council:

That with respect to Report CPC2024-0213, the following be approved:

Request that Council refer Report CPC2024-0213 back to Administration to:

1. Investigate and report on existing and proposed Local Area Plans that may have infrastructure capacity available to support increased density in the form of the proposed R-CG Land Use
2. Prepare Growth Evaluation Criteria for Established Areas (similar to the Growth Application Evaluation Criteria used for Greenfield Development) to show how the proposed growth meshes with Municipal Development Plan/Calgary Transportation Plan (MDP/CTP) alignment, Market Demand, and Financial Impact on the City and non-municipally controlled third parties (i.e. hospitals, schools, EMS, utilities)
3. Prepare a Business Case Template for Established Areas (similar to the Template used for Greenfield Development) to show the economic justification for development within a Local Area Plan
4. Prepare a process for determining locations within the Established Area of the City which will support the proposed R-CG Land Use in light of Items 1,2, and 3 above.

and report back to Council no later than October 8, 2024

Executive Summary

Calgary City Council is considering approving a bylaw that rezones 216,117 properties to R-CG and 92,151 properties to R-G, effectively 'Blanket Upzoning' the majority of the city, to allow for more efficient development of a range of low-density housing forms such as single-detached, semi-detached, duplex dwellings, townhouses and rowhouses. It is a proposal that has not been given a thorough vetting as there are multiple infrastructure issues that will likely only become apparent once development starts to take place in an uncontrolled fashion.

This is an issue that affects all residents of the City of Calgary however, it appears that an economic evaluation through a business case analysis has not been put forward to show how the implementation of considerable intensification of existing communities will be accounted for, given the significant increases in costs for upgrading infrastructure within the built-up areas of the City. Increases in density in the established areas of the City will undoubtedly require that sanitary and storm sewage, as well as water systems, be upgraded to accommodate the significant population increases. Additionally, no traffic impact analyses have been done to indicate the changes to the level of service that will result from the increase in traffic that will result from this proposal. Similarly, our emergency services will also be strained, resulting in the requirement to increase the infrastructure required for police and fire services. Recreation facilities and libraries in the established areas will also have to be upgraded to accommodate new residents within the established areas. All of these items will have a direct effect on all taxpayers as the cost of these improvements will have to be paid for on a City-wide basis.

There are also additional costs that will be required to upgrade the electrical distribution and communications systems. The costs to dig up pavement in the existing parts of the City to accommodate this infrastructure will be extraordinarily expensive. While these items are not taxpayer-supported, they are ratepayer-supported and will require increases to utility costs which are only recovered through increased utility rates.

More broadly, issues such as the location of hospitals and schools have not been addressed to any great extent. Hospitals have been removed from the inner city and the land has been reutilized. There really is no place to build a new hospital in the inner city without incurring significant costs. Similarly, we have removed schools in the established areas of the City and have repurposed some of the sites. In some areas there are lottery systems in place to accommodate new students at existing schools due to the lack of space for the students. There is nowhere else to build new schools unless existing development is removed, and the land is purchased. These issues are not City funded but they do affect all residents as the funds for this development will still come from the same source. There is only one taxpayer.

The introduction of the proposed Land Use Redesignations has extraordinary implications for all residents of the City of Calgary. This report notes the implications of these concerns and provides an alternative methodology to determine where growth can be accommodated in the established areas of the City.

Introduction

The report accompanying Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments¹ is lacking in reference to the infrastructure and the cost to provide it if Council approves the increase in densities across the City through blanket rezoning as recommended by the Calgary Planning Commission.

The report states that "If the recommendations of this report are approved, Administration recognizes there is a need for strong capital investments in the Developed Areas to enhance public amenities. The Housing Strategy includes actions to consider this." Unfortunately, there are no real actions that are noted in the report to back up this statement. It simply states "Future business plans and budgets will monitor and respond to shifting patterns in growth and redevelopment as a result of this proposed change."

Action 1C.13 of the Home is Here Reportⁱⁱ indicates that the City is committed to providing infrastructure in accordance with communities that have experienced applications that have facilitated more housing. The cost of the infrastructure does not appear to be known at present. It would make more sense to determine where capacity is available to provide services such as; storm and sanitary sewer collection, water distribution networks, roads, transportation networks, emergency and police services, libraries, recreation facilities, electrical and telecommunication distribution systems, schools, and healthcare facilities.

The plan to increase density in all established areas throughout the City on an equitable basis has, therefore, not been well thought out and amounts to "flying a plane while building it." Approval for Land Use for additional housing units should take into account the infrastructure required to support it and it is contended that City Administration should look for areas where density can be supported with existing infrastructure before the Land Use is changed.

There are multiple locations where density can already be supported throughout the City and certainly there are areas which require additional housing units in order to refresh and rejuvenate the existing community. Moreover, there are locations throughout the City which should be redeveloped to support the existing infrastructure such as schools which are underutilized while other areas have schools which over capacity and have waiting lists.

This report attempts to look at the requirements for each type of infrastructure and makes recommendations as to how the City could review its existing systems and make an informed decision as to where density can be located to take advantage of infrastructure capacity that may exist within the system and then look to promote growth in those locations.

Land Use changes in those areas can then be determined and some certainty can be introduced for the development industry to create additional housing. If this work is not undertaken, some areas of the city could exhibit capacity constraints and investments made by developers for the acquisition of land in those areas will be stranded, resulting in a loss of income for developers and exposing the City to additional risk when developers seek to require the City to increase capacity to support the new Land Use. This will almost certainly be counterproductive to the objective of providing more affordable housing throughout Calgary.

1. Deep Utilities

1.1. Sanitary Sewer Storm Sewers and Water Distribution

The sanitary sewer collection system is well-known by the City engineers and bottlenecks exist through the system. A case in point was noted several years ago when development in the City's Northwest was curtailed while the system was upgraded. It is expensive to lay down new pipe under existing roads, as the working area is confined, worker safety issues become more apparent when the trench for the sewer must be supported and the road rebuilt after the sewer is placed. Early identification of existing capacity issues should be done to identify any capital expenditures required before they become an issue and development is halted.

Similar issues exist for storm sewers. The proposed changes in the Land Use rules indicate that lot coverage will increase from a maximum of 45% to 60% which would be an increase of 33% of the impervious area on a lot. City engineers should look for areas which can handle the increase in storm flow. Additionally, water quality issues will become apparent as many parts of the established areas of the City directly discharge into the river without the use of a storm pond to reduce both the peak flow and to remove the contaminants from stormwater.

The potable water distribution system may also have constraints. Fire flow capacity may be challenged with additional housing units and an increase in density over the original design parameters. Once again, we should look to areas which have capacity rather than applying density without forethought.

Currently, there is no levy system in place to support any capital costs required for deep utilities in the established areas. Many of these areas have already had levies placed against them for trunk systems and it may not be possible to levy against this new infrastructure if new services are required. As the cost of an upgrade may not be economically feasible for a single developer to support an overall improvement in service capacity, the costs will have to be borne by the overall taxpayer if trunk services must be constructed to support blanket densification.

2. Transportation Network

2.1. Roads

Overall, the City's road system in established areas has not been designed for significant increases in density. Traffic Impact Analyses should be done to identify where capacity exists in the system to support additional density. Retrofitting road infrastructure to support additional density is an expensive process that sometimes requires the removal of housing to widen the road network, contrary to the objectives of the Strategy. Presently, there are areas where housing could be more concentrated to take advantage of existing capacity in the road network.

Should the blanket rezoning occur, the taxpayer will likely have to pay for road infrastructure improvement if growth is not planned in a manner that will limit the capital costs required for new infrastructure to support growth in established areas. Selective densification to take advantage of existing capacity will limit the cost to the taxpayer and will also mean that costs can be targeted directly to those areas that will benefit from the infrastructure upgrades.

2.2. Transit Network

Increasing density surrounding LRT and BRT stations is already part of the City's strategy and capacity exists for supporting this sort of density. Providing density along bus routes should be a priority for R-CG and H-GO and even higher density forms of housing. Many areas along bus routes have housing that is in need of a refresh. This is not a new idea as this form of density along bus routes has been supported by the City for some time. Provided the capacity is available, rezoning lots along bus routes would appear to be a sensible idea and has been supported in existing Local Area Plans.

3. Emergency Services

3.1. Fire

Some areas of the City have benefitted from reconstructed fire halls in the established area. Other areas will require improvements to the existing facilities to make sure that there is capacity in the system to support Calgarians in emergencies. It should be relatively simple to identify areas where capital improvements and increases in operating costs will have to be made to support increased density.

As there is no levy fee or charge in place in the established areas, any increase in fire infrastructure will have to be taxpayer-supported.

3.2. Police

It is also likely a simple matter to identify areas where capacity exists in police infrastructure to support increased densities. The Calgary Police Service (CPS) have metrics that can determine whether there is capacity available in the system or if additional capital and operating costs are required.

Similar to Fire facilities, increases in the requirements for CPS infrastructure will have to be taxpayer supported.

3.3. EMS

While EMS is not a City responsibility, it is incumbent on the City to properly coordinate planning for EMS with the Province to determine if there any further units needed to support an increase in housing in any particular part of the City.

4. Community Infrastructure

4.1. Libraries

Libraries are an increasingly important part of the lives of many Calgarians. New libraries require land and expanded libraries require capital expenditures. Increases in density should consider the requirements of libraries and capital should be allocated where expansion makes sense to support increases in density.

If new libraries are constructed or existing facilities expanded, the costs will have to be taxpayer-supported as there is no levy in place for this infrastructure.

4.2. Recreational Facilities

Recreational facilities are not in abundance in the established areas of the City as many, such as the YMCA and YWCA, have experienced a loss of participants and have had to close in recent years. The addition of increased housing units will place a strain on those facilities that are still in existence or will require participants to travel long distances to take part in recreational activities. New recreational facilities will require land for the development of these facilities, and it should be possible to determine where recreational opportunities exist in the established areas.

If new recreation facilities are constructed or existing facilities expanded, the costs will have to be taxpayer-supported as there is no development levy, charge or fee in place for this infrastructure.

5. Shallow Utility Systems

5.1. Electric Distribution Systems

With the advent of electric vehicles plus a desire to electrify our home heating ventilating and air-conditioning (HVAC) systems, there is concern that the electrical distribution network is not robust enough to handle the additional strains that will be placed upon it. An increased number of residential units will require an

increased number of transformers to supply electrical power. Each transformer in a new community provides services for about 12 individual single-family lots. Transformers in existing communities were generally based on 100 Amp household requirements. The increased loads that are now being requested for EV charging stations, air conditioners, heat pumps, etc. require 200 Amp servicing. In other words, Enmax may have to increase both the number of transformers and the amperage supplied by each transformer, to accommodate the sort of growth/density that is being contemplated. This will require an increase in utility rates to support the increased infrastructure required.

5.2. Telecommunication Systems

With an increasing number of people now working from home, the requirement for higher-speed internet systems is becoming a necessity. If infrastructure is not available, roads, lanes and front lawns will have to be torn up to replace outdated telecommunication services for new homes in existing communities. This will also necessitate an increase in user rates if density is not provided in a thoughtful manner.

5.3. Gas

Upgrades to the gas distribution system will likely not be required as home heating can be provided by more sustainable forms of home heating, based on the provision of additional electrical power.

6. Schools

Schools in Calgary appear to be either over capacity or under-utilized. Only a few are at optimum loads. Planning for additional density should take place where schools are currently being under-utilized to avoid closure of schools and to allow for students to attend schools in their own community. This is very important for families who do not wish their children to have to ride on the bus for hours each day to attend a school that is out of their area. Additionally, siblings will also have the ability to attend the same school together.

7. Healthcare Facilities

Two hospitals in the inner city have been removed and only one emergency services site has been constructed in the established area in the interim. Planning for increased density in the established areas must be done in conjunction with the Province to assure Calgarians that health care will be provided to accommodate a new influx of population. Additional facilities or expansion of existing sites will have to take place to accommodate this growth. Densification should take place in a thoughtful manner to support any improvements in the health care delivery system that may be contemplated.

Business Case for Densification

Similar to new communities, it is proposed that areas for growth should be identified and that a business case should be developed to support this increase in density. This could be done on a Local Area Plan (LAP) basis, whereby the infrastructure would be identified, and any capital costs required could be determined. The investments required to support the increases in density would be offset by the revenues determined from increased tax revenues, levies, utility rates and user fees. Provided a business case indicated that cash flow from the new infrastructure was positive, then the investment required could be supported and an area for densification could be identified within the LAP. This process would be used to support a Land Use Change which could be brought forward for Council's approval at the same Public Hearing as the LAP for which the area in question had been identified.

Conclusion

The additional infrastructure required to support growth should be identified at the Local Area Plan stage. This process can take a deeper look into the facilities required to support growth and capital costs for investments in growth can be determined. A business case can then be put forward to Council to determine whether it is prudent to budget for the infrastructure required based on both the costs of the infrastructure and the revenue that will be derived from the increased densification.

References

ⁱ Calgary Planning Commission March 7, 2024 Agenda Item 7.2.4 [Calgary Planning Commission - March 07, 2024 \(escribemeetings.com\)](#)

ⁱⁱ Calgary Housing Strategy (Objectives 1.C.1, 1.C.5, 1.C.13, etc); (Home is Here - The City of Calgary's Housing Strategy 2024–2030 Approved by Council 2023 September 16) <https://www.calgary.ca/communities/housing-in-calgary/housing-strategy.html>;

1)

SCHEDULE "B"

Affordability is Not an Option but an Imperative

In September 2023, the City released its Housing Needs Assessment Report, which found that in 2021, one in five (or 84,600) Calgary households could not afford their housing. The report states that “[b]ased on Calgary’s forecasted population growth and historical rate of housing need, the number of households in need of affordable housing is expected to reach close to 100,000 households by 2026,” adding the median cost of a detached home has increased by 37 per cent in the past three years while rent has gone up by 40 per cent. The report also noted the median household income required to purchase a median home in Calgary is now \$156,000, far more than the current median income of \$98,000.¹

One week later, council approved the Affordable Housing Strategy after a two-day hearing. As Mayor Gondek described: “We heard from about 200 public members who came to present to us at the committee meeting about how difficult it is to find housing and retain housing in our city.² Other data seems to indicate there were 160 members of the public in attendance. More importantly, a couple hundred members of the public is hardly a good representation of the public at large, particularly when engagement was conducted over the summer months.

The stated objectives of the Affordable Housing Strategy are to increase the supply of housing, support affordable housing, help the City’s housing subsidiaries, ensure diverse types of housing to meet the needs of equity-deserving populations, and address the affordable housing needs of Calgary’s Indigenous population. The unstated requirement of the Strategy is that these stated objectives must be implemented in a way that yields a post-construction (retail) price no greater than \$100,000 - \$150,000 per unit constructed, even when allowing for a variance in interest rates.

The Strategy includes over 60 actions such as:³

- Using City-owned land to support more non-market affordable housing;
- Using City-owned land to establish two emergency shelters for families with children;
- Exploring the creation of incentives for affordable secondary suite housing;
- Support to help equity-deserving groups access housing;
- Efforts to speed up the planning process; and
- Advocacy to the federal and provincial governments for additional support.

In addition, and what is the focus of the current hearing is: blanket rezoning or up-zoning to re-designate the entire city (all areas) as R-CG, and H-GO.

To fund these objectives (and before any public consultation or the public hearing on April 22, 2024), the City wishes to accept \$228 million in federal funding through the Housing Accelerator Fund (HAF). This funding is expected to fast-track the construction of more than 6,800 housing

¹ <https://www.msn.com/en-ca/news/canada/calgary-council-votes-in-favour-of-housing-strategy-after-three-day-meeting-marathon/ar-AA1gPypu>

² *City All-In On Housing: Mayor*, Calgary Herald, December 27, 2023 pp. A1, A4.

³ <https://www.calgary.ca/communities/housing-in-calgary/housing-strategy.html>

units over the next three years, and fund initiatives to spur the construction of upwards of 35,000 new homes over the next decade. The federal government has earmarked this money for accelerated approvals and zoning reform to build more row-houses, townhouses and infills, intended to develop more affordable housing.⁴

However, other than the fact there is federal funding to build 6,800 units by 2026 (while the city's own Assessment Report identifies an actual deficiency will be 100,000 units by that time), the city has not identified or provided any public-facing analysis of why *blanket* rezoning was selected as the preferred option over available alternatives, which in some cases have been the subject of more extensive public consultations and planning development and in all cases appear to better facilitate the stated objective of achieving housing to meet increased demand.

There Are Many Alternatives to Blanket Rezoning

A number of available alternatives will be discussed below:

- Re-zone industrial/light industrial land;
- Develop more Affordable housing partnerships;
- Lobbying the Federal Government to support a "made in Calgary" approach to increasing development that considers a "community-focused" strategy;
- Development on City-owned land; and
- Rezone only those areas where the affordability imperative can actually be met

Re-zone Industrial/Light Industrial Land

Rezoning large swaths of existing light industrial lands in areas like Manchester, Barlow Trail near the Green Line Shepard Station or the newly developing Constellation Industrial Area. These areas could be remediated and developed like a greenfield development with appropriate consideration given to necessary amenities like schools, transit and other infrastructure. Development in this manner would allow for thoughtful deliberation of needs and quality of life for both Calgarians seeking housing and those already housed.

This would also provide an opportunity for those seeking market housing to make an informed decision on where and how they would like to invest their funds as these Communities are unlikely to see forced change of land-use in the future.

Re-zoning land along the proposed Green Line Light Rail Transit Corridor to a minimum of H-GO Zoning would allow for Transit Oriented Development of mixed-use retail space and higher density dwellings.

Affordable Housing Partnerships

Recently, the City of Calgary announced developed in partnership with the Federal Government's Rapid, Housing Fund, the Provincial Government, the City of Calgary and Corporate Calgary.

⁴ <https://globalnews.ca/news/10091246/feds-commit-228m-calgary-7k-homes-by-2027/>

Hope Heights is being developed by Homespace Society as a four-story apartment building with 35 one-bedroom units near downtown Calgary in Crescent Heights. The project received \$7.4 million from the Federal Rapid Housing Initiative, \$2.1 million from the Province, approximately \$900,000 from the City and \$1.3 million from Calgary builder Hopewell.

There is a similar project underway in Killarney.

The units in Crescent Heights cost approximately \$336,000 per unit and the units in Killarney cost approximately \$431,000 per unit.

Lobby the Federal Government

The Federal Government of Canada is manipulating the civic government of Calgary by withholding funds until the City concedes to re-zoning. The Federal Government has committed \$228 million from the Housing Accelerator Fund (HAF) to address housing shortages in Calgary.

The City of Calgary could instead propose using those funds to partner with other levels of government, Corporate Calgary, and building suppliers to extend the value or purchasing power of those dollars.

It is also important to note that in our current economic climate and building environment, \$228 million cannot be considered an extravagant sum. For perspective, the Seton YMCA was completed in 2019 for \$193 million, the Central Library was completed in 2018 for \$245 million and the new event centre is projected to cost \$1.2 billion. \$228 million will not even make a dent in Calgary's housing crisis. Further, the City has not disclosed its specific intentions with regards to the allocation of potential Federal funds.

Development on City Owned Land

The City owns a massive amount of land. There is an opportunity to sell that land to (or partner with) developers, and, as an ancillary benefit, fill its coffers. Alternately, the City could develop and manage its own low-cost or co-operative housing.

Please see the map in the map of City-owned land in this article.

<https://www.cbc.ca/amp/1.3389552>

Macleod Trail Redevelopment Corridor

In 2012, the City undertook a long-term study to address the issue of the Macleod Trail "eyesore". Alderman Gian-Carlo Carra noted that Macleod Trail has often been described as "one of the ugliest streets in North America". Alderman Brian Pincott noted, "[i]t truly has very little to do with the communities that abut it". The aim of the study was to identify transportation needs along the corridor to support the 2009 Municipal Development Plan, which envisioned the adjacent land use to intensify into an Urban Corridor with retail, office, mixed-use and residential uses.⁵

The Macleod Trail Corridor Study was presented to the SPC on Transportation and Transit on October 10, 2014 and May 20, 2015. Updated recommendations were approved by Council on June 15, 2015. Approval of the updated recommendations included direction for Administration to bring forward a follow-up report to investigate alternative design solutions which provide

⁵ <https://www.pressreader.com/canada/calgary-herald/20120426/281900180213987>: "It's been called a wretched urban eyesore, strip mall hell and a condo developers' dream".

necessary traffic capacity to support redevelopment in the vicinity while improving pedestrian access and safety, along with reducing or eliminating conflicts with the Light Rail Transit (LRT), and to return to the SPC on Transportation and Transit no later than Q2 2016 with design recommendations and potential amendments to the land protection at 25 Avenue SW.⁶

This plan (attached) was to develop Macleod Trail (including the corridor through Manchester) into an “urban boulevard”, defined as an area that:⁷

- Gives highest priority to walking, cycling and transit
- Accommodates reasonably high volumes of vehicle traffic
- Integrates high-density, mixed-use urban development
- Includes destinations where people live, work and gather
- Includes high-quality urban design and green infrastructure (e.g., landscaping, green building, etc.)

This plan was developed based on 3,232 survey responses representing more than 61 communities near Macleod Trail. The plan was not pursued (it appears) because there was no funding available to implement its recommendations. The plan notes that the next step toward implementation was to conduct a utility study.⁸

The City has not provided any data or analysis concerning traffic studies, utility studies or other studies concerning the cost and expansion of utilities to meet the higher demand associated with high density multi-family development. The City has not provided any data or justification for the assumption that blanket rezoning of areas with the highest land values can or will address the stated objective of increasing housing to meet increased demand. High land value will yield expensive row-houses, townhouses, infills and condominium units.

The City wishes to increase access to public transit as a stated objective of the Affordable Housing/Rezoning Strategy but has not provided any data or justification for why the rezoning map for the SW Calgary focuses on high density west of Macleod Trail, when the Green Line route is east of Macleod Trail and there are large parcels of light industrial land east of Macleod Trail that are prime for redevelopment.

By contrast, the Macleod Tail Corridor Redevelopment Plan:

- was supported by 3,200 survey responses and 61 communities;
- was developed specifically to integrate high-density, mixed-use urban development, while at the same time solving the problem of the Macleod Trail “eyesore”;
- would make use of the light industrial or strip mall lands (large parcels) east of Macleod Trail to allow for building more rowhouses, townhouses and infill housing, which are all stated goals of the federal Housing Accelerator Fund;

⁶ <https://www.calgary.ca/planning/transportation/macleod-trail-corridor-study.html?redirect=/macleod>

⁷ *Macleod Trail Corridor Study Open House: Presentation of Proposed Design Concepts*, pp. 3.

⁸ *Supra*, note 7, pp. 5-7.

- would be designed from the “ground up” with utilities and infrastructure to support high density and increased housing demand (as are newer areas like Mahogany that were planned for higher density);
- would better facilitate affordable housing since land values are much lower east of Macleod Trail (addressing stated goals of the federal Housing Accelerator Fund and the Affordable Housing Strategy);
- would better facilitate transit access to the Red Line east of Macleod Trail (no one is going to walk from Elboya/Britannia to the Red Line);
- would allow the City to create planned new inner city neighborhoods around and integrated with Macleod Trail (similar to Yonge Street in Toronto), with increased walking and cycling traffic at all hours rather than the large swaths of light industrial land essentially becoming a ghost town after business hours; and
- would facilitate a north-south walking and cycling corridor, connecting these new neighbourhoods with downtown via Victoria Park and the Stampede Grounds.

Rezoning Only Areas Where the Affordability Imperative Can be Met

Any broad-brush or one size-fits-all approach carries unintended consequences. Where the objective of the Strategy is to significantly accelerate pace and volume of housing construction, rezoning (or up-zoning) the *entire city at once* will be counterproductive, creating a significant wrong-way incentive for developers.

Rezoning all areas allows a developer to choose whether to deploy its available capital in a lower land value area (with lower margins and profit) or higher land value areas (with higher margins or profit). Leaving this choice in the developer’s hands creates a built-in incentive for the developer to forego lower land value construction in favour of high land value areas, yielding million dollar row-houses, townhouses, infills or condominium units – and higher profits.

Developers are in business. Business is driven by maximizing profit, not minimizing it. *Blanket* rezoning will therefore be expected to achieve the opposite of its desired effect, encouraging developers to pursue multi-family construction in high land value areas (where it cannot meet the \$100,000 per door affordability criteria), thereby slowing the pace of much needed affordable housing construction.

To avoid this, any rezoning should be limited to areas where lower or industrial land values, proximity to the green line and community needs are expected to yield housing that will immediately meet the affordability criteria. Developers should be fully aligned with actually achieving *affordability* and not allowed to opt out of the Strategy by choosing to pursue multi-family construction in areas where the affordability imperative cannot be met. Every dollar deployed to build a multi-family unit in a high land value area as a result of blanket rezoning could (and should) otherwise be deployed to build an even greater number of multi-family units in lower land value areas – but this will only occur if the City removes the option of allowing a builder to choose whether to deploy that dollar in a higher land value or lower land value area.

Macleod Trail Corridor Study

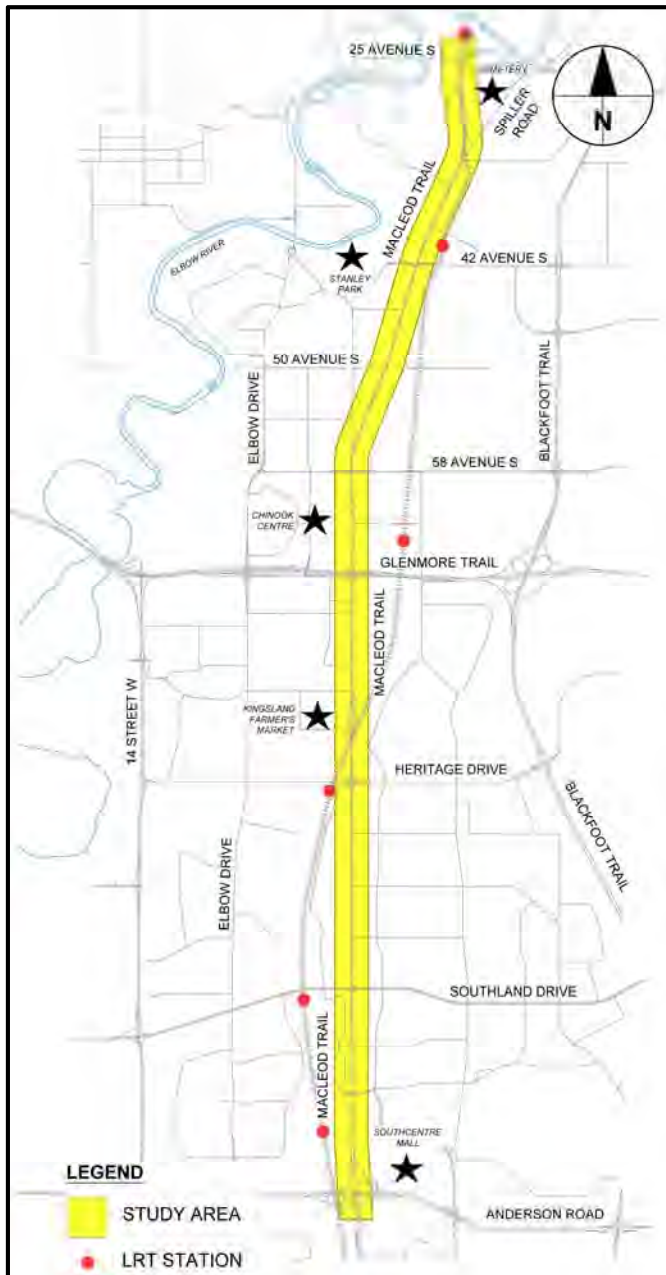
Welcome

Macleod Trail Corridor Study Open House

Presentation of Proposed Design Concepts



Study Purpose

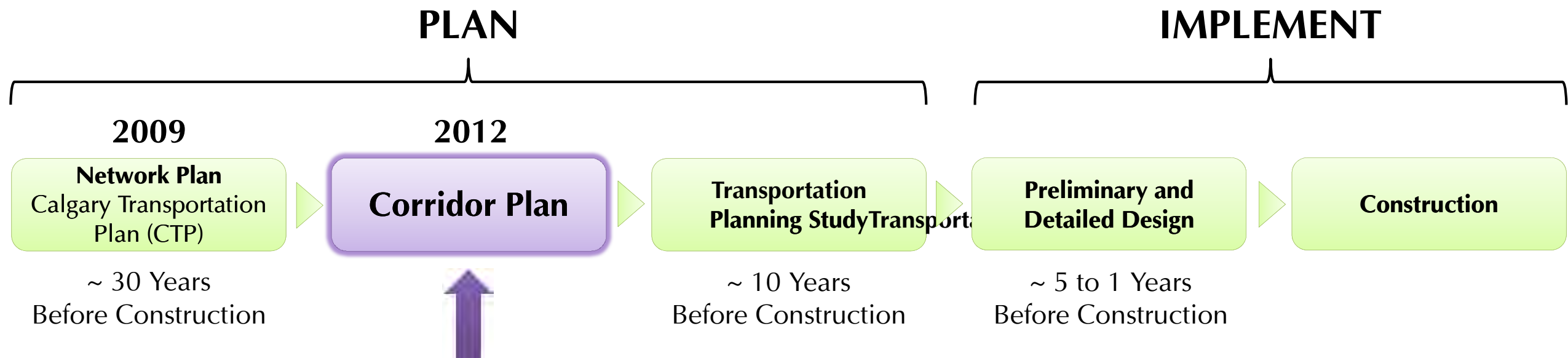


Study Area: 25 Avenue S to Anderson Road

- Develop a corridor plan for Macleod Trail that aligns with The City's:
 - Municipal Development Plan
 - Calgary Transportation Plan
- Develop a conceptual plan for Macleod Trail as:
 - An Urban Boulevard (as per Calgary Transportation Plan)
 - A primary cycling, transit and high occupancy vehicle (HOV) route
- Study goals:
 - Accommodate walking, cycling, transit and HOV requirements
 - Confirm right-of-way

Project Timeline & Scope

Corridor studies are typically completed 10 to 30 years in advance of construction.



Macleod Trail Corridor Study

Corridor Study Objectives:

- Investigate how multiple travel modes and features associated with an Urban Boulevard can best be accommodated along Macleod Trail
- Establish right-of-way requirements along the corridor

To be reviewed through later studies:

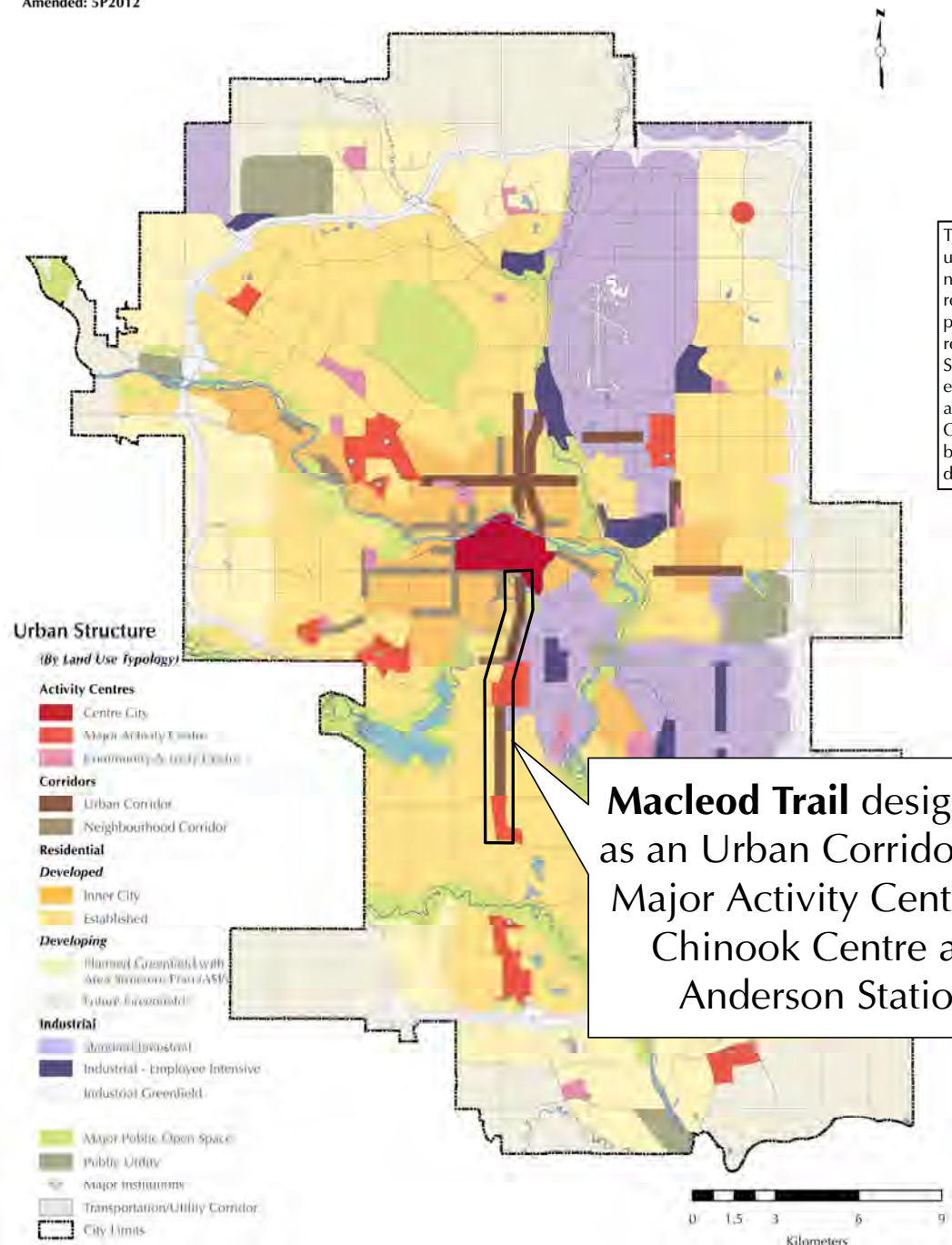
- Corridor land use changes
- Adjacent business access
- Utility needs

Note: There is currently no funding available to implement the recommendations from this study.

City of Calgary Land Use & Roadway Network Plans

Municipal Development Plan – Urban Structure Map

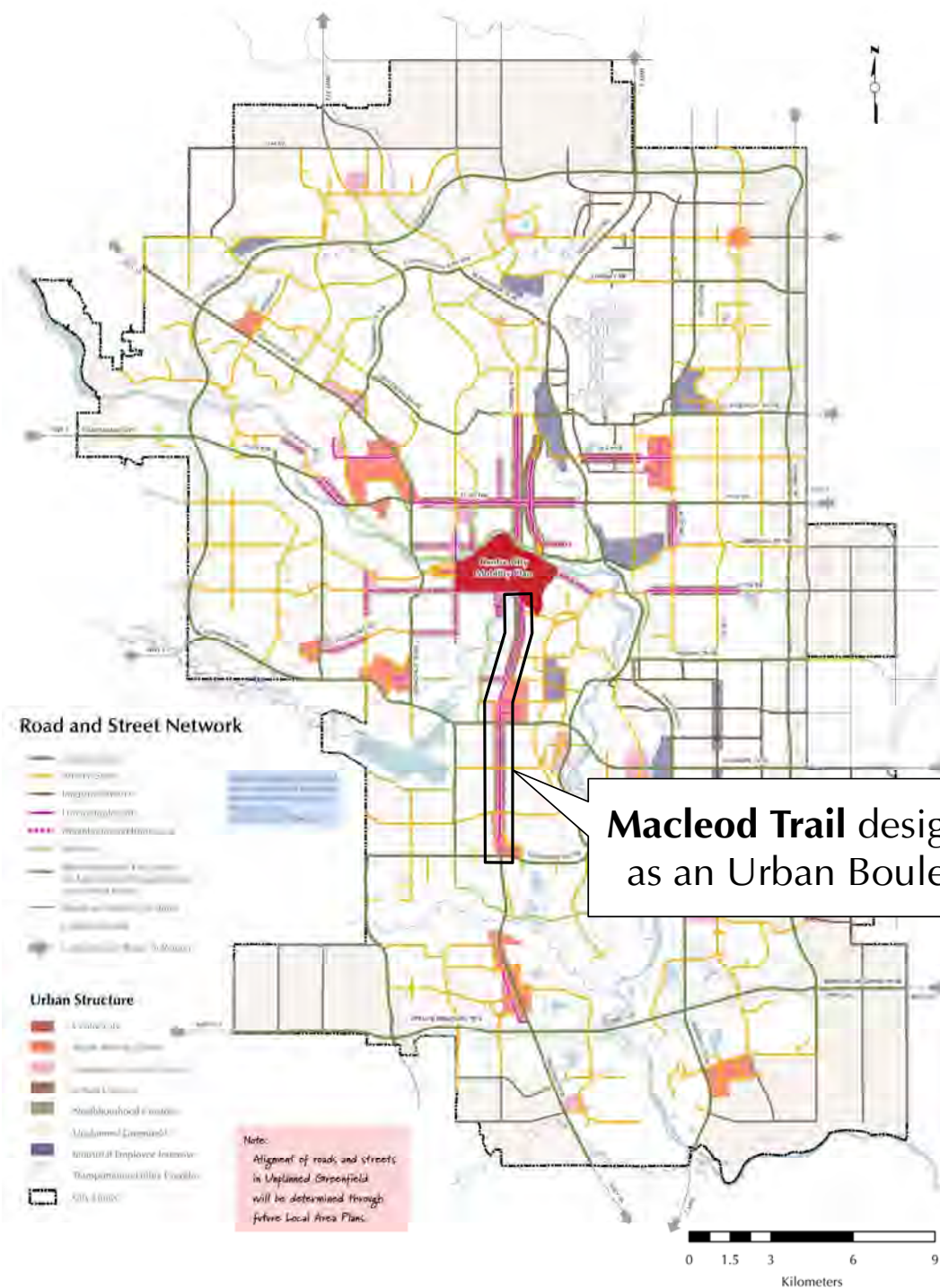
Approved: 24P2009
Amended: 5P2012



These maps represent a conceptual land use structure and transportation networks for the city as a whole. No representation is made herein that a particular site use or City investment, as represented on this map, will be made. Site specific assessments, including environmental contamination, as well as the future financial capacities of the City of Calgary must be considered before any land use or City investment decisions are made.

Macleod Trail designated as an Urban Corridor with Major Activity Centres at Chinook Centre and Anderson Station

Calgary Transportation Plan – Road and Street Network Map



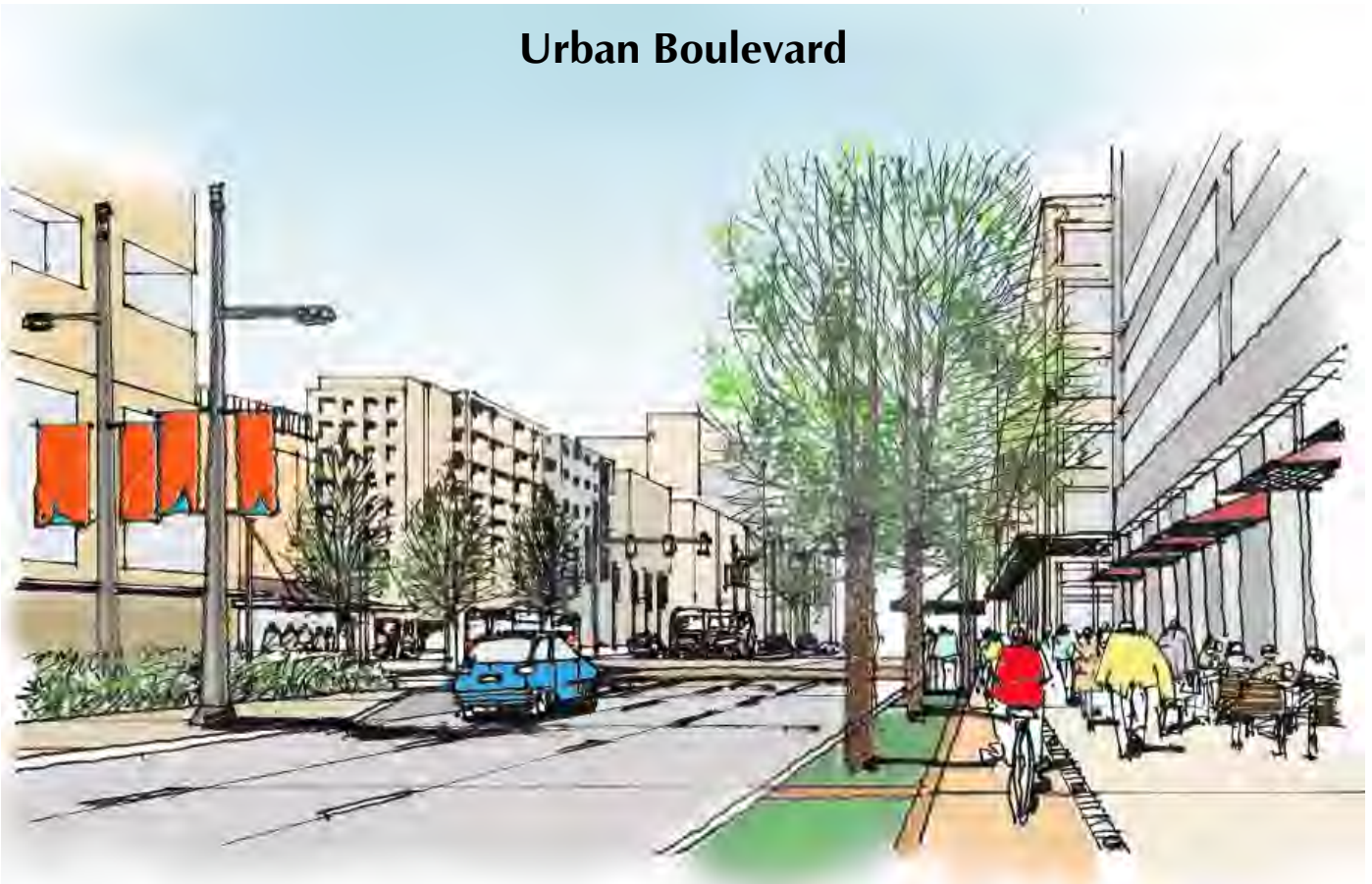
Macleod Trail designated as an Urban Boulevard

Macleod Trail as an Urban Boulevard

What is an Urban Boulevard?

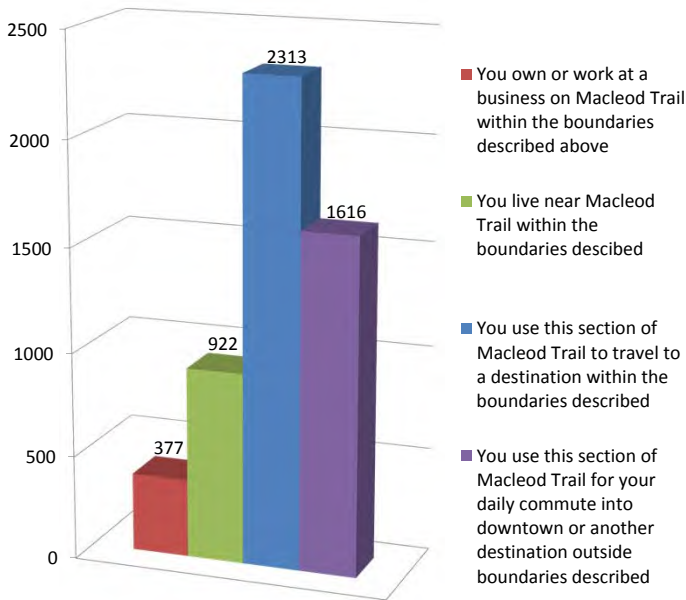
- Gives highest priority to walking, cycling and transit
- Accommodates reasonably high volumes of vehicle traffic
- Integrates high-density, mixed-use urban development
- Includes destinations where people live, work and gather
- Includes high-quality urban design and green infrastructure (e.g., landscaping, green building, etc.)

Urban Boulevard



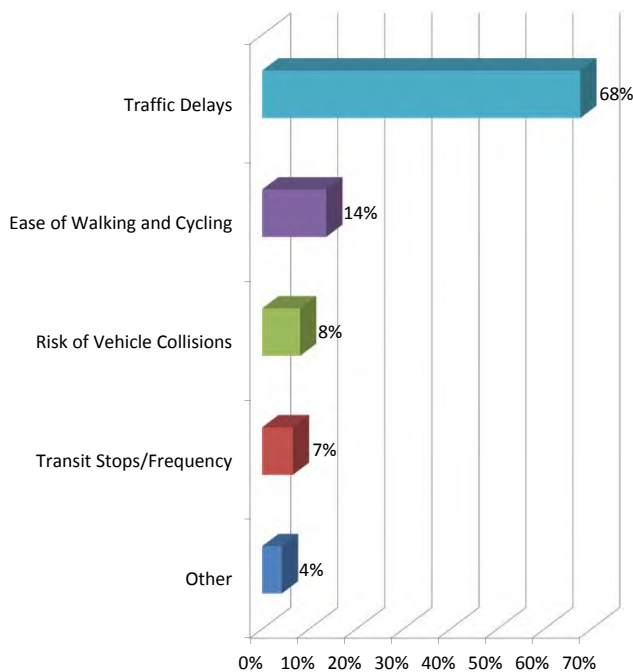
On-Line Survey Results - April/May 2012

When considering Macleod Trail South between 25 Avenue and Anderson Road, please check all the statements that apply:

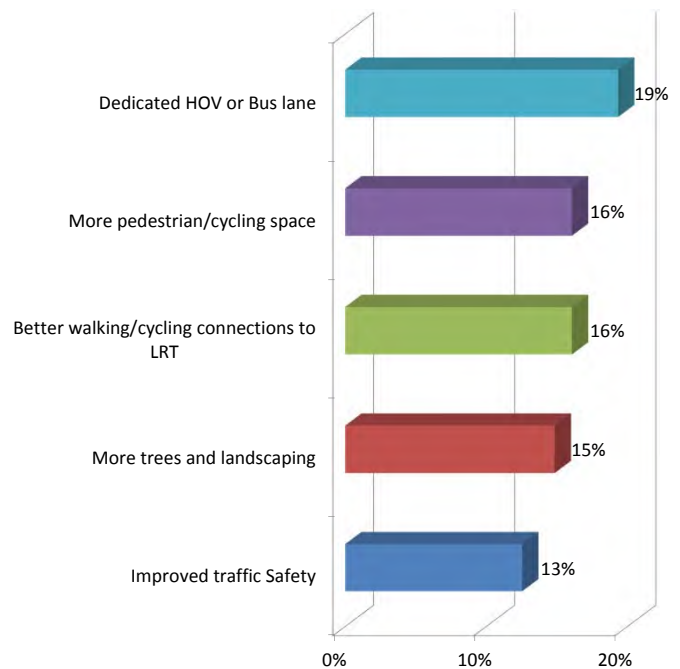


- 3,232 survey responses
- Over 61 communities near Macleod Trail represented
- 82% of respondents travel on or across Macleod Trail a few times per week or more.

Top Mobility Concerns



Support for Future Changes to Macleod Trail



Other responses include: more frequent transit service, areas for public seating, on-street parking, improved traffic flow. More details available at calgary.ca/Macleod



June 2012 Open Houses

General

- Over three hundred people attended
- 68 feedback forms were returned
 - 18% of respondents travel on Macleod Trail, within the study boundaries, as part of their daily commute
 - 24% of respondents, representing 26 communities, live near Macleod Trail within the study boundaries
 - 90% of respondents found the open house staff helpful
 - 73% of respondents felt the information presented was clear and easy to understand

What we Heard

- Support for improved walking and cycling facilities
- Desire for more consideration of traffic accommodation
- Rejection of proposed parking along Macleod Trail
- Desire for more information on implementation timelines
- Interest in more details on the potential land use and business access changes



How Were Comments Incorporated?

- Improved walking and cycling facilities
 - ✓ Plans propose a connected network of dedicated walking and cycling facilities
- Further consideration of traffic accommodation
 - ✓ Plans propose a minimum of three lanes per direction on Macleod Trail and no lane reductions
 - ✓ Upgrades to LRT crossings at 25 Avenue, 34 Avenue, and 39 Avenue to reduce traffic delays
- Parking on Macleod Trail
 - ✓ Proposed cross-sections do not include parking on Macleod Trail
- Information on Implementation Timelines
 - ✓ Proposed plans developed for implementation 10 to 30 years in the future. Further studies required to refine concepts.
- Land Use and Business Access Information
 - ✓ Study includes recommendation for future land use study to be conducted to identify potential changes to development patterns, etc.

Alternative Evaluation

The boulevard alternatives were evaluated using performance criteria relevant to the visions for the Urban Corridor and Urban Boulevard, and consistent with principles of sustainable development.

The factors considered in the evaluation include:

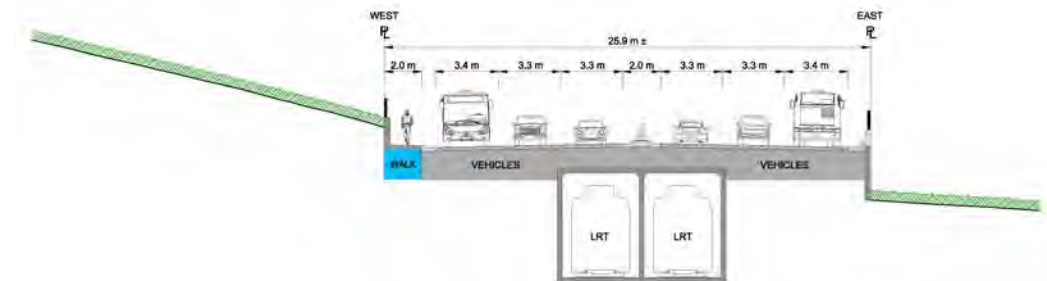
- Social
 - Walking Environment
 - Cycling Environment
 - Transit Service
 - Heritage/Cultural Preservation
 - Community Impacts
- Environmental
 - Green Space
 - Green House Gas Emissions/Energy Consumption
- Economic
 - Fit with Urban Corridor Vision
 - Aesthetics and Streetscaping
 - Local Business and Industry Accessibility
 - Construction and Land Acquisition Costs
 - Ease of Implementation/Construction
 - Truck Mobility
 - Auto Mobility

Recommended Plan: 25 Avenue S to 34 Avenue S

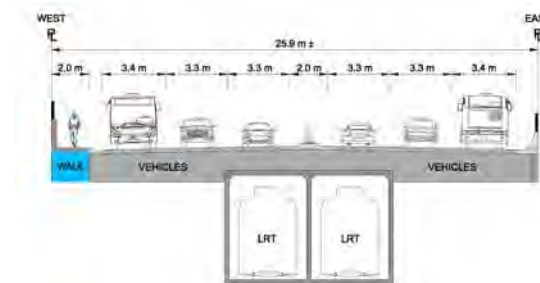
Design features:

- No change to road width between cemeteries
- Aesthetic improvements to fences
- Walking/cycling facility along Spiller Road
- Future LRT overpass and interchange at Macleod Trail and 25 Avenue S to reduce traffic delays due to the LRT crossing
- Full turn intersection at 34 Avenue (Spiller Road connection closed)

Existing cross-section (typical):



Proposed boulevard cross-section:



Pedestrian sidewalk one side with 6 traffic lanes

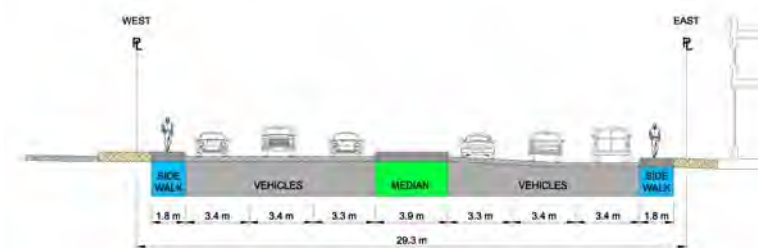


Recommended Plan: 34 Avenue S to 42 Avenue S

Design features:

- One-way bike paths on both sides of roadway
- Walking/cycling facilities along LRT may be implemented in the short term and may suit longer distance trips
- Streetscaping to improve the public environment
- Boulevard width expanded on east side to maintain property depth on west side for potential development
- LRT overpass on 39 Avenue to reduce traffic delays due to LRT crossing

Existing cross-section (typical):



Proposed boulevard cross-section:



Enhanced walking/cycling facilities both sides with 6 traffic lanes



Recommended Plan: 42 Avenue S to 50 Avenue S

Design features:

- One-way bike paths on both sides of roadway
- Walking/cycling facilities along LRT may be implemented in the short term and may suit longer distance trips
- Streetscaping to improve the public environment
- Boulevard width expanded on east side to maintain property depth on west side for potential development
- Property currently owned by The City of Calgary around 50 Avenue offers opportunities for enhanced public space

Existing cross-section (typical):



Proposed boulevard cross-section:



Enhanced walking/cycling facilities both sides with 6 traffic lanes

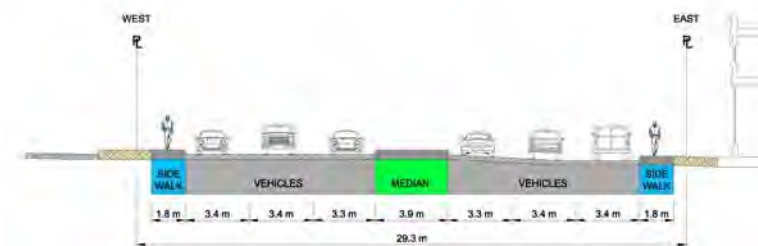


Recommended Plan: 50 Avenue S to 58 Avenue S

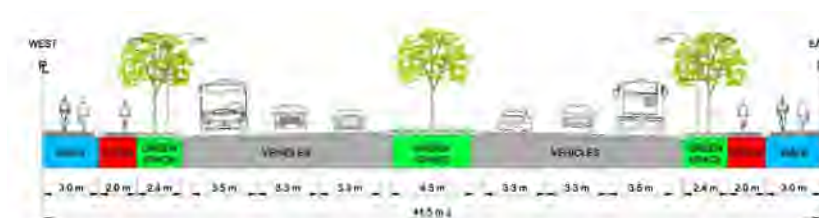
Design features:

- One-way bike paths on both sides of roadway
- Walking/cycling facilities along LRT may be implemented in the short term and may suit longer distance trips
- Streetscaping to improve the public environment
- Boulevard width expanded on west side where most of property is currently owned by The City of Calgary
- Property currently owned by The City of Calgary around 50 Avenue offers opportunities for enhanced public space

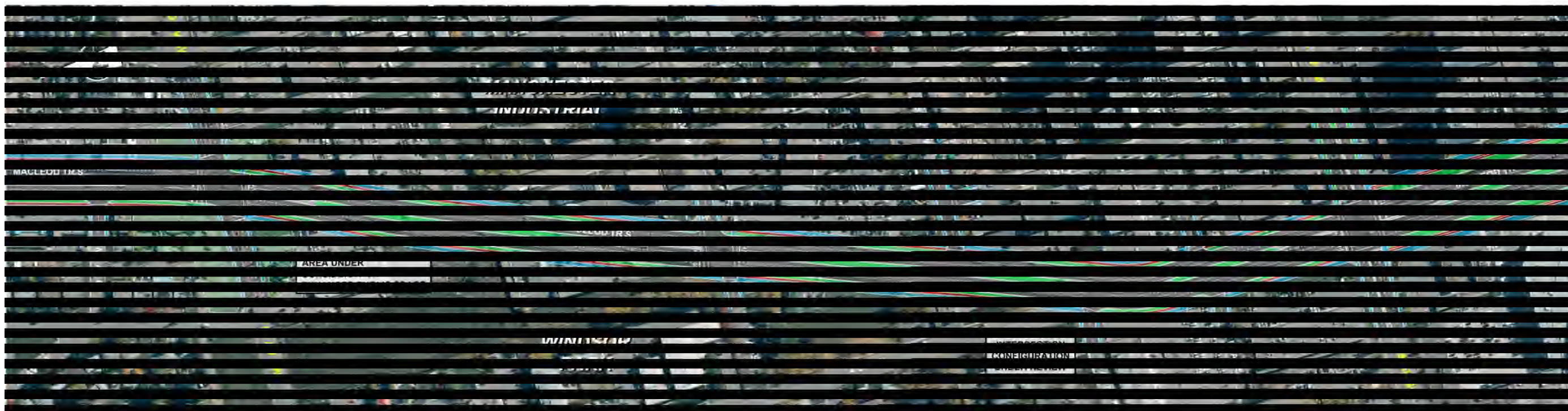
Existing cross-section (typical):



Proposed boulevard cross-section:



Enhanced walking/cycling facilities both sides with 6 traffic lanes

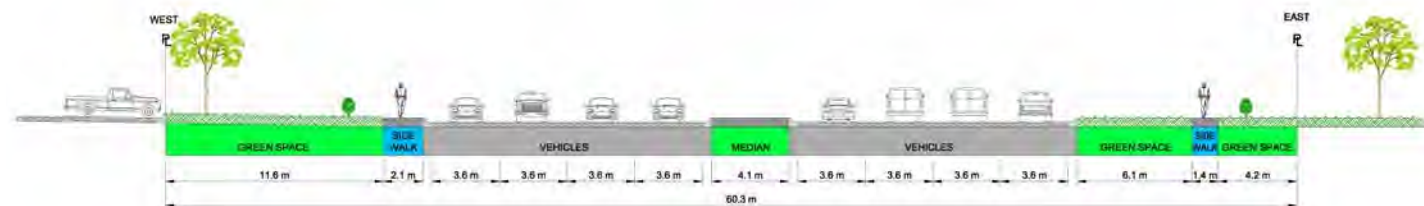


Recommended Plan: 58 Avenue S to Glenmore Trail

Design features:

- Separate walking/cycling bridges over Glenmore Trail to improve comfort and safety for walking and cycling
- Two-way bike paths on both sides of the street
- Streetscaping to improve the public environment
- Pedestrian overpass south of 61 Avenue SW connecting directly to Chinook Centre (part of Chinook Station Area Plan)

Existing cross-section (typical):



Proposed boulevard cross-section:



Enhanced walking/cycling facilities both sides with 8 traffic lanes

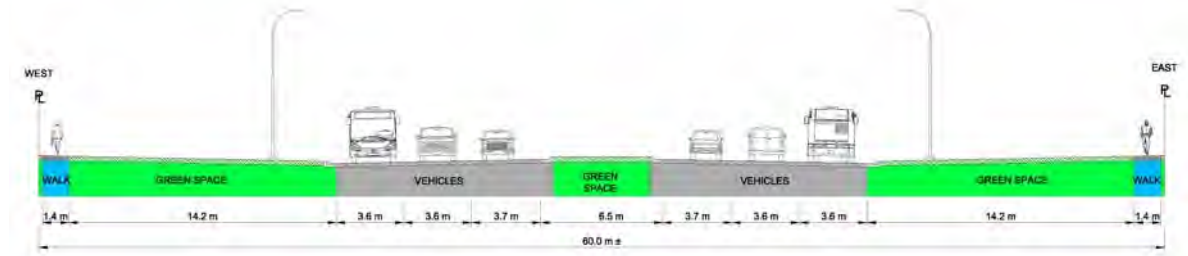


Recommended Plan: Glenmore Trail to 75 Avenue S

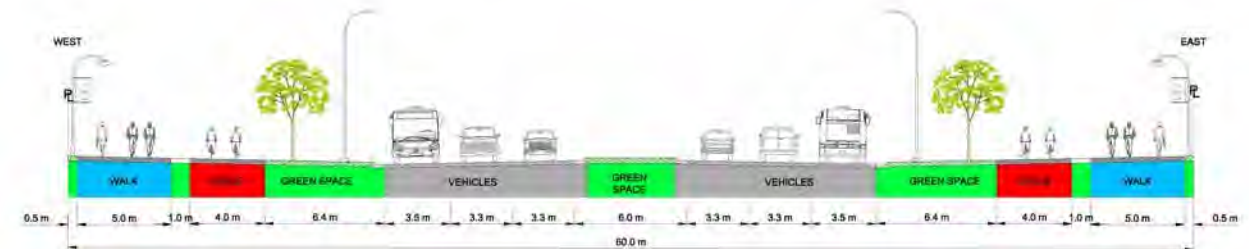
Design features:

- Narrowed lanes provide reduced crossing distance for pedestrians
- Wide sidewalks provide space for pedestrian amenities
- Two-way bike paths on both sides of the street
- Streetscaping to improve the public environment
- Opportunities for frontage roads may be considered depending on future development

Existing cross-section (typical):



Proposed boulevard cross-section:



Enhanced walking/cycling facilities both sides with 6 traffic lanes

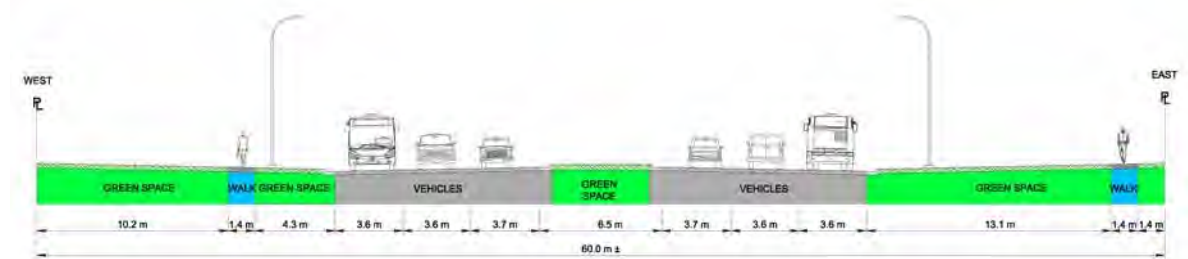


Recommended Plan: 78 Avenue S to 86 Avenue S

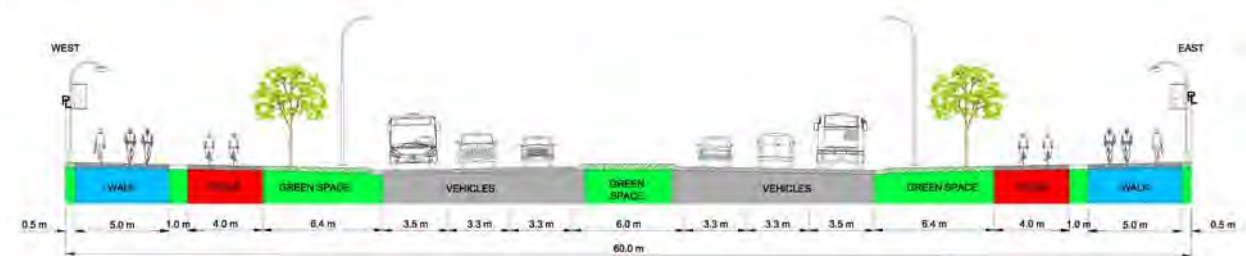
Design features:

- Narrowed lanes provide reduced crossing distance for pedestrians
- Wide sidewalks provide space for pedestrian amenities
- Two-way bike paths on both sides of the street
- Streetscaping to improve the public environment
- Walking/cycling will be accommodated over the CP tracks via widening of the existing structure as well as a separate structure on the east side

Existing cross-section (typical):



Proposed boulevard cross-section:



Enhanced walking/cycling facilities both sides with 6 traffic lanes

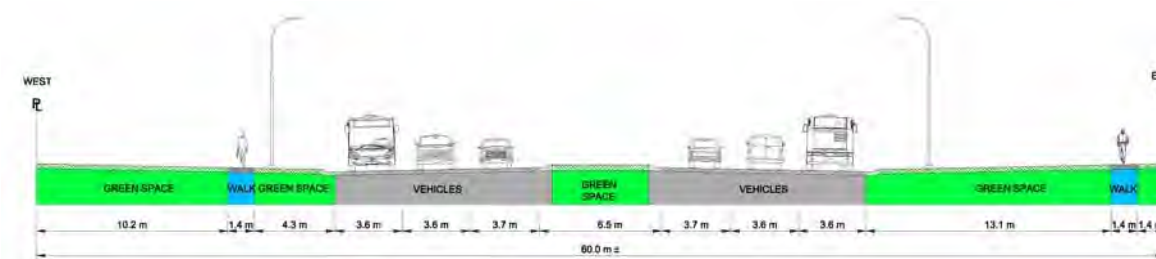


Recommended Plan: 90 Avenue S to Southland Drive

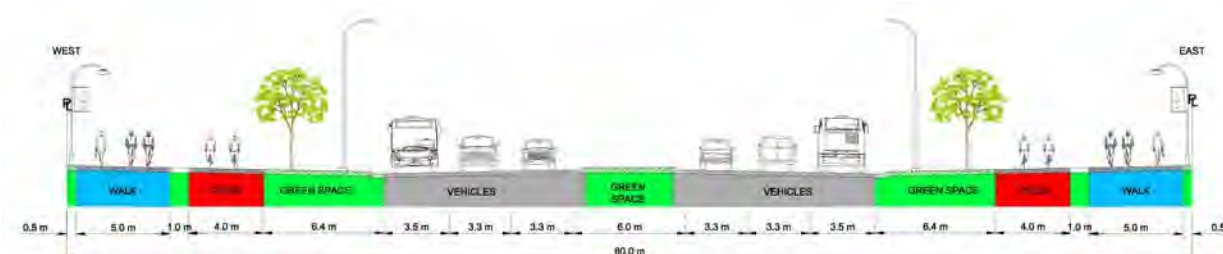
Design features:

- Narrowed lanes provide reduced crossing distance for pedestrians
- Wide sidewalks provide space for pedestrian amenities
- Two-way bike paths on both sides of the street
- Streetscaping to improve the public environment

Existing cross-section (typical):



Proposed boulevard cross-section:



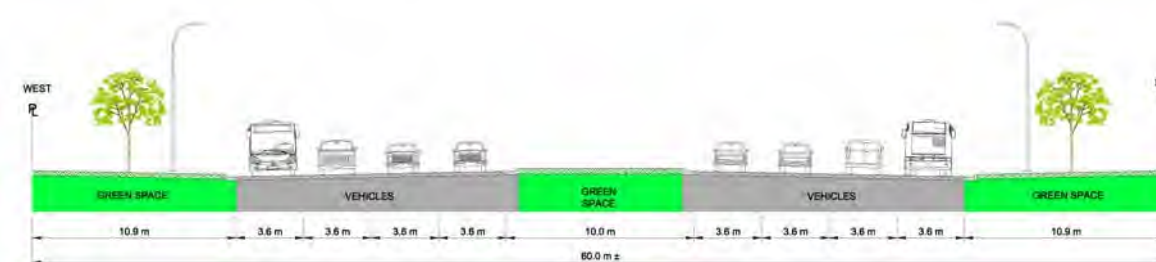
Enhanced walking/cycling facilities both sides with 6 traffic lanes

Recommended Plan: Southland Drive to 109 Avenue S

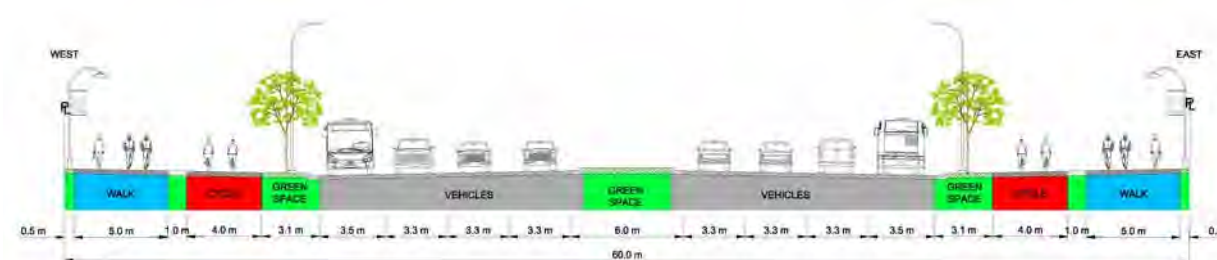
Design features:

- Narrowed lanes provide reduced crossing distance for pedestrians
- Wide sidewalks provide space for pedestrian amenities
- Two-way bike paths on both sides of the street
- Streetscaping to improve the public environment
- The hatched area on the image below is being examined as part of the Anderson Station Area Plan. All recommendations will be integrated with that Area Plan

Existing cross-section (typical):



Proposed boulevard cross-section:



Enhanced walking/cycling facilities both sides with 8 traffic lanes

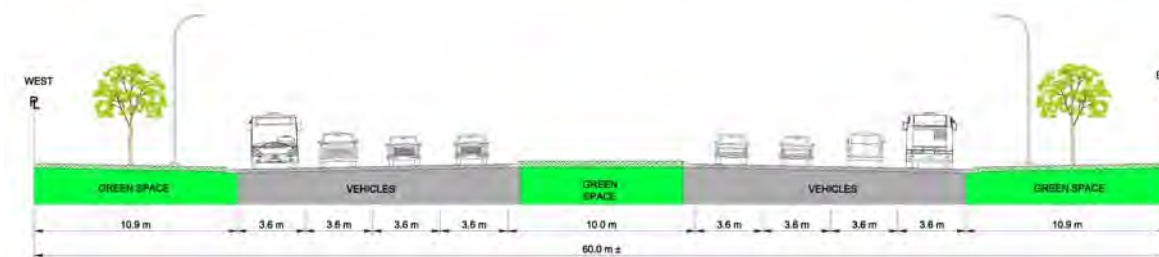


Recommended Plan: 109 Avenue S to Anderson Road

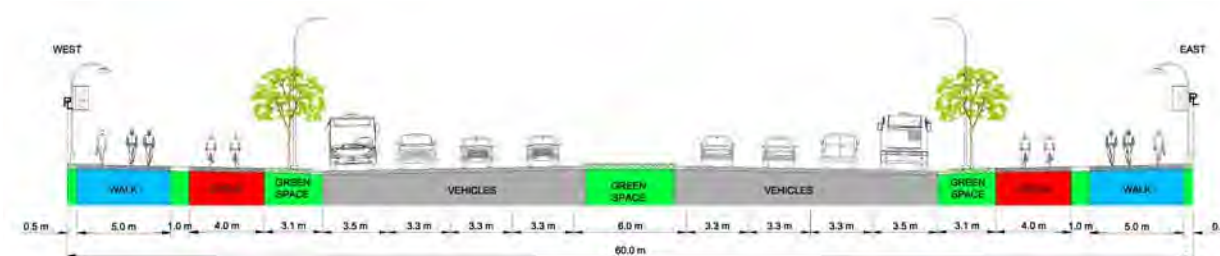
Design features:

- Narrowed lanes provide reduced crossing distance for pedestrians
- Wide sidewalks provide space for pedestrian amenities
- Two-way bike paths on both sides of the street
- Streetscaping to improve the public environment
- The hatched area on the image below is being examined as part of the Anderson Station Area Plan. All recommendations will be integrated with that Area Plan

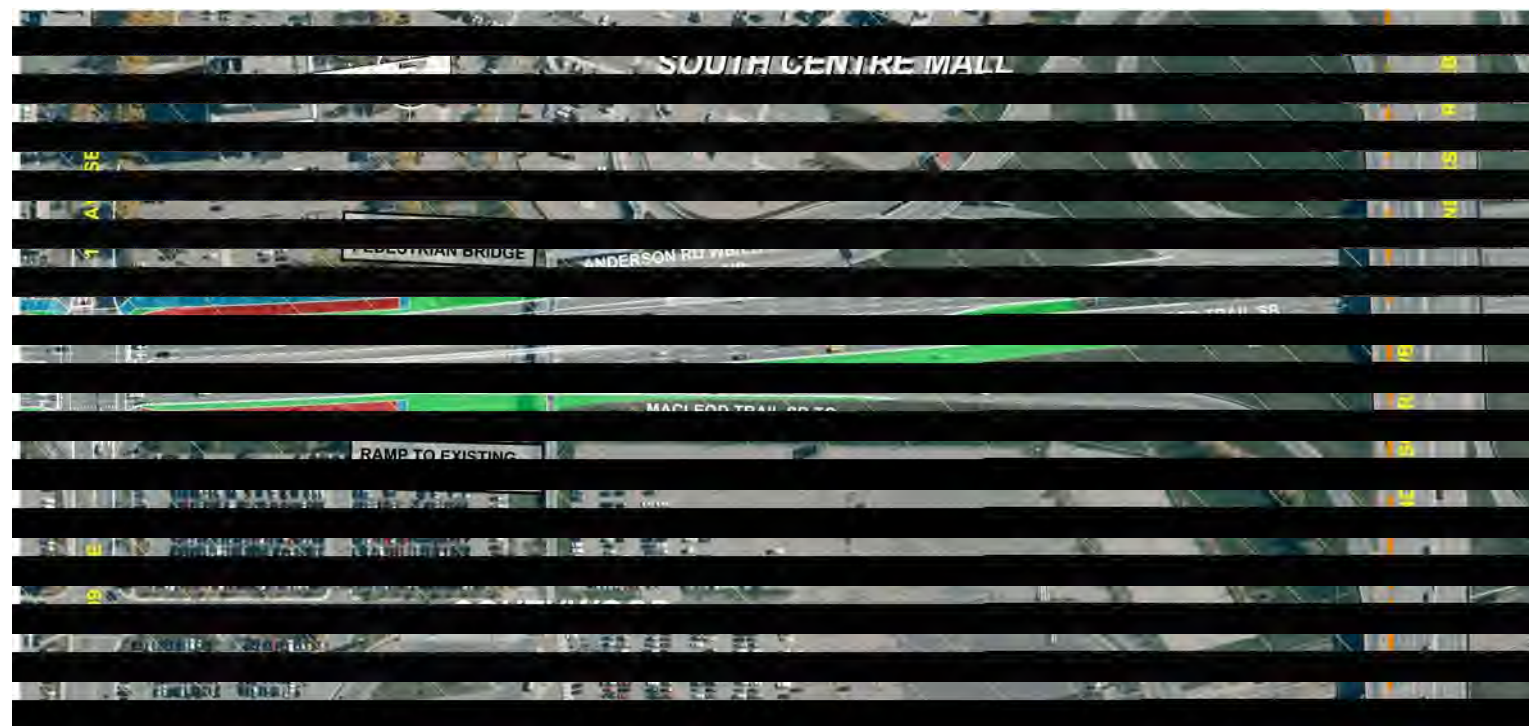
Existing cross-section (typical):



Proposed boulevard cross-section:



Enhanced walking/cycling facilities both sides with 8 traffic lanes



Existing & Proposed Bicycle Pathways: 25 Avenue S to Glenmore Trail S



Macleod Trail Corridor Study

Next Steps

- Review open house feedback
- Finalize corridor plans and cross-sections
- Complete study reports
- Present study findings to City Council

Thank you for attending the open house.

Please provide your feedback on the forms provided.

For more information visit www.calgary.ca/macleod



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

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

First name [required]	Rob
Last name [required]	Savoy
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 vote on rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	letter to city council.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

To: City Council

We are writing to express our support for a vote against the citywide RC-G blanket up-zoning bylaw that is expected to be brought forward to Council on April 22, 2024. As a resident of Lake Bonavista community, we believe it is important for Calgarians to have a voice in decisions that will significantly impact our city's urban growth and development.

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has extraordinary implications for all single-family residential property owners in Calgary and especially in Lake Bonavista a lake community where resources at the lake are already at maximum use during the summer months.

We are concerned about the livability of our community if proper planning isn't addressed. This change has many potential detrimental impacts on our communities, community wellness, asset wealth, and where we raise our families. This change will not provide for more less expensive housing but will benefit the developers and real estate investment funds more than it will benefit Calgarians. As such, it is a decision that should and must involve the broader community not just by city council.

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

Thank you for your attention to this matter.

Sincerely,

Rob and Aurora Savoy



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Trevor

Last name [required] Samer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

When anyone buys a house, they are buying many things: a house, the lot (dirt), the yard, the trees, the feeling of the community. In older areas, there is generally very LITTLE value in the home, and it all resides in the other items. So when people pay (extraordinarily high) prices for homes in these areas, it is because they value those other aspects. A home is the biggest financial purchase one will ever make. And we make those purchases based on all of the aforementioned aspects of a property.

Council should NOT be able to change these facts after these purchases have been made. The mere act is impacting the welfare of the current residents and their investments and financial well being.

If my neighbor becomes an 8plex that blocks my sun, and leaves cars parked everywhere, there has been an apparent deflation to my purchase price.

There was a lady whos yard and garden now perpetually exists in shade because of a massive RCG built surrounding her. Her level of depression is very concerning.

I dont want any of these changes to go through, but I would settle for RC-2. I think most people would.



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First name [required] Eileen

Last name [required] O'Brien

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning of Calgary to RC-G

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)

Blanketing the city with RC-G zoning removes the right of its citizen to voice their concerns in how their neighbourhood will undergo change. In a democratic society, residents must continue to be notified of what development is being proposed with the right to provide our concerns and input. Blanketing takes away our voices. This approach is extremely unlikely to accomplish the goal of increasing the availability of affordable housing options. Currently, so many of the inner-city developments result in tearing down bungalows and inserting a large duplex or two infills which are not helping provide affordable homes as so many of these are selling for upwards of \$ 1M each. What in this blanketing plan would change the current way that developers build?

Infrastructure in existing areas won't be able to cope with all this new development and increased population. Currently, with the inner-city development in many areas, there have been many issues which have already shown to impact the quality of life for existing residents. Damage to roads under the pressure and weight of construction vehicles, destruction of the landscape and trees, increased traffic and parking issues, noise pollution, waste management issues, lack of proper signage on construction sites, roads being blocked by trucks and construction vehicles and a lack of police presence to monitor these infractions.

Stable communities that don't experience issues with parking, excess traffic, excess noise will now all potentially be subjected to these problems. The destruction of early and mid-century character is erasing the history of this city. Tearing down homes that are in good condition increases the amount of waste that ends up in our landfills. Is that the way of the future that you want for Calgary?

The City needs to develop and implement an actual strategy that will result in the creation of well-planned higher density areas that incorporates elements such as nearby walking paths, playgrounds, close proximity to shopping, groceries stores, schools that have capacity or can be enlarged for increased capacity and community based recreational facilities. These areas need to be designed to deal with the impact of traffic and parking. These areas should include a well-planned mix of affordable condos/ apartments and townhouses nicely laid out creating a harmonious community with continuity. These areas would better allow for the potential goal of a future with less reliance on vehicles.



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First name [required]

Gail

Last name [required]

Sjonnesen

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 of Residential Neighborhoods

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

PLEASE NOTE: these comments were submitted by mistake with a request to speak at the meeting. I wish to submit and have my comments read. I'm not attending.

I am in favour with important caveats; I not a NIMBY. I support higher density housing in established neighbourhoods in order to alleviate the housing crisis, reduce urban sprawl and traffic and pollution by building in established communities with services in place.

IMPORTANT CAVEATS:

1. New builds will not exceed current residential housing bylaws/rules with regard to "set back" of the housing. "Set front" rules are needed so existing homes are not dwarfed by new builds and their homes current sun exposure and line of vision is unchanged.
2. Mature trees will not be removed unless absolutely necessary and if so must be replaced with mature sized trees.
3. Each individual home must have at least one parking space in the driveway a one space directly in front of the home.
4. New homes do not exceed the height of existing homes and comply with any existing covenants in place for the community.
5. Out door noisy construction of said homes will be done Monday-Friday 7 am to 6 pm and 8 am to 12 pm weekends and holidays. This is to allow current residents to enjoy their homes with peace and quiet, free from the disturbance and stress of constant construction noise.
6. Builders must have a reasonable deadline for the build completion date or face fines from the city.

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

I live in an established 60 year old neighbourhood with high value homes and high municipal taxes. We have lived on the street for 35 years and hope to stay another 20 more. We worked hard and made many sacrifices to afford our home in this community. We enjoy the quiet park like setting and our sunny south facing backyard and sitting on our patio to enjoy the sun to the west in the evenings. We do this year round. The enjoyment of our home and property cannot be compromised by imposing new homes. The city of Calgary must have clear and enforced rules/bylaws that will respect the existing home owners' rights to enjoy their homes to the same degree they do now without compromise to their existing sun exposure.

With increased density and vehicular volume, including very large trucks, speed limits on quiet streets should be reduced to 30km/hour to protect residents, especially children.

As an aside: The city can reclaim easements of prime land by breaking land rental agreements with private enterprises; costs will be recouped.

Thank you!



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First name [required]

Grant

Last name [required]

Mcdonald

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)

This will destroy the character of established communities with this knee jerk reaction. 12 possible dwellings on a 50 foot lot? My street has 2 dwellings currently and you want to multiply that by 6? Parking will be a gong show as will traffic. Please try harder to do your job.



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First name [required] donald

Last name [required] phillips

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters rezoningforhousing

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 tax paying Canadian citizen I am totally against the Rezoning of housing in the city of Calgary



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First name [required] PETER

Last name [required] WETTLAUFER

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Rezoning

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

ATTACHMENT_01_FILENAME (hidden) We are writing this submission to register our disapproval of the proposed.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

We are writing this submission to register our disapproval of the proposed “blanket rezoning” of existing R-C1/R-C2 communities. We previously voiced our support of a plebiscite which was dismissed by Council.

The premise for this change in zoning is based on a statement that “Calgary has a housing crisis”. This is a very broad term. Statements like one-in-five households are in need of affordable housing may be true, but how did you determine that? What are the demographics of this cohort? Are they single, senior, under-employed? Have all the factors to unaffordability such as property taxes, utility “fees”, development fees, excessive capital spending on questionable projects been addressed?

The “Home is Here Strategy” states that “Housing and Housing Affordability is a City of Calgary Priority”.

Nowhere in the information provided by the City on this has it been proven that the desired results of affordable housing will be achieved by blanket rezoning. We have enough examples of rezoning in communities like Marda Loop and Altadore. Nowhere have I seen below market housing in those communities. The new communities where this type zoning is in place has not resulted in a significant number of affordable units.

Nowhere has the consideration of impact on existing infrastructure in mature communities been discussed. There was discussion of the off-site levies on developers of new communities being increased. Will the same levy be applied to all lots that are developed under RC-G? At a recent open house in Ward 14, a planner from the City stated that there is excess capacity today, and that upgrades will be done as required as a cost to the ratepayers.

We already have a problem with storm water flooding on our street. As lot coverage increases, there will be more hard surface area that will just drain to the streets and alleys. Most alleys are not currently connected to the storm water system.

Other impacts that we see:

- Impact to the electrical distribution. As the “green” mandates move to electrical energy the existing communities will need significant increases to this utility.
- Traffic and parking congestion. With no parking requirements, where will the electric cars be charged.
- Fewer green areas and the tree canopy. This is also a priority of the city that seems to be at odds with up-zoning.
- Impact on schools and recreation facilities due to increased population.
- As building height increases, there will be more shading on the surrounding area. There will be less privacy, as these larger buildings will have a clear view to private yards.

The newer communities are already R-G. These are planned with the different building forms placed in areas where it makes sense. What we have seen with older communities where individual parcels have been redeveloped is no sense of any plan.

Each parcel seems to be unique, with no thought to the impact of the surrounding community. That will continue with this proposal, without input from the affected neighbours.

The Liberal Minister of Housing stated that the \$228M coming to the City of Calgary through the Housing Accelerator Fund was not meant to directly build housing, but it was done to facilitate changes to wholesale rezoning of cities. Council rushed the approval of this plan last September to ensure they the funds were made available. There is some uncertainty now with reports that the funding has been received before this change to zoning. The City of Calgary has not detailed how they will use this money to develop affordable and below-market housing.

The City of Windsor Council declined this money because of the strings attached. They already had a mandate for density from the Province of Ontario, and a master plan to achieve it in a controlled fashion along transit corridors and other areas where it makes sense. They also had concerns about the impact on outlying communities if more people moved out of the city due to this policy. Council did their job, listened to constituents and declined this smokescreen funding from the feds.

This concept of upzoning is a relatively new theory. There are no examples where it has been deployed on a large scale with the desired outcomes. In fact the two examples provided by the city in the advertising for this are questionable. Auckland New Zealand has declared it not successful, and halted further implementation. If it is a successful theory, then the City should have provided those examples. There are many studies debunking this theory. Minneapolis started in 2018, and recently approved the policy, not before several court challenges that resulted in modifications.

What is the rush to implement this in Calgary? It has been developed in under one year after accepting the Task Force recommendations.

As a home owner in an established R-C1 community, I chose this option 35 years ago, and have paid a premium to live in my R-C1 house and maintain the equity that has been built up. Rezoning will most likely reduce this equity as the R-CG lots are redeveloped around me. I pay fees to Lake Bonavista Home Owners Association for access to the amenities at the lake. These are mandated and on the title. The current rules are one membership per title, and must reside in the home. When asked recently, City planners could not answer what the impact of increased density would be. I suspect that it will not be good, and that will then diminish the value of this amenity.

Lake Bonavista is a desirable community. Homes are selling quickly. Many resales are also being renovated and upgraded. Long-time homeowners are investing in their property. This is what people want. Please do not change it through "blanket rezoning".

Peter & Alyne Wettlaufer



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First name [required]	Bithika
Last name [required]	Paul
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 amendment from The City of Calgary.
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 say that I like the idea to develop basement suit, but I disagree to develop backyard suit .



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First name [required] Rechel

Last name [required] Umali

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I would like to oppose the rezoning that is happening in Calgary right now. It's getting busy and the flow of the traffic and space now in the city is being cramped now. It feels like in a 3rd world country



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First name [required] Thom

Last name [required] Carlson

How do you wish to attend?

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

Date of meeting [required] Apr 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 initiative

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

ATTACHMENT_01_FILENAME (hidden) 20240415.TC.MC.CityOfCalgary.Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached document.

We are against the proposed initiative to rezone Calgary from R1 to multi-family dwellings on all lots.

The question is: do you want the incentive money from the federal government, or do you want to improve the housing situation in Calgary? The two do not go together. You have the ability to improve the housing situation for every Calgarian, but this is not what will happen with this initiative. Using a sledgehammer approach on something that needs more finesse will cause more problems than it solves. Your approach is going to affect future generations, and cannot be undone. This will also affect current citizens with the problems that will arise.

Our community is Cambrian Heights, an inner-city community in a great location, with a mixture of housing and commercial. This community is over 65 years old, and has great character. It has aged well, but over 65 years ago the requirements from the city's infrastructure was completely different than it is now. Our existing infrastructure will not be able to handle the increased demands on it with current housing, let alone if zoning increases density by the planned amount.

- water and waste water infrastructure was not designed for increased density of this nature, and old pipes will have to be replaced.
- the electrical demand is increasing annually, and was not designed for modern conveniences. Increasing density will require a substantial upgrade, meaning much money and disruption to the community.
- beyond current demand for electricity is the federal mandate for electric vehicles. The current infrastructure would not be able to handle this for each household, increased density would make this impossible.
- traffic will increase dramatically. Many people from outlying areas cut through our community now, making it unsafe on certain roads during rush hour. Increased density along with an increase in parked cars will make this more dangerous.
- parking will be difficult, with cars lining the streets and alleys. This will create unsafe streets for pedestrians old and young.
- parks and green spaces will be overwhelmed, and perhaps even bulldozed to make way for more housing.
- garbage, recycle and compost will increase dramatically, how will this be handled?

New in-fills have been built in the 1100 block of 31st Avenue N.W. Increased parking and activity on this hill has made it much more dangerous to drive, with drivers turning wide to avoid parked cars, and not paying attention to oncoming traffic. In winter conditions this will become a treacherous road to drive on. This is just 2 sets of in-fills, imagine multiplexes on every street in the community.

Stress to the people in our community will be overwhelming. This initiative will obliterate the quiet, tree-lined, community and create an impersonal mass of housing, traffic and parking. Property values will plummet, which are retirement assets for the homeowner. The character of the community will be

changed for the worse. Homeowners are penalized with this decision to rezone, having bought into an area we thought would remain the same.

There are many ways to address the need for increased housing. I'm sure experts and long-term results from other initiatives world-wide would be able to add to this list.

- start slowly and methodically, changing some areas in the city to see how it affects housing and communities, and modifying plans as you gather more information. Keep citizens informed on your progress and concerns, and be open to input. Do this consciously, not every area is the same, not every person wants to live in a high-density area.
- increase densities in newer communities that are being built, since buyers will be able to see that these densities exist and purchase knowledgeably. Require higher densities in these neighbourhoods. Since they are not inner-city communities, community character is different than inner-city communities. Land and buildings are also cheaper, and can conform to the character of the new community. Land in inner-city communities is much more expensive, and will not add to the supply of affordable housing you say is the purpose for this rezoning initiative. As well, homeowners have bought in these areas specifically because of the character and features they offer, and have paid for it (in time and money).
- downtown office buildings can be converted to residential. They are built, all the services are in place (transit, etc.), and there is a high vacancy. This conversion is already started, so continue this plan.
- there are many different zones in Cambrian Heights, and other similar communities. R2 and higher densities exist and could be seen as being available for even higher density designations. Lots along major roads and near commercial areas would be good candidates for this.
- before entering into contracts to spend hundreds of millions of dollars on a new arena, or other initiatives, have a plan to address all future issues and budget and spend accordingly.

It seems that the \$228 million in federal funding that has spurred this rezoning initiative pales in comparison to how it would change the character of the city, now and in the future. Total costs are not being considered, cost overruns are standard practise. Making such a wide-ranging decision without regard to these effects borders on unethical. In addition, when you compare your statements on how important this rezoning is to the new arena project, it is obvious where your priorities lie.

Society is becoming much more sensitive to people's needs. This initiative is taking away options, not giving us more. We moved to this neighbourhood because it is beautiful, and quiet. A greater concentration of people, with subsequent increase in activity and noise, will be very difficult for those of us with sensory issues. It is not creating an environment in which we would have liked to raise our children.

We're also concerned with other features of our community. Will more mature trees be taken down, green spaces bulldozed to make way for high density housing? Taller buildings, and more buildings,

create more shadows, hiding the sunshine from our yards and houses. I expect the neighbourhood to become less safe, due to a large influx of people and cars.

Just because other cities are doing this does not make it right, nor the right thing for Calgary. Guelph is currently reconsidering this option due to pushback. Why were some councillors excluded from this decision, particularly those that may have opposed this decision?

This initiative appears to be a knee-jerk reaction to getting federal spending, and a short-term solution to what's called a housing crisis. What is being done about other decisions that are helping to create this housing crisis, such as immigration? What does this initiative mean for Calgary in 10 years? 20 years? 50 years? Who on Council will take responsibility for this decision in the future? Who will care?

Who actually benefits from this decision? Is it the current homeowners? Is it first time homebuyers? Or is it investors, realtors, builders and developers? Are these investors local, in-province, or international? I read a statistic claiming 50-70% of condo sales in 2022 were to purchasers from Ontario.

Who will monitor this initiative? Who will police it? How will you ensure properties are being maintained? There are no parameters to protect citizens from overbuilding. How will you know if your decision was successful, or if the problems and costs outweigh your original estimates? How will your decision change the character of the neighbourhood, and of the city? How will any homeowner trust the City in the future, if you decide to change your mind now and turn R1 lots into high density housing? Going from having a neighbouring lot with 4 bedrooms to one with dozens of bedrooms is overwhelming.

I urge you to step back and slow down, stop this rezoning initiative, and consider the real implications of your decisions. With community input and feedback you will have more and lasting success.

Sincerely,

Thom and Meena Carlson



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]	Manya
Last name [required]	Bernbaum
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation (Zoning) amendment - Blanket Rezoning Proposal
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to Calgary City Council re blanket zoning proposal - MB - 2024-04-15.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Dear Mayor Gondek and City Councillors,

Thank you for the opportunity to present my views.

I am opposed to the proposal to institute blanket rezoning in Calgary.

I am a resident of the inner city community of Scarboro. This is a Heritage community, which was designed in 1909 by the renowned landscape architect John Charles Olmsted. It has evolved into a gracious area of single family homes surrounded by generous landscaping and parks. They don't make communities like this anymore, and it deserves to be protected.

If the current R-C1 zoning were to be removed and replaced by the proposed blanket rezoning classification of R-CG, the protections that have helped Scarboro thrive for over a century would be lost. The important features that make up the character of the community, including wide setbacks of houses from the street, restrained massing and scale of buildings, and generous landscaping, could disappear. By ignoring the irreplaceable heritage value of Scarboro, the character of this gem of a community could very quickly be lost forever.

The few established Heritage communities such as Scarboro are rare and valuable assets in Calgary. A careful and sensitive approach needs to be maintained to ensure they are protected now and into the future. I believe this is the responsibility of Calgary City Council.

I urge you to reject the proposal for blanket rezoning.

Sincerely,

Dr Manya Bernbaum
326 Scarboro Avenue SW
Calgary, AB



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

No rezoning in my neighborhood (Glendale)



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First name [required] Kenneth

Last name [required] Corrigan

How do you wish to attend?

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

Date of meeting [required] Apr 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 policy - 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)

Dear Kourtney Penner:

I'm a senior who has lived in Oakridge with my family for about 15 years. I am writing to express my disagreement with the city's proposed zoning policy.

Traffic in this area has already increased quite a bit since the ring road opened. This is a quiet community and removing zoning restrictions will further increase traffic and congestion while significantly changing the area where we chose to live.

I'm asking you to support putting this in the ballot next year and if you are re-elected committing to supporting the will of the people one way or another.

Thank you for your consideration in reading my submission.



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

To Mayor Gondek and all members of City Council:

My husband and I are seniors and live in a modest semi-detached bungalow in the community of Midnapore. We have lived here for 27 years. There are many reasons why I am opposed to the proposed blanket upzoning of our residential communities, however the one that I would like to focus on is the clear cutting of the trees from lots under redevelopment, which would be necessary in order to increase the density on a 50x120 lot from one unit to as many as 12 units! We are already witnessing this in areas where higher density is already being developed.

One of the main reasons we are located in this community is the mature trees. The trees provide a beautiful canopy over the main streets throughout the community, but they also can be found on almost every individual homeowners property. These trees are now 45 years old and provide shade in the summer and protection from the cold winds in the winter, in addition to cleaning our air and adding natural beauty to our neighborhood. Trees are a huge part of the soul of a community!

Most of us can remember Snowtember, 2014 when a 3-day snowstorm ravaged our city. It was estimated that 500,000 trees were damaged or destroyed by this weather event. At the time it was considered a tragic day for the City's tree canopy! Now, we are facing a decision by this Mayor and Council that could potentially give a green light to the clear cutting of the mature trees from every lot that undergoes redevelopment throughout our residential communities! How is that even possible? To compound the short-sightedness of this proposed blanket upzoning, the higher site coverage of these developments would leave no room to replant new trees for our future generations to enjoy.

Is anyone speaking for the trees? Once they are gone it takes years to grow them again! They are a vital green resource to our beautiful City and are critical to a healthy environment.

Please consider voting NO on this proposed By-law to allow for more consideration on how this blanket rezoning will impact our current low-density residential neighborhoods. By voting Yes you are taking away our voice to provide input into what kind of a community we wish to live in. Strong communities make strong cities! LET'S REALLY GO GREEN AND PROTECT OUR TREES!!

Thank you.

Concerned Citizen - Ward 14



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First name [required] Anna Maria

Last name [required] Marrocco

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters AMENDMENTS TO THE LAND USE BYLAW (1P2007) BYLAW 21P2024 - rezone our parcel

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I oppose the proposed amendment which would rezone the Lake Bonavista community from R-C1 to R-CG. Calgary has lots of available land for development. There are many developers and there has never been a problem building new houses. The City does not need to change the character of long-standing communities, like Lake Bonavista. We purchased our home in 1993 in Lake Bonavista, raised our family here and have remained because it does not contain row houses and secondary suites, etc. Communities like Lake Bonavista are what attracted us to move here and buy a house in Calgary. These changes will significantly increase the number of vehicles and eventually result in parking issues on residential streets. Adding renters in secondary suites brings other risks. This rezoning will open the door for future rezoning changes that will significantly increase the risk of crime in our community, The land use change will irreversibly change the character of our community for worse. People purchased their homes in Lake Bonavista for what the community offers and what a great place it is to live and raise a family. For what Lake Bonavista is now. The rezoning will not change it for better. Rather, it will change it for worse. We request that the Lake Bonavista community not be rezoned and that its current designation remain. If all the communities in Calgary are the same and end up with the problems of other large cities in North America, then why move here? The attraction of Calgary is that it offers communities like Lake Bonavista.

Thank you for considering our concerns.



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First name [required] Tazz

Last name [required] VAIRAMUTHU

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Subject: Stop the Proposed Blanket Upzoning for all Neighbourhoods in Calgary

Dear Members of City Council,

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

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

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

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

Thank you for your attention to this matter.

Sincerely,

Tazz VAIRAMUTHU

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



Public Submission

CC 968 (R2023-10)

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First name [required]	Ken
Last name [required]	Skingle
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council Monday, April 22, 2024 @ 9:30 AM
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Skingle Submission - Vote Against Blanket Rezoning (2).pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Shayla Fairbanks

From: Ken Skingle
Sent: Monday, April 15, 2024 10:58 AM
To: Ken Skingle
Subject: FW: Vote Against Blanket Rezoning
Attachments: WRCA-Rezoning-Letter-April-7-2024.pdf

From: Ken Skingle
Sent: Sunday, April 14, 2024 3:22 PM
To: Ward11@calgary.ca; themayor@calgary.ca
Cc: Ward01@calgary.ca; Ward02@calgary.ca; Ward03@calgary.ca; Ward04@calgary.ca; Ward05@calgary.ca; Ward06@calgary.ca; Ward07@calgary.ca; Ward08@calgary.ca; Ward09@calgary.ca; Ward10@calgary.ca; Ward12@calgary.ca; Ward13@calgary.ca; Ward14@calgary.ca; Ken Skingle (nhwskingle@shaw.ca) <nhwskingle@shaw.ca>; Don Boykiw <boykiwd@telus.net>; info@mywillowridge.ca
Subject: Vote Against Blanket Rezoning

April 14, 2024

Dear Councillor Kourtney Penner and Mayor Jyoti Gondek,

Cc: All of the Other City of Calgary Councillors

Re: Vote Against Blanket Rezoning

My wife Nancy and I and our three boys have lived in three different houses in Willow Park and Maple Ridge since 1991 - over 34 years of living, growing, contributing and thriving in these beautiful and inviting communities, of which we are immensely proud and protective, like all of our neighbours. We are writing to you as very concerned City of Calgary residents, and constituents of your Award 11, to strongly urge you to vote against the proposed blanket rezoning to R-CG.

From a macro, community perspective, we reiterate the key points and submissions which were well-articulated in the Willow Ridge Community Association's ("**WRCA**") recent letter to you dated April 7, 2024 (copy attached). As you are aware, on September 19, 2023 the City of Calgary Council approved the Heritage Communities - Local Area Plan ("**LAP**"), which includes both the communities of Willow Park and Maple Ridge. Leading up to that adoption of the LAP, our WRCA and other Heritage Communities Associations had participated in several years of thoughtful consultation and collaboration with City planning experts to develop a LAP that will increase housing choices and densification within our communities. Significant efforts, time and money were invested by City planning experts and our contributing community members into developing the new carefully formulated LAP. The approved LAP represents a collaborative and consultative plan that balances the competing interests of the many different stakeholders, and will increase the vibrancy of these communities and support the City's immediate and long term housing goals.

Our Heritage Communities have a plan to increase housing that is approved by the City and which was developed through thoughtful discussion, consultation and hard work with the residents of these communities. If you and your fellow Councillors proceed to approve the proposed blanket rezoning, the agreement reached and reflected in the LAP will be reneged by the City in a completely unacceptable manner, which would reflect a shocking and unacceptable lack

of consultation, proper representation and due process. Our Skingle Family submits there is no reasonable basis for you and your fellow Councillors to discard the LAP and proceed with the profound proposed blanket rezoning to R-CG.

On a more micro, personal level, focused on the circumstances of our Skingle Family's history of living in Willow Park and Maple Ridge, we note the following. In 1991, Nancy and I purchased a bungalow at XXXX Maplebend Drive S.E. as our first house, where our three boys were born and we lived until 1997. In the summer of 1997, when we required more room for our growing children, we moved two blocks to the east to a two-story house at XXXX Willowgreen Drive S.E., which backs on to the beautiful green space of the 17th hole of the Willow Park Golf Course, where we lived and raised our boys for 24 years. In September 2020, we moved 1 1/2 blocks to the south to a new location where we had knocked down the old original house and we built a new house at XXXX ZZZZZZZZ Drive S.E. Thus, the only three houses Nancy and I have owned in our lives have been in a four square block area in Willow Park and Maple Ridge!

Our decision to stay in Willow Park and build the "house our dreams" was based on all of our many positive life experiences over the past 30 years living in Willow Park and Maple Ridge. Our positive life and community experiences here are significantly attributable to the distinctive character and features of these two Heritage Communities, which include (but are not limited to):

- mainly single-family detached houses on attractive sized lots;
- large mature trees and vegetation and well-maintained landscaping which is appropriate and consistent for the aforementioned good-sized single-family lots; and
- desirable spaciousness between the single-family houses, together with appropriate sidewalks, roads, some boulevards, and green space park areas sprinkled about the neighbourhoods.

The desirable and consistent urban character of the Willow Park and Maple Ridge communities is significantly attributable to the above development features. These neighbourhoods were thoughtfully planned by the City and the original housing developers back in the mid and late 1960s when these communities were developed, to create the desirable surroundings for families to enjoy living and thriving here. In our view and based on our life experiences, these features of our Heritage Communities will be profoundly compromised, and indeed lost forever, if the R-CG blanket rezoning is adopted. We strongly oppose the opportunity for rowhouses, townhouses, multi-unit residences and semi-detached residences to be built in Willow Park and Maple Ridge without **our family, our neighbours and our Community Association having a say in the approval of such multi-family residences by means of the City maintaining the existing multi-unit land use redesignation application process currently in place.**

The proposed R-CG blanket rezoning must not proceed because it will destroy the character of these beautiful neighbourhoods and will profoundly adversely affect the property values of our homes here. Nancy and I would not have decided to build the new house we constructed in Willow Park if we had been aware the LAP would be simply ignored and discarded by the Council in favour of approving the proposed blanket rezoning to R-CG. We strongly submit that you must listen to the majority of your Award 11 constituents and vote against the proposed blanket rezoning.

Thank you for considering these submissions and being guided by the majority wishes of your constituents. If you have any interest in discussing any of these submissions with us, we can be reached at XXX-XXX-XXXX and we would welcome the opportunity to speak with you about this.

Sincerely,

Ken & Nancy Skingle (and Brendon, Taylor & Ryan Skingle)



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

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First name [required] Tony

Last name [required] Stephen

How do you wish to attend?

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

Date of meeting [required] Apr 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)



ATTACHMENT_02_FILENAME
(hidden)

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

Two blanket the city with one brush does not seem to make sense. I do agree we need more housing and many areas can support this. There are a number of places in the city where people have spent a fortune developing their properties to have a four Plex or eight Plex next-door would cause massive problems for parking in places such as cul-de-sac, as well as all the garbage bins. Just to mention a few things I feel we need to do a better job in protecting these types of areas. There are many of these such areas where people have spent in excess of \$1 million based on the information that they were living in an area that was zoned for one house. How can we justify making these massive changes in every area of the city? Thank you.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Amanda

Last name [required] Hu

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I wish to comment in favour of the proposal for blanket upzoning in Calgary. It just makes sense to utilize existing infrastructure in established neighbourhoods to provide more housing to meet the huge challenges we face as a city with a growing population. As a homeowner of a single-family home, I want more density in my neighbourhood, and the opportunity to live in a city that prioritizes housing for all.



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First name [required]	louisa
Last name [required]	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 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 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)

Dear city council

I'm writing to you as a concerned resident of the Glamorgan Community. Your proposed new blanket rezoning of the entire city is unacceptable and should have been done on a community basis. This proposed move while I do know it is necessary for the lack of housing out there but I've seen what has happen to other communities and it has totally changed them for the worse. The constant construction tearing up roads for sewer lines, you can't drive through Marda Loop/ Altador area without catching air the roads are so bad! Every house is on top of each other, all the nice mature trees are being cut down to make space for big ugly infills.

One of the things that I love about my community is that we are not lumped in on top of each other. I see these 4-8 plexus popping up and there's not enough parking for them all. I know one 8 plex as already been approved for our area even though it goes against the current rezoning regulations. Parking as a major issue and the community can't handle an influx of vehicles added with our proximity to Mount Royal university our parking can be pretty tight.

We would greatly appreciate a stronger voice to what is going to happen to our community as we are the ones who have to live with your decisions!

Concerned Glamorgan resident



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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I urge Calgary's Mayor and Councillors to re-consider their recent decision to not hold a plebiscite on this important issue. Calgarians should be consulted on an issue that has the potential to significantly impact the character of Calgary.

The Council's recent decision on this proposed city-wide rezoning issue seems to be extremely unpopular. In order to determine if the decision is truly unpopular, or whether we are hearing only from a vocal and possibly mis-informed minority, we feel that this important issue should be put to a city-wide plebiscite.

A plebiscite would require people on both sides of the issue to present Calgarians with actual, and accurate, facts. It would also give Calgarians an opportunity to make an informed decision, in a truly democratic manner.
Sincerely, Tina Webb



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First name [required] **Bonnie Lee**

Last name [required] **Morris**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Rezoning submission, City of Calgary.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

Re: Blanket City Re-Zoning

Nine families in one fifty foot residential lot is the newest idea from City council.

Fact: Decades ago, the City of Calgary had carefully designed communities to meet the demands of the residents in the neighbourhood for that time. The infrastructure to-date in the older communities of Calgary will not currently support the high-density population that rezoning will demand. The sewer system, electrical grid, water, garbage & recycling removal are not established to support the densification plan that up-zoning promotes. Additionally, the police and fire hall stations are inadequate in size to meet the demands of what potential rezoning creates.

Parking is also a significant concern. Our family was intentional in purchasing in a community with larger property lots and street parking in front of our house for free. To have a greater population surge, to reduce the housing crisis, will bring elevated vehicle traffic which the roads, traffic lights, pedestrian crossings and traffic-bike lanes are not equipped to support the demands. Budgets for repairs will have to increase. More taxes to be paid by the property owner.

In short, infrastructure that relates to schools, playgrounds, sewer, electrical, water, garbage & recycling, police, fire hall station, fiber optics, parking in front of your house, vehicle traffic, roads, traffic lights, pedestrian crossings, traffic-bike lanes and crime are the future costs that have been overlooked. It does not make this plan of rezoning a benefit to our community or even feasible for the City of Calgary taxpayers.

The need for more affordable housing in the City of Calgary is understood. In trying to solve the housing problem, blanket city zoning creates new problems in the established communities. Therefore, the established communities should remain R-1. Blanket rezoning can be utilized in the planning of new communities or in older communities on a one-off basis.

Another way to look at the rezoning, is it is a breach of contract. When I bought my house, it was under the agreement that this was an R-1 property. I have kept up my side of the contract by paying my property taxes every year with the understanding this is an R-1 property.

If the city now wishes to change its side of the contract by making my property open to a four home development then, accordingly, I will change my side by paying one-quarter of the property taxes. The City can then gather the remaining three-quarters owed from the nebulous 'others' created by rezoning. And Calgary property owners should consider a class-action lawsuit.

In conclusion, perhaps there would be less opposition to these changes if the City Council, its civil servants (Administrators and employees) could be trusted. Our family has first hand experience in the 'supposed' community input sessions sponsored by the Administrators. These "input sessions" are merely there to tell the taxpayer what has been decided. Any input from the taxpayers is virtually ignored. Decisions have been made prior to the sessions and they are not going to change, no matter what is brought forward by the taxpayers.



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First name [required] Karen

Last name [required] Drummond

How do you wish to attend?

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

Date of meeting [required] Apr 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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I support the idea of densification and think it makes good sense for the future of our city. However, when I look at the plans for what would be possible in my community, I feel that it goes too far as an initial step. The idea of having up to eight units on a plot of land that currently houses a single family home is too much. The community is not designed for this; parking and congestion could have a significant negative impact. And the required parking provisions do not appear to go far enough to accommodate what I think the reality would actually be. I would support the possibility of densification and rezoning, but on a smaller scale than this current blanket rezoning proposal. I think further adjustment is required to this plan.



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First name [required] Jennifer

Last name [required] Hawkings

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Concerns:

Reduced options: Less than 20% of housing in my ward is single family. Re-development will further reduce options for a single family house.

Max density not clear: The '75 units per hectare' is not a clear metric to most of us. It appears that up to 5 attached houses could be built on a 50 ft lot and each could have a secondary suite resulting in up to 10 units.

Schools: Inner city schools are at max capacity. Our local k-9 school has announced a lottery for admission of new kids in the community. The local high school is in the same boat for 2025 and beyond. Education is a provincial matter but the city needs to make space available. How are we going to accommodate school-aged children if we allow 10 times the number of dwellings? Will we be adding new local schools? Or will we start bussing kids out?

Environmental: More density means fewer trees and loss of canopy worsening the urban heat island effect. This will result in more A/C, health issues for residents who can't afford it and an overall degradation of our physical environment. More housing also results in less permeable ground area with lower capacity for absorbing flood water.

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

Mental health: Many residents of single family houses are not wealthy and have limited housing options. The anxiety caused by higher density development on neighbouring lots and the associated community impact will strain the mental health of many of those people.

A better way:

City land: There is plenty undeveloped space in Calgary, much of it city owned. We should be taking advantage of every bit of developable land and making that available to developers to build affordable housing which can be leased (long term) at a price excluding land value to ensure long-term affordability.

Laneway / backyard / secondary suites: The ability to add suites to an existing property could significantly improve supply and help people afford their mortgages.



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First name [required]

Juan

Last name [required]

Estevez Moreno

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Admin's proposal to make fourplexes and townhouses 'Discretionary' is an attempt to undermine the goal of the new RCG zoning. Fourplexes and townhouses must be permitted under the new RCG zoning in order for the policy to be effective at building more affordable housing. Stop moving the goalposts and do the right thing. Approve RCG zoning as it was intended.



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First name [required] **Bruce**

Last name [required] **Maxwell**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 proposal**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Our main reasoning against re-zoning are as follows. With overpopulation in the city evident at present more zoning will add to this growth increasing density everywhere. Adding more buildings will require removing grass and trees increasing burdens on us and our wildlife. More demands on infrastructure will create more congestion, reducing parking and blocking sunlight while also impairing sight lines with these taller buildings. With developers looking to cash in on the profit more taxes would be implemented decreasing our quality of life even more. We see what developers do to green space areas and quite frankly they leave a mess. It seems to be all about profit for the companies not the average homeowner.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

As a 27 year old renter and future home buyer I am very strongly in favour of the passing of RCG.

Currently, I feel like the housing market is very restricted by current zoning regulations. The type of home I want for my future and for my family is not represented. I do not feel like the current regulations fairly represent the wants of the people fairly nor do I feel like it is conducive to a healthy housing market. Also, as a Project Manager in Local Civil Construction, It is becoming increasingly apparent to me how short sighted sprawling developments are. The option to build denser housing is financially more efficient for the city and the homeowners over time.

I am desperate to be a home owner but there are no housing options available to me that would allow me to live the life I want or the life I want for my family. I feel forced to continue to rent or look elsewhere instead of settling down in Calgary, a city I absolutely love and was born and raised in.

I want to feel represented and have more freedom in where in the city I can live, and in what house. I do understand the necessity of zoning and support its purpose. My only argument is that the current zoning regulations are far too restrictive. I also respect others desire to live in whatever type of house they want to.

Thank you.



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First name [required] Tayyeba

Last name [required] Mirza

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Subject: Stop the Proposed Blanket Upzoning for all Neighbourhoods in Calgary

Dear Members of City Council,

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

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

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

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

Thank you for your attention to this matter.

Sincerely,

Tayyeba Mirza

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



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

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First name [required] Kevin

Last name [required] Spencer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Blanket Rezoning

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

If I had more time I would have written less however I would like to express my many concerns with this blanket rezoning proposal.

- Environmental concerns regarding reduction in greenspace and inability for established houses to benefit from solar due to increased shading.

- Parking - we do not have the infrastructure to reduce automobile ownership below current 1.85 per household. Building properties with inadequate parking does not reduce ownership. It creates a pinch point.

- Unfair to Established Communities and residents - cannot enjoy property with reduced privacy and increased shading

- Density does not increase affordability

- Lack of developer accountability to the community. There is no doubt that development is critical to our communities success but I am frankly tired and disappointed by persistent bylaw infections of inner-city developers. Please do a better job to support the existing community.

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

The proposed blanket rezoning to R-CG is a radical proposal, will not achieve its stated goals, and will substantially alter – in a bad way -- the look and feel of Calgary. Don't do something irreversibly bad. I urge Council to just say no to blanket R-CG.



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First name [required]	Gary
Last name [required]	Makar
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Gary Makar Calgary Rezoning Letter (2).docx



ATTACHMENT_02_FILENAME
(hidden)

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

I have attached my letter, outlining my reasons for strongly Opposing R-CG Blanket rezoning. From my research and what I've seen, to rezone the entire City to R-CG, would have devastatingly negative effects on many communities, particularly the established ones. I think it would be taking a massive financial risk with most people's most valuable asset -their home. I think blanket rezoning will cause a never ending source of problems and complaints from neighbours affected by R-CG development beside them and the negative changes to the enjoyment of their property: less privacy, increased noise (air conditioners), overshadowing, destruction of the tree canopy, and lack of sufficient parking... to name a few. The argument that most requests to rezone a property to R-CG, so doing a "blanket" makes sense...does not sit well with me. I've seen the R-CG developments in established districts, like Banff Trail and Mount Pleasant, and many of those should not have been approved in the first place, based on their negative affects on neighbouring homes. So using previous decision, that I think are inappropriate or bad ones, is a bad foundation for a new decision. The bottom line is that I think Blanket rezoning is going to cause a lot of problems and a lot of distressed and angry homeowners in Calgary, especially in the existing neighbourhoods. It will not be worth the money the Federal Gov't is offering. I urge you to please vote against R-CG Blanket Rezoning. Thank you, Gary Makar

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.

The 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. My wife has driven around Banff Trail and Mount Pleasant and shown me pictures... 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 seen my wife's pictures from driving 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. Thereby reducing our green spaces and tree canopy. Things that may our city great.

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. My wife 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 us that this blanket upzoning is a good thing for us. She said she could picture them in the “prep meeting” going over the game plan to counter anything she 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, my wife walked out and came home to tell me that she was even more distraught and stressed about my future in our home. She said she felt 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 our most valuable financial asset, so you can see why we 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.

And, my wife said that the City planners at the Open House she went to, told her that, currently, 90% of the requests to rezone single family homes from RC-1 and RC-2 to R-CG are approved by Council. This seems to be one of The City's arguments....that so many are already being approved, that doing the blanket makes sense. In seeing the pictures that my wife took in Mount Pleasant and Banff Trail and what R-CG developments looks like and how it's affected neighbouring existing homes.... Many of those should never have been allowed to be developed in the first place, so The City using the argument that most are approved anyway...does not sit well with me at all. Basing Blanket Rezoning on decisions that have so negatively impacted Communities is ridiculous!

Federal Government Money

I am aware that the Federal Government is offering \$230 Million to the City to create more housing ...I'm not sure if the stipulation is to remove exclusionary zoning. All I can say is that the devastation rezoning will do to our neighbourhoods and all the problems it will cause, is not worth the money!

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 – My wife was there the other day, and came home and said 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 – their 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

Gary Makar



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First name [required]	Eileen
Last name [required]	Byrne
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 to redesignate our parcel
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]

Mya

Last name [required]

Khan

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

Subject: Stop the Proposed Blanket Upzoning for all Neighbourhoods in Calgary

Dear Members of City Council,

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

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

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

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

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

Thank you for your attention to this matter.

Sincerely,



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First name [required] Michael

Last name [required] Whalley

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We believe it makes sense environmentally and socially to facilitate densification of the city in ways that preserve a good quality of living. We also support measures that improve affordability, especially for the low income population.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

Dear Madame Mayor and Councillors,

There is a perception out there that the decision on how you will each vote for blanket rezoning has all but been decided. We live in Councillor Penner's ward and are opposed to the Blanket Rezoning as presently outlined. The Mayor and many of the Councillors have indicated that they will listen to the concerns of their constituents so I'm going to take you at your word on that.

I would like you to read the article by Simonetta Acteson, 'Citywide Rezoning : A Planner's Perspective' in the April 2024 PBP Matters newsletter and provide your thoughts on the concerns she raises. I'm attaching the link to the newsletter. The article is found on pgs. 10 and 11.

https://mycalgary.com/Newsletters/Calgary/SW/PBP_Matters/2024/April.pdf

I also have some questions.

- 1) Where will the federal funds received by the city be allocated?
- 2) While I do believe more housing will be built, will blanket rezoning create affordability? Denser cities such as Toronto or Vancouver do not appear to be affordable including in mixed density areas.
- 3) While I understand the city's goal to have people drive less and walk or use transit more I think it is reasonable to expect a family to have one car not 0.5 cars and that parking for one car for each unit should be the minimum. Perhaps in Kensington or Inglewood this might work but at this time most communities are not close enough to grocery stores, doctor's offices etc to manage with walking or transit alone.
- 4) There is a lot of talk about preserving our greenspaces including trees on residential lots. Blanket Rezoning goes completely against that. How is the city going to compensate for mature trees lost and less permeable land?
- 5) Can the present infrastructure for utilities, water, sewer etc. handle this rezoning?
- 6) There are several mixed density areas in Calgary already. Altadore has some very beautiful infills and townhomes. Present this as an example of what worked and didn't work when rezoning was permitted. What was done correctly? What would you change next time?

To quote Simonetta Acheson's last paragraph ' Considered and planned increases in density have my support but this blanket rezoning does not, nor do I believe it will solve the issues it claims to be addressing.

Thank you for listening.
Sincerely,
Roy Heise

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



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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]	Helle
Last name [required]	Madsen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Re-Zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	2024-04-15 Letter to City regarding Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

**Helle Madsen & Douglas Fox
59 Hounslow Drive NW
Calgary, AB T2K 2E2**

April 14, 2024

Submitted On-line April 15, 2024

City of Calgary
City Clerk

Attention: The Office of the Clerk

Re: Proposed Rezoning for Affordable Housing

As homeowners in a mature inner-city neighbourhood, we strongly oppose this proposed across-the-city rezoning. We presently co-exist with high density housing in the form of duplexes, apartments, basement suites, rentals and new builds of side-by-side and detached homes.

As you propose to rezone our community as well as others, we ask what is to be come of our neighbourhood of mature trees, parks, green spaces not to mention the traffic patterns which currently already support more traffic than intended. How does the rezoning plan to take over our neighbourhoods, destroy homes, mature trees and offer no green space for enjoyment for the current residents help support this plan? It merely provides builders easy access to buy up homes, tear them down, cut down the trees and build infills which most definitely isn't affordable pricing.

We currently have a new build for sale which is listed at \$1.3 million – that is not affordable housing! The listing references large lots, mature home s and trees and the fact is that in order to build this home, they demolished the mature home, cut down the mature trees and split the lot in 2!

We are not along an LRT corridor but do have bus routes that support the residents and allow traffic to flow. By removing existing homes for high density, you allow for increased traffic and increased safety concerns. Parking is also an issue. It's currently appropriate for the residents who currently reside here but that would become a problem with high density, especially when you consider the park, the playground zone and the schools in our community.

Affordable housing should be built with consideration to public transportation, services like grocery stores and in better locations such as newer communities where you can plan ahead, build homes and/or apartments or townhouses and also allow for the increased traffic and high density. Another suggestion for affordable housing would be to turn empty office building into apartments, build apartments along the route of the new green line or a busier roads like Centre Street where there is plenty of shops and transit options.

With NO rent controls in place, who can afford to buy these infills or save to a downpayment with the current prices in the city. It is time to consider current residents and their neighbourhoods before handing it all over to the builders to destroy every mature neighbourhood in this city.

-2-

It's time for rent controls, housing built with people's incomes in mind in locations that better support this proposal and we NEED a council that listens!

We strongly oppose this proposal to rezone!

Respectfully,

Helle Madsen and Douglas Fox



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]	Kirk
Last name [required]	Strom
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Land Use Designation Amendment to Grade-Oriented Infill (R-CG)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City proposed rezoning response letter.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please see our attached letter opposing the City's proposed rezoning plan

To Whom it May Concern,

We received a letter from the City of Calgary stating the City proposes to redesignate our “parcel” to Residential – Grade-Oriented Infill (R-CG) District. We as the referenced home owners are staunchly opposed to this proposal, and view it as intrusive, unwarranted, and bringing with it a high probability of measurable negative impacts to our lives and property. Specific comments justifying our opposition to the City’s ill-conceived plan are as follows:

Quality of Life. We have owned and enjoyed our unattached home and property, situated in an older community comprised of mainly single-family homes, for a number of years. We selected the community and purchased our home and property based on several factors, importantly including those directly relating to quality of life. We enjoy parking in front of our street and sunlight in our yards for gardening and general quality of life. On our street and within the community, there is currently a balance between numbers of residents and vehicles, livable open space, and streets allowing effective vehicle, bike and pedestrian movement.

We have hope to remain in our current unattached home which we’ve enjoyed for many years. The City’s proposed rezoning plan poses a direct threat to our quality of life due to effects of human and developed footprint densification on adjacent properties and within the community as a whole. The City’s plan will ostensibly allow for the development of up to 4 suite multiplexes on parcels currently occupied by mostly single-story unattached homes on individual lots. Each multiplex may be accompanied by basement suites as well garages with suites above. Parcel by parcel and across communities, the result will be significantly increased human population densities with decreased street parking and street vehicle congestion; as well as increased building heights, diminished sunlight, adjacent property encroachment, and overall decreased quality of outdoor livable space. When we purchased our unattached home with its attendant outdoor living space, we did not anticipate an unsolicited City plan to facilitate encroachment and loss of property quality due to the potential for massive adjacent property developments.

Home value and Financial Security. The City claims that home values will not be negatively affected due to the rezoning plan. This claim is not substantiated by the City in any meaningful way. As noted above, and based on my own observances of multiplexes recently or currently being built, I cannot fathom how human and vehicle densification and congestion, loss of street parking, and significant adjacent property encroachment and shading, would be considered to enhance our quality of life and associated property value in our current scenario. The only means to recoup our current home value were multiplexes be developed on adjacent properties, would be to sell for redevelopment as attached homes or a multiplex. Is this part of the City’s plan, to force home owner’s to sell as community’s begin to densify?

Housing Costs. Much a-do has been made about the housing supply, and shortage therefore, in Calgary. One aspect of the City’s justification for the rezoning plan to increase both housing supply and affordability. Supply may increase but costs are unlikely to decrease and are more likely to increase. Recently built attached infills in our community are easily exceeding current

values associated with single family older attached homes such as ours. Rather than benefiting new home buyers and addressing affordability and/or costs, it is more likely the rezoning plan will mainly benefit developers and city tax collectors.

In summary, the City's proposed rezoning plan for our parcel has the potential to directly and negatively impact both our quality of life and financial security associated with our home and property. The City's rezoning plan is unwarranted and unsolicited, and seems most likely to negatively impact current home owners while benefiting developers and the City home owner tax windfall.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Calgary is in need of a more refined housing solution, not "one size fits all". Market forces will not support the building of affordable housing when there is demand for higher-priced units. Do not allow the character of neighbourhoods to be destroyed. Let us have more control at the neighbourhood level please. Council members, please do not pass this measure.



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First name [required] Michael

Last name [required] Moriarty

How do you wish to attend?

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

Date of meeting [required] Apr 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 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 lifetime Calgary resident and someone who intends to be here for the remainder of my natural life I have a vested interest in making Calgary a great place to live. I am not opposed to density in principle if the planning is sufficient.

My current understanding of the proposed blanket rezoning is that there is not sufficient planning for a number of issues:

1. Parking - The current proposal does not address that Calgary is primarily a personal vehicle based community. The math on required planning for parking spaces is inadequate and poorly considered.

2. Transit improvements - In order to accommodate increased density there is no solid plan to actually address moving the extra people around.

Rezoning is a process that should be evaluated on a case by case basis to allow for proper consideration of impacts to the local area as well as cumulative impacts to the city. The blanket rezoning does not give enough consideration for those impacts and thus should not be carried.



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First name [required] Mary Susan

Last name [required] LeRouzic

How do you wish to attend?

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

Date of meeting [required] Apr 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 Land Use Designation Amendment

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

ATTACHMENT_01_FILENAME (hidden) Letter to City Council - April 15, 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Thank you for the opportunity to submit my concerns as outlined in the attached letter.

Mary Susan LeRouzic
19 McKenna Road SE
Calgary, Alberta T2Z 1Y3
susan.lerouzic@shaw.ca

April 15, 2024

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

To Whom It May Concern,

RE: PUBLIC HEARING APRIL 22, 2024 - LAND USE DESIGNATION AMENDMENT

I am writing today to provide comments regarding the proposed rezoning of our property, 19 McKenna Road SE, along with other properties in the McKenzie Lake neighbourhood (as well as others in the city) to a Grade-Oriented Infill (R-CG) District. I am pleased that the City of Calgary is taking the current housing issue seriously and is taking steps to try to address it, however I have a few concerns regarding this proposed solution.

After reading the information provided by The City of Calgary with respect to the proposed rezoning, I would like to highlight the following concerns for City Council to address:

1. What consideration has been given/what steps will be taken with addressing the existing encumbrances on properties in Calgary's lake communities including ours in McKenzie Lake?
 - a. Using McKenzie Lake as the example, not all of the current community properties have lake privileges, only those with that encumbrance. It has been explored in the past to open access to additional homes, however it was determined the facilities would not be sufficient.
 - i. In the event that a current single-dwelling home is replaced with 2-4 units, how is the City prepared to work with the Residents Association regarding the current encumbrance? Which unit would it belong to? If required to have the lake access multiplied/removed, what consideration has been given regarding (1) insufficient lake facilities if there is an increase; (2) increase cost to other residents if there is a decrease in the numbers paying annual fees; and (3) the effect on property values given the decreased exclusivity or affordability of the infill homes if the encumbrance is attached?

2. What consideration has been given/what steps will be taken with respect to the effect on roadways? The roadways in the existing neighbourhoods have been designed with the current property layouts and resulting population.
 - a. Using McKenzie Lake as an example, the neighbourhood already has a large amount of traffic issues. This is especially the case on McKenzie Lake Blvd SE, the main community thoroughfare, which has already been impacted by the Stony Trail development (westbound access to 22X from McKenzie Lake was removed and northbound access from 22X into McKenzie Lake was removed when the interchange was built). How will additional traffic with increased housing in the neighbourhood be managed?
 - b. Again using McKenzie Lake as an example, the neighbourhood already has many issues with a lack of street parking. With the proposed infill housing (up to 4 units on a property), it can be expected that there will be an increased need for on-street parking. Additional families mean more vehicles and there is a high likelihood that these properties would likely lose parking on the property itself (garage, parking pad, etc) to allow room for the development. These issues have been seen in other Calgary neighbourhoods resulting in residents having to apply for permits and pay to park within blocks of their owned dwelling. I would not want to see that happening in McKenzie Lake.
3. What consideration has been given/what steps will be taken to ensure stability of property values for existing homeowners in the neighbourhood? In becoming homeowners, my husband and I not only purchased our primary residence in a community that suits our lifestyle, but we also made the purchase as an investment based on the high desirability of the area.
 - a. What steps will be taken to prevent developers from purchasing part/full blocks within the neighbourhood to tear down and replace with a series of multiple units across the street from well-established single dwellings? Can the owners be assured that this would not negatively affect their current property value?
 - b. What steps will be taken to prevent drastic changes to the current vibe or look/appeal of the community? McKenzie Lake as an example is a quiet and relaxed lake community with a consistent look to the housing (planned 80's/90's architecture with only slight modern upgrades). With infill housing on a large scale, there is the potential for many ultra-modern multiplexes clashing with the current appeal of the community. What will be done to mitigate this, both for the enjoyment of the current homeowners and for avoiding a potential negative impact on property values?

Thank you for taking the time to include and consider the concerns I have noted above. I am hopeful that the housing issue in Calgary can be resolved in a manner that is effective for those impacted while remaining fair to current property owners.

Kind Regards,

Mary Susan LeRouzic



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First name [required] Chime

Last name [required] Dolkar

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Charles

Last name [required] Caldwell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) Rezoning Comment - Caldwell.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Mayor and members of Council,

My name is Charles Caldwell and I'm a resident of Ward 4 in NW Calgary. I'm writing to express my opposition to the proposed blanket "up-zoning" of residential lots across the city of Calgary. My reasons for opposing the proposed change are as follows:

1. **Lost Property Owner Agency.** For many, a home represents the largest purchase but also the largest ongoing expense for a family. Years are spent saving the funds for a downpayment often by foregoing other discretionary spending like vacations, new automobiles, etc. When the time comes to purchase the home, great care is spent selecting the neighbourhood. The character of that neighbourhood in the form of home styles, trees, greenspaces as well as its proximity to amenities are key factors in the selection process and often are the subject of both great debate and trade-offs when making the buying decision. This proposed change has the potential to rapidly and negatively change the character of a neighbourhood with no ability for the existing members of the neighbourhood to have input into how that new building might impact the current residents. While the development permit process still exists, current residents can only impact superficial changes to the proposed development. This is wrong and hands too much agency to a developer to change a community while stripping existing members of that community of theirs.
2. **Home Developer's Lack of Long-Term Interest in the Neighbourhood.** Businesses exist to generate profits. A developer has little regard for the long-term impacts of their development on the community, only in maximizing profits. Therefore, the default for developers will not be the construction of single family or duplexes but row housing (likely with ready-built basement suites). Construction will focus on cramming as much "structure" as possible onto a lot, leading to a loss of greenspace, trees, and privacy & sunlight for adjacent lots. Moreover, the developer has little interest in street parking concerns they may create or how a structure fits in with the character of the neighbourhood. For them it is all about the money because at the end of the day, they won't have to live with any negative consequences. This proposed change hands tremendous power over the long-term character and livability of a neighbourhood to someone who will likely never live there.
3. **Loss of Greenspace and Trees.** As discussed above, developers are focused on maximizing profit and by extension that means maximizing the footprint of the structure on the lot. What I have witnessed is the severe loss of both greenspace and mature trees in communities that have experienced significant densification. Sitting on the edge of the prairies, Calgary has few mature trees to begin with. A developer simply doesn't have the space on the lot to replace the trees removed during contraction. Mature trees interfere with the placement of the structure and must be removed and replaced (if replaced at all). Further, with the loss of these mature trees, it will take a generation for the replacement trees to grow to maturity. Meanwhile, the city is hotter, there is less habitat for small animals, birds and insects, and less natural CO2 removal.
4. **Burden of Infrastructure Improvements.** Densification of an existing community will exceed the capacity of water, sewer and electrical infrastructure within that community. The

communities that would be the targets of densification were not designed with the infrastructure capacity that would be required. Who bears the cost of infrastructure improvements? This cannot be the city taxpayers but most likely will be. If this is the case, then the taxpayers in the city could see further property tax increases if this proposal is approved.

5. Unintending Negative Impact on Affordability. The proposed change will lead to higher home prices and won't create "affordable" housing. I will use a potential scenario to illustrate this. A developer purchases a "knock down" home for \$700K in a mature community. They knock down all the mature trees, build a four-unit row house with ready-made basement suites to help the buyer to make mortgage payments. Construction costs are \$1.6M. Carrying and other costs are another \$100K. Total capital outlay is \$2.4M (\$600K/unit). What do they sell it for? \$650-700K per unit would be reasonable. Is a \$650-700K home affordable housing? I don't think so. And what happens to the price of the single-family home down the street if a row house unit is that price? Logic says that market forces will cause it to go up. And so, the city experiences a rapid increase in home prices, pushing home ownership further out of reach for people. The proposal accomplishes the exact opposite of its stated intent.
6. Lack of Mandate. Calgary is a city that has experienced many boom times with an accompanying rapid increase in population. Further, housing affordability has always been a concern within the city. Yet, neither the mayor nor any member of council had "blanket up-zoning" as part of their platform in the last election. What is being proposed is a sweeping and far-reaching change that has great potential to negatively impact the city and have unintended negative consequences. This change impacts a large number of residents of the city, yet they have no voice in the decision beyond limited public consultations. Some members of council aren't even willing to conduct open houses with the people they represent on the issue, such is the willingness to steal the voices of the people. Simply put, this is too large and impactful of a decision to be left to 15 people. It must be put to the citizens of Calgary either in the form of a plebiscite or as part of an election platform.

I ask that council consider the reasons I have outlined above and vote against the proposed blanket "up-zoning" change.

Regards

Charles Caldwell – Resident Ward 4



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

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

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

[required] - max 75 characters	Proposed Rezoning Change
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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)

We urge Calgary's Mayor and Councillors to re-consider their recent decision to not hold a plebiscite on this important issue. Calgarians should be consulted on an issue that has the potential to significantly impact the character of Calgary.

The Council's recent decision on this proposed city-wide rezoning issue seems to be extremely unpopular. In order to determine if the decision is truly unpopular, or whether we are hearing only from a vocal and possibly mis-informed minority, we feel that this important issue should be put to a city-wide plebiscite.

A plebiscite would require people on both sides of the issue to present Calgarians with actual, and accurate, facts. It would also give Calgarians an opportunity to make an informed decision, in a truly democratic manner.
Sincerely, Tina and Derek Webb



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First name [required] Sukhjinder

Last name [required] More

How do you wish to attend?

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

Date of meeting [required] Apr 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/ 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)

Sukhjinder Singh more
134 bridleridge way sw T2Y 4K8



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

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am completely opposed to the proposed blanket rezoning across the City and, specifically rezoning from R-C1L to R-CG.

The reasons are simple and obvious. When my family acquired our current property zoned R-C1L, we were very conscious that this was the zoning also applicable to our immediate neighbor's and the Mount Royal Area at large. To have the proposed blanket rezoning imposed on our property, on our neighbors and on the Mount Royal community will significantly reduce the inherent value of our property, both in quantitative and qualitative terms.

One may argue that property values will not generally change as a result of the proposed blanket rezoning, however, the devil is in the details and these aren't difficult to find or imagine. If an adjacent property to ours was to be redeveloped as a rowhouse (regardless of community feedback on design), the quantitative value of our property would become immediately reduced. This is an unarguable fact. In addition, negative qualitative attributes directly caused by the imposition of a rowhouse development adjacent, or near, our property would include the following items shown on this short non-exhaustive list:

- Reduced safety;
- Increased traffic and noise;
- Street parking congestion; and
- Taken to its natural conclusion, substantial and unmanageable increases on demands for City infrastructure services including water, sewer and power distribution systems as redevelopment of properties increases in unpredictable market fashion.

There is currently a process in place to deal with proposals to redevelop and/or rezone R-C1L properties. It isn't perfect, no such system is, however, the benefits of removing such through the proposed blanket rezoning do not outweigh the eventual costs and burdens to R-C1L property owners.

I thus urge you to abandon at once this effort which would undermine the property values of R-C1L City taxpayers.

Respectfully submitted
Laurie Jones



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First name [required]	Jeff
Last name [required]	Meszaros
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Proposal Amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Bowness Rezone District Opposition Apr 15 2024.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

About this Area: Hit hard in the flood of 2013 especially on this recently sold property portion of Bowness. This location is 1KM from any amenities including the first bus stop. The country lane single access roadway is not built for high traffic volume and no sidewalks are present along the roadway.

Row House Rise (R-CG): The Calgary Rezone proposal in our unique area is something I oppose. No Row Housing! No R-CG.

A Plea: I've been at this location for almost 3 decades. Would it make a difference to council to hear our voices or observe others that may be conservationists, why do I think not. With current zoning in this area, development and progress can be managed. However, with a proposal to rezone to R-CG I see Calgary destroying a unique neighborhood from within.

A Lesson: As we continue to build homes in Calgary, consider truthfully the environment and location, not just use the term de jour "Climate Crisis" or "Climate Action". Let's honor the unique neighborhoods Calgary has to offer with carbon sinks and wetlands. As in their survival lies our own and is a true gauge of what Calgary Council truly thinks of Calgary, it's people, and it's future. NO R-CG for this area and proposing a blanket rezone of districts is NOT "Climate Action". It is irresponsible.

Topic: Vanishing Sanctuary and City of Calgary Blanket Rezoning Proposal Affecting Unique Locations

Location: Bowness Bow Village Crescent / Bow Crescent Rezoning

Overview

Is a Refuge: Bow Village Crescent, located at the end of Bow Crescent NW, is a sanctuary for migratory birds and year-round species alike. It is a secluded country lane low traffic location with a single access point, a Bow River presence, and abundant foliage which provides a haven for countless feathered travelers.

Teaming with Life: This area buzzes with wildlife. Deer, a recent moose, fox, coyotes, beavers, bobcats, squirrels, chipmunks, and even a raccoon have crossed our path. Swarms of bees and course wasps make this are home. The wetlands on the north end of a recently sold lot of approximately 3 acres along the river access pathway is rich in biodiversity, acts as a vital carbon sink, absorbing and storing atmospheric carbon dioxide. This wetland (pond) was teaming with frogs and wildlife until 2013 flood destroyed them and their habitat and is only been the last two years we have witnessed revival of their song.

Migratory Pit Stops: During spring and fall, the skies above our residence are transformed into a migratory highway. Flocks of geese, blue-jays, and waterfowl made pit stops here, replenishing their energy for long journeys across continents.

Year Round Residents: In addition to migration year-round residents thrive as well. Black capped chickadee, northern flicker, blue-jays, and red-winged blackbirds, bats, etc to name a few. Raptors (hawks) continually fly about and summer nights Owls can be heard.

Carbon Sinks: The wetlands at the end of a recent sold property (lot 7232), with their spongy soils and dense vegetation, acted as nature's carbon sequestration champions. They absorb CO₂, mitigating climate change, and provide a vital buffer against "NORMAL" rising Bow River levels during our spring thaws. I have been at this location for almost 30 years.

The Threat: City of Calgary are proposing to do a blanket rezone of districts and none of their research indicate thorough study or any concern of unique areas of Calgary and are proposing a rezone to R-CG district of our R1 area. Yes, developers eye the property of 3 acres near our location hungrily, though we don't know the intent of the recently sold property. The promise of profit and a plea of resolving a nation wide housing shortage

seems to overshadow the delicate balance of life in unique locations. This area is not a Row House / Infill neighbourhood proposed to be R-CG.

About this Area: Hit hard in the flood of 2013 especially on this recently sold property portion of Bowness. This location is 1KM from any amenities including the first bus stop. The country lane single access roadway is not built for high traffic volume and no sidewalks are present along the roadway.

Row House Rise (R-CG): The Calgary Rezone proposal in our unique area is something I oppose. No Row Housing! No R-CG.

A Plea: I've been at this location for almost 3 decades. Would it make a difference to council to hear our voices or observe others that may be conservationists, why do I think not. With current zoning in this area, development and progress can be managed. However, with a proposal to rezone to R-CG I see Calgary destroying a unique neighborhood from within.

A Lesson: As we continue to build homes in Calgary, consider truthfully the environment and location, not just use the term de jour "Climate Crisis" or "Climate Action". Let's honor the unique neighborhoods Calgary has to offer with carbon sinks and wetlands. As in their survival lies our own and is a true gauge of what Calgary Council truly thinks of Calgary, it's people, and it's future. NO R-CG for this area and proposing a blanket rezone of districts is NOT "Climate Action". It is irresponsible.



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First name [required] Adrian

Last name [required] Costello

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Dear City Council:

Thank you for including my comments of opposition to blanket rezoning for housing in Calgary. It is a highly debated topic with differing views from a municipal, provincial and federal perspective and it is not prudent for city council just to ram this through. The current city council never ran on this issue and voted against citizens of Calgary to have a say. For such a personal and impactful decision this is beyond disappointing. The current city councils track record is as flawed as their decisions are unpopular. I am asking City Council to put this topic on a ballot so that all Calgarians can have their voice heard. Our communities were constructed with a given population so schools, hospitals, the energy grid, etc. could function and neighborhoods are not set up to just double or triple population. This would be a big win for developers, not for renters or buyers. Land will only become more valuable and unattainable to the shirking middle class. In turn, the rich will get richer.... and this will not solve the housing crisis. It will only make it worse while compounding the affordability issues citizens are facing. We need to build new housing, apartment buildings, amenities, etc.

Instead of fixing a major problem, this plan will not solve our housing issues and will only create additional problems for the city and citizens. Only developers win. Citizens lose. Please vote this proposal down or at minimum let Calgarians have a say with through democracy.

Thank you for your consideration,

Adrian Costello
a_costello@hotmail.com
180 Douglas Woods Dr SE
Calgary, AB T2Z 2E4



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

To my city councilor and mayor,

I live in the SW (Oakridge) with my husband, our daughter, and grandson. I've reviewed the city's new zoning bylaw and I'm hoping you will vote against it.

Our grandson is young and we picked a quiet neighborhood for his formative years and later for him to go to school here.

I know politicians receive a lot of mail and while I suspect we may differ on this I wanted you to know many people in the area have a similar perspective as me.

I ask you to please vote against this.



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First name [required] Gemma

Last name [required] Probst

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing - Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Extending the Calgary city limit to build new housing units in the newly develop communities, adding additional bus routes to & from those new areas would help instead of changing the face of the well established communities and creating parking chaos ang more problems that our city will be facing if this rezoning takes place.



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First name [required]	Tyler
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	City wide rezoning, Calgary
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the city wide rezoning in Calgary.

Don't do something irreversibly bad.

I urge Council to just say no to blanket R-CG.

Our home is our most important investment, council must respect home ownership and maintain the certainty and predictability of that ownership

IMPORTANT CHANGES REQUIRE VOTER APPROVAL

I am in favour of wide public input on the issue, via a plebiscite

BLANKET UPZONING DOESN'T ALIGN WITH THE MUNICIPAL DEVELOPMENT PLAN

The Municipal Government Act (Alberta) requires the City to enact a municipal development plan (MDP), which Calgary did in 2005, and updated in 2019/2020

It speaks of "reinforcing the character, quality and stability of neighbourhoods."

An MDP objective is to "Respect and enhance neighbourhood character and vitality, including the following policies:

* Respect the existing character of low density residential areas

* Ensure infill development does not create dramatic contrasts in the physical development pattern.

* Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods

Section 3.5.3 of the MDP states that land use policies should "encourage modest redevelopment of Established Areas"

The new building forms permitted by R-CG, up to 11 meters high (current R-C1 zoning limit is 10 meters) and 60% lot coverage (current R-C1 zoning limit is 45%), are not "modest".

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

CREATING DENSITY IN ESTABLISHED NEIGHBOURHOODS WON'T SOLVE AFFORDABILITY

R-CG DENSIFICATION WILL DESTROY EXISTING NEIGHBOURHOODS

Calgary's housing stock, should be maintained, not destroyed it's **UNFAIR TO ESTABLISHED COMMUNITIES**

Calgary is big, Increased densification would require more, not less, parking.

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

Please say no to blanket R-CG.

Best,

Tyler Brown



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First name [required]	Allan
Last name [required]	Berg
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	2024-04 - R-CG Blanket Rezoning City Submission.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose the City of Calgary's proposal for city-wide blanket upzoning, highlighting numerous concerns and potential negative impacts that such a policy would have on the community. I argue that the proposal undermines the democratic process by eliminating public hearings, which reduces opportunities for residents to express concerns about developments directly impacting their lives. Additionally, I suggest that the proposed upzoning will not effectively address affordable housing, as it fails to ensure housing remains affordable and does not significantly benefit low-income groups. This was the mandate, the outcomes of blanket upzoning doesn't address AFFORDABILITY; it will make it worse. How is this not being taken to the citizens for plebiscite rather than a self-enriching council? You were not elected to make sweeping changes like this.

Key concerns I have outlined include:

1. **Increased Density and Overbuilding**:
2. **Reduction in Quality of Life**:
3. **Infrastructure Strain**:
4. **Decrease in Property Values**:
5. **Reduced Parking and Increased Traffic**:
6. **Lack of Community Engagement**: The city's approach to blanket upzoning appears to be more focused on implementation rather than genuine community engagement and feedback, which contradicts best planning practices that emphasize thorough and meaningful public consultation.

In conclusion, the approach taken by the proponents of blanket upzoning can be seen as a significant departure from rigorous, balanced academic discourse. By promoting a singular perspective and advocating for widespread rezoning without thorough consideration of its diverse impacts, these proponents risk undermining the credibility of urban planning studies. It is crucial for academic discussions and policy proposals to encompass a broad spectrum of insights and to engage with multiple viewpoints. The narrow focus exhibited in the push for blanket rezoning not only fails to address the complexities of urban development but also diminishes the role of public consultation in shaping cities. Such actions can be viewed as an embarrassment to academic integrity, reducing what should be a robust debate to a one-sided promotion of a particular agenda.

April 15, 2024

Public Submission to City Clerk's Office

CC 968 (R2024-04)

ISC: Unrestricted

Date of Meeting: April 22, 2024

Agenda Item: R-CG Blanket Rezoning

Dear Council and Council Committee Members,

I strongly oppose the City of Calgary's proposal for city-wide blanket upzoning, highlighting numerous concerns and potential negative impacts that such a policy would have on the community. I argue that the proposal undermines the democratic process by eliminating public hearings, which reduces opportunities for residents to express concerns about developments directly impacting their lives. Additionally, I suggest that the proposed upzoning will not effectively address affordable housing, as it fails to ensure housing remains affordable and does not significantly benefit low-income groups. This was not the mandate, the outcomes of blanket upzoning doesn't address affordability; it will make it worse. How is this not being taken to the citizens for plebiscite? I don't believe you were elected to make sweeping changes like this.

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.

My biggest concerns are:

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

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

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 Rentals:** 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.
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 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.

In conclusion, the approach taken by the proponents of blanket upzoning can be seen as a significant departure from rigorous, balanced academic discourse. By promoting a singular perspective and advocating for widespread rezoning without thorough consideration of its diverse impacts, these proponents risk undermining the credibility of urban planning studies. It is crucial for academic discussions and policy proposals to encompass a broad spectrum of insights and to engage with multiple viewpoints. The narrow focus exhibited in the push for blanket rezoning not only fails to address the complexities of urban development but also diminishes the role of public consultation in shaping cities. Such actions can be viewed as an embarrassment to academic integrity, reducing what should be a robust debate to a one-sided promotion of a particular agenda.

Sincerely,

Allan Berg



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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] Gary

Last name [required] Leadbetter

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2014

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

[required] - max 75 characters Rezoning proposal

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear City of Calgary Council and other officials.

I am strongly opposed to these changes in the re-zoning of all communities to a blanket - RCG for many reasons. Citizens of Calgary who have purchased homes in Calgary did so knowing what the zoning was surrounding their homes. They invested hard earned money in these investments with a strong belief that these were sound investments with definitive zoning Regulations. Their trust and belief in the system should not be destroyed and taken from them by a greedy city council looking for an easy tax dollar. AS a trained Environmental Biologist I am well aware of the need for an environmentally friendly residential footprint in the city. However, this not the way to take a lazy way out of actually putting time and effort in coming up with a new housing densification system. In addition, upon reading through the documentation it is apparent there is no or very limited measuring system to determine if this is or will be successful. Having been involved in formal real estate for a couple of decades the only financial winners in this will be the wealthy investors (mostly offshore or out of province) or builders and developers. This proposal is a huge negative to all RC-! an Rc-2 property owners. In addition, these increases in height and maximum building sizes will only again support the rich. As I mentioned at the beginning... I am 100% against this proposal. Go back to the drawing board and actually do some thinking and calculating. This only benefits the investor and the City on a huge tax increase per area.



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First name [required] Elizabeth

Last name [required] Stephen

How do you wish to attend?

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

Date of meeting [required] Apr 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 upzoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We are very much against blanket zoning in the city. We agree there is a need for more housing however many people have spent a lot of money on their properties based on single home use.



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First name [required] David

Last name [required] Cukulin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

- The thing to highlight is that you are affecting people's homes, their life savings.
- The proposed mass rezoning is great for Developers, to streamline their projects. They just redevelop and move on. The homeowners who want to stay there, who paid a premium to be in R-1 neighborhoods receive more uncertainty about the future of their neighborhood and an automatic downgrade.
- The majority of homeowners do not "want to build a different home on their property", as the wording in the brochure states – the proposed mass rezoning is geared towards increasing property redevelopment, and helping people who are active in that market profit from it
- This issue of enormous consequence was not an election topic. Something this major, that affects people's homes, their life savings, should be put to plebiscite in the next election. Mass Rezoning, applied to everyone's homes, their life savings, is not something that should be decided by 15 people – there is not fair representation on such a major issue
- In the meantime, rezoning applications can be fast-tracked or Administration can ease off on any strict requirements that an applicant may typically require eg. make the normal conditions "recommended" instead of "required"
- This proposed rezoning change should not proceed for these reasons
Thank you.



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First name [required] John

Last name [required] Levson

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Hi,

My family is opposed to to this new proposed rezoning as it creates many problems including increased traffic, parking, crime etc. It would be better to convert vacate buildings into living spaces. We are also concerned that the taxes will increase to support, schools, roads and other infrastructure/maintenance. Please reconsider and at the minimum increase it only to 1 additional living space in Silversprings.



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First name [required] DEBORAH

Last name [required] WHITEMAN

How do you wish to attend?

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

Date of meeting [required] Apr 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] Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

If the City intends to blanket rezone neighborhoods, there must be better requirements in place to address parking (specifically for backyard suites). While some councilors have stated on social media that improved transit will be available once there is a demand, until that time, parking will be a challenge for new and existing homeowners if the City is not mandating parking requirements for new developments. Permit, time restrictions or paid parking are after-the-fact solution and leave homeowners in a bind without actually addressing the problem.

Also, the Council needs to address public services for these neighborhoods that will be rezoned. With an increase in home, there will be an increase demand on services (e.g. sewer, water, etc. as well as fire and police). Who will be responsible for ensuring that existing services and associated infrastructure will be able to support the increased number of homes in an area? Has the Council ensured there are enough check points in place to prevent the deterioration and over usage of existing infrastructure and services?

Additionally, how will the City address or plan for schools in said neighborhoods and their capacities? Already, some of the schools in these neighborhoods are at maximum or over capacity, which leaves children to suffer in their education because classroom sizes are too large for the teachers. While Council is interested in addressing one issue, they are opening the doors to many others in the long term.

The increase of home ownership and densification will also lead to impacts on traffic loads, not just for the side streets, but also for all of the main collectors - does Council have a plan to be proactive and get ahead of these, or will this be another "defer the problem to someone else" issue and leave all homeowners, new and existing, to suffer through growth pains?

It seems as if Council has taken the easy, short-sighted route of this to try and improve housing availability and affordability without any plans in place to address known problems that are the outcome of these changes. It would be nice if Council actually had long term plans for these decisions and ensured there were plans and funds available to address these appropriately.



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First name [required] Gerard

Last name [required] Hynes

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Cam
Last name [required]	Keating
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Meeting of Council
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I have concerns that the city-wide Land Use Designation (zoning) amendment will have a detrimental effect on the quality of life in our neighbourhood and on property values. Factors of concern include:

- increased noise and street parking, and
- increased pressures on existing infrastructure in older neighbourhoods and in associated maintenance issues and related repair costs.

Thank you,
Cam Keating



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First name [required] Jennifer

Last name [required] de Bruyn

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a mom of four small boys and an affluent homeowner in Hillhurst - and I am in favour of the rezoning proposal. My neighbourhood is already R-CG zoned and I love my neighbourhood. It is walkable and family friendly. I can walk with my kids to Riley Park, the school, the grocery store, the pharmacy and much more. We almost always meet friends and neighbours to greet and chat with. It is truly a community - like a village in the city, but without the gossip. It is a mix of homeowners and renters, predominantly two-story detached homes, with a number of fourplexes, duplexes and bungalows. This enhances the character of the neighbourhood - it is eclectic and diverse; safe and welcoming. Our neighbours in the fourplex, develop the most amazing Halloween display, and our street is known as "Halloween Alley". At the holidays, houses of all types get in the spirit by putting up lights of all sorts. My neighbourhood is truly a gem in the city. Supporting the proposed change to zoning is a win-win for Council. Albertans have a long and proud tradition of supporting small government, low taxes and opposing government red tape. Removing an unnecessary step in the development process reduces red-tape, makes government more efficient - and reduces costs for developers and homeowners who want to develop their property. It's a small step - simply aligning old zoning with zoning in new neighbourhoods. It's not blanket approval for high-rises, or even mid-rises, meaning neighbourhoods will maintain their character. It gives property owners the freedom and choice to do what they want with their properties more easily, within reasonable limits. Want to build new and rent out half? No problem. Need to house your aging parents nearby? You have options to build on your property. For those who are advocates of affordable housing, this is also a win. It's a small but necessary and important step to allow for more housing. More density in older neighbourhoods closer to the train lines means that public transportation is more viable. If property owners and developers pursue more duplexes and rowhouses, it will increase the housing supply. It allows for a modest increase in density while using existing infrastructure - in a manageable way - and increasing the tax base. I call on Council to do the right thing - reduce the administrative burden, support choice for property owners and take a step to allow for more housing in existing neighbourhoods. Say YES to the rezoning proposal.



ATTACHMENT_02_FILENAME
(hidden)

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



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

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First name [required]	Oleh
Last name [required]	Wowkodaw
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Blanket Residential Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am opposed to the proposal for blanket rezoning of residential single family R-1. I am not against practical, effective development to address the housing concerns in Calgary. This means that we should focus on development along practical corridors, such as along McLeod Tr. where there are currently poorly developed properties and undeveloped land within proximity of shopping, and LRT transit, and where infrastructure supports rapid growth in housing. Blanket rezoning in single family residential is not a solution to housing, but will create many collateral problems. For example, this will result in significant additional costs for infrastructure enhancement needs, where parking is not suitable for development, where sewage and water and electricity (for electric cars) will need significant upgrades at taxpayer cost and inconvenience. Blanket rezoning will not address the need of housing, in a pace that will make a difference. Smart redevelopment along logical corridors will and there are many opportunities for this in Calgary. And blanket rezoning will destroy the neighborhoods and gut community feel. I have seen this in other areas in Calgary where this is already taking place in residential neighborhoods. I am therefore in favor of smart development and opposed to blanket rezoning of single family residential areas of Calgary.



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket up zoning as proposed will result in a lack of diversity of neighbourhoods and housing choices for Calgarians. If implemented, developers will out bid Calgary home buyers wanting a single family home due to the greater profits to be made from tearing down homes and building multi-family units on spec. Very quickly our established neighbourhoods will be devoid of heritage/character homes becoming newly developed multi-family unit neighbourhoods with very few, if any single family homes! And no doubt there will be a much smaller tree canopy. Although this is appealing to some Calgarians it probably does not meet the needs or wants of most Calgarians. What Calgarians want is very important and this should be determined. Councillors have voted against a plebiscite eliminating real/meaningful/accurate input from Calgarians, so the vote on up zoning Calgary's neighbourhoods should happen after an election! What is concerning to me is the lack of vision for Calgary's future built environment. Instead of unleashing developers into Calgary's communities by changing zoning, which is a major derogation of private property rights to provide input on zoning changes, the City could redevelop other areas first.. For example, how is it that the underdeveloped area of the City south of the Stampede grounds on the east side of the LRT has not been evaluated for redevelopment. With inspired/creative planning that repurposes some of the more interesting historic buildings this area could be densified with everything from high-rise apartment buildings to single family homes and could include restaurants, grocers, brew pubs and bars, dry cleaners, hair salons etc. to service the inhabitants in these neighbourhoods This area if developed properly could be a destination attracting people city wide. Think an even better Beltline! Blanket up zoning is not a plan, it is a lack of a plan. In my opinion it will be a disaster. Calgary can do better and it must if it wants to be a world class city.



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First name [required]	Sarah
Last name [required]	Kellett
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Item 1 Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide,
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Hey there! I've got some concerns about blanket rezoning it. While it could bring growth and maybe more affordable housing, I worry it might mess with the things that make Calgary special. We're all about being green and sustainable, right? Cutting emissions, saving water, and keeping our parks and nature areas intact. Blanket rezoning could throw a wrench in those plans, especially when it comes to transit, community vibes, and our historic spots.

1. **Climate-Conscious Zoning:** Calgary's climate strategy emphasizes reducing greenhouse gas emissions, promoting energy efficiency, and enhancing resilience to climate change impacts such as floods and heatwaves. Blanket rezoning without specific climate-conscious guidelines could result in developments that do not align with these goals, leading to increased energy consumption, emissions, and vulnerability to climate-related risks.
2. **Green Infrastructure:** Calgary's green spaces (including yards) play a crucial role in carbon sequestration, biodiversity conservation, and urban cooling. Blanket rezoning without provisions for preserving and enhancing green infrastructure within and around developments could lead to the loss of valuable green spaces (including yards) and trees, exacerbating heat island effects and reducing ecosystem services that benefit residents and wildlife.
3. **Transit-Oriented Development (TOD):** Calgary aims to promote transit-oriented development to reduce car dependency, alleviate traffic congestion, and lower emissions from transportation. Blanket rezoning without prioritizing TOD principles, such as mixed-use zoning near transit hubs and pedestrian-friendly design, may result in car-centric developments that hinder sustainable mobility options and environmental goals.
4. **Water Management:** Calgary faces water scarcity challenges, particularly in dry seasons and during droughts. Blanket rezoning without considerations for water-efficient landscaping, stormwater management, and water recycling in developments could strain water resources and increase the city's vulnerability to water shortages and quality issues.
5. **Community Impact:** Blanket rezoning can significantly impact neighborhoods, local businesses, and community identity. Without adequate community engagement, transparent planning processes, and provisions for affordable housing, cultural preservation, and social infrastructure, rezoning initiatives may face resistance and fail to address the diverse needs of Calgary's residents.



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First name [required] **Caroline**

Last name [required] **Troy**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Keener

Last name [required] Hachey

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Council Meeting

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

ATTACHMENT_01_FILENAME
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Please bring this CITY WIDE issue to a CITY WIDE plebiscite. This rezoning is very draconian to apply city-wide. Use some common sense approach to this. People who purchased homes will not wish to have their properties devalued with multi-family dwellings being build up in their neighborhoods. This is not about affordable housing, as it will not provide more affordable housing, but will line the pockets of home builders and those municipal workers they provided funding to (i.e. city councilors and city managers) How many of the councilors in favour of this draconian measure have, are, or will be receiving funding or kickbacks from home builders or other benefiting organizations, companies, or individuals. The councilors in favour of this are not listening to most HOMEOWNERS in Calgary as most HOMEOWNERS in Calgary I have spoken to are not in favour of this. Remember, there is an election coming up next year. This council appears not to bring this to a plebiscite as they likely fear it will not pass and they would have egg on their face. You were all elected to office to SERVE not to DICTATE. So please serve us by bringing to a plebiscite. What's the harm. Perhaps you will not get you kickbacks?? Seems strange otherwise.



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First name [required] Claudio

Last name [required] Ghersinich

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

City Council needs to take more time in making a decision that effects so many stakeholders and is so far reaching. They need to actually listen and make decisions based on what the people want instead of making there own and doing whatever they feel is appropriate. If there are enough stakeholders (homeowners) opposed to this decision, everything should be taken back to the drawing board. People make some of their biggest financial decisions when buying homes. These homes are bought in certain communities because of particular aspects such as safety, security and comfortability. These could include the quiet and peaceful nature of the community due to absent environmental stressors such as low noise pollution and lack of crowding. These communities were never designed for anything more than single detached homes a sit was there original designated and designed purpose. Rezoning will not aid the housing crisis and only benefit the develops who will put up multiplexes and charge exorbitant rent prices preventing those who are having the most trouble finding affordable housing from doing so. In addition, this will cause overcrowding, a lack of on-street parking, and a reduction in safety and security of a community due to the increase in the number of people. This is completely counterintuitive to the whole purpose of rezoning making it illogical to continue in moving forward in this decision. The fact City Council feels the need to disrupt this and make such a rash decision, that affects so many people with utter disregard for everything people have worked so hard to attain, and with so much opposition because they FEEL it is appropriate instead of looking at other less disruptive and more appropriate alternatives shows how little they understand what there job as City Councillors is, to listen and make decisions based on what voters and affected stakeholders In decisions want. Instead of rezoning you could turn all the vacant parking lots into affordable housing apartment complexes, but that may be too logical for this council. Once again the wrong people were voted in, in the last election.



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First name [required]	Jim
Last name [required]	Harris
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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
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ATTACHMENT_02_FILENAME
(hidden)

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

NO TO REZONING.



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First name [required] Pauline

Last name [required] Wallace

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council (rezoning proposal)

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

ATTACHMENT_01_FILENAME (hidden) Comments for Council on Rezoning Proposal.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Members of Council,

While I support a measure of densification, I urge you to vote no on the blanket rezoning proposal. Send it back as a rough draft and do better before putting our communities up for sale without protections in place. While forced to address housing within the context of a lack of provincial and federal protections around real estate speculators and immigration, council is not powerless. The large amount of public resistance to rezoning can be leveraged. Push back harder on our behalf for this to be done well. Council can put amendments in place to the rezoning proposal that make our land less appealing to those who would come here to extract more than they contribute. To do this well, we need a better understanding of our true assets and values in order to protect them. More consideration and specific community input is needed around the issues addressed in the attached; Private tree protection for both the lot being developed and neighboring lots, Externalities included in the true cost of densification, parking as a social issue(we gather and where there is room to park), local community involvement in the setting or and timeline for density targets, Maximizing school capacities means the current process of bussing students to schools with space may no longer work. Thank you.

Members of Council,

While I support a measure of densification, I urge you to vote no on the blanket rezoning proposal. Send it back as a rough draft and do better before putting our communities up for sale without protections in place. While forced to address housing within the context of a lack of provincial and federal protections around real estate speculators and immigration, council is not powerless. The large amount of resistance to rezoning can be leveraged. Push back harder on our behalf for this to be done well. Council can put amendments in place to the rezoning proposal that make our land less appealing to those who would come here to extract more than they contribute. To do this well, we need a better understanding of our true assets and values in order to protect them. More consideration and specific community input is needed around the following issues; **I have attached a document that explores each of these points.**

- 1. Consistently protect our tree canopy** with amendments to protect private trees. Private trees are at risk on lots being developed as well as trees on neighboring lots through root disruption and loss of sun. Replacement is not preservation. Tree protection, as being brought forth by Cllrs Wong and Chabot for 2025, needs to be in place especially before any rezoning takes effect. Vancouver has a private tree protection bylaw worth considering. Protecting private trees can help pace redevelopment.
- 2. Include externalities in the true cost of rezoning and densification.** Noise, health indicators, access to the sun, construction congestion, community center capacities, and more.
- 3. Much more local community input in shaping density targets and roll-out for their neighborhoods**
- 4. Suburban is not Urban** and can not be expected to densify at the same levels or in the same ways. We are car dependent, not walking distance to much, and engage our built environment differently than urban areas.
- 5. Consider pre-existing densities.** For example Deer Run already has significant duplexes, apartments, condos and townhomes along main transit lines.
- 6. Parking is both a pragmatic and a social issue.** Street parking allows for gatherings not possible in other parts of the city. Parking nurtures community building. "Relaxed" parking requirements should go the other way in suburban neighborhoods. Many live multi-generationally. Some subdivisions were built without driveways or garages with an implicit plan to park on the street. Requiring a parking spot on site for each living unit built (unit/suite/ garden suite) maintains livability, safety, goodwill, and may serve to organically regulate rate of densification.
- 7. Permitting Process as a place of resistance to any specific proposed development is insufficient and too late.**
- 8. Schools-** Where do we bus students when all our neighborhoods will see increases? Teachers are retiring and already substitutes are hard to find. CBE 3 yr. Plan insufficient for rezoning impact.



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First name [required] Susan

Last name [required] Gordon

How do you wish to attend?

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

Date of meeting [required] Apr 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 April 22 2024

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 have concerns that the city-wide Land Use Designation (zoning) amendment will have a detrimental effect on the quality of life in our neighbourhood and on property values. Factors of concern include:

- increased noise and street parking, and
- increased pressures on existing infrastructure in older neighbourhoods and in associated maintenance issues and related repair costs.

Thank you, Susan Gordon.



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] **Brent**

Last name [required] **Kolodychuk**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Office of the City Clerk.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

Please see the attached letter.

April 15, 2024

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

Re: Calgary Rezoning bylaws for Housing in Older Communities

Referring to the notice of public hearing on planning matters, I wish to voice my concerns for the community of Sundance. Changing the zoning bylaws for Sundance residents to allow for a variety of housing may reshape the community with a poor outcome of results. Sundance already has a wide variety of housing including co-operative housing, starter houses, duplex housing, and single-family housing.

People who purchased their properties will not want to see them negatively impacted, which the proposed rezoning will definitely do. The rezoning will result in the following:

- Higher density of population and more pressure on already very busy road infrastructure.
- Increase in parking problems that the city is already struggling to deal with in dense multi-dwelling communities.
- Potential lower properties values for single-family dwellings.
- Noise and disruption resulting from construction of homes that are rezoned and torn down.
- Influx of renters which comes with a variety of negative issues.

People in our neighborhood pride themselves on looking after their single-family dwellings and continue to reinvest in them as Sundance is an excellent community to live in. There is enough housing diversity already in our community.

Additionally, there is a trend of large corporations throughout North America buying up communities and changing the landscape of these communities, without regard to existing homeowners. They are strictly profit-motivated. The only way we can consider supporting changes to rezoning is if the homes are **owned by individuals and this is their principal residence**. That allows for some flexibility for say a Nanny or Mother-in-law suite and keeps out developers. **We do not want rental properties in our neighborhood.** Over the past 30 years, experience with rentals has been poor at best.

Please do not proceed with changing the rezoning as proposed in Sundance. The city already has enough problems with poor planning around re-development.

Sincerely,

Brent and Sharon Kolodychuk

30-year residents of the community of Lake Sundance



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First name [required]	Ken
Last name [required]	Simpson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council Monday, April 22, 2024 @ 9:30 AM IN THE
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City Re-Zoning Proposal.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please read this short word document to city council - I would have read it myself but have to be out of the city unfortunately.

Introduction:

Yes, we need more living space for disadvantaged people and I give thousands of dollars each year through various charities to help towards that end. However, I am objecting to the city's blanket city-wide re-zoning proposal for reasons outlined below.

My 4 objecting reasons to not re-zone property along Arbour Lake Drive are:

- 1) My neighbours and ourselves live on a 2 lane snow route where the city does not remove the snow (residual snow is a meter or more) out from the road shoulder - severely limiting space for any vehicles - let alone parking for more residents in other accommodation types. The city then plows snow into a rigid wall of ice (ice so rigid my neighbour -even today, had to repair his bent truck's running boards as a result). This wall of ice does not allow even current vehicles to be parked on the street - let alone proposed more vehicles.
- 2) My neighbours and ourselves live on a steep hilly bus route (Arbour Lake Way) where buses every winter are trying to back down and have come down involuntarily sideways. Allowing more vehicles by re-zoning in this potentially dangerous setting with more residences trying to park on this hilly bus route would be irresponsible by a governing body.
- 3) This re-zoning proposal has been very divisive in community's and would result in crowding and a decrease in quality of life.
- 4) We live in a democratic country and the re-zoning proposal from city hall has not allowed enough time for proper democratic feedback from voters.



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First name [required] Sharon

Last name [required] Davies

How do you wish to attend?

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

Date of meeting [required] Apr 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-designation from Residential to Low Density Mixed Housing (R-G)

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 completely opposed to this blanket re-zoning proposal. I see this as a huge over-reach on the part of City Council to impose such an egregious plan on its Citizens and Neighbourhoods. It's a complete abdication of the Urban Planning principles and process to implement a proper Urban Plan for this great City of ours. Furthermore, this kind of blanket rezoning will not solve the housing shortage in the short term. The current City Council was not elected to make these wide sweeping changes which will affect the very fabric of Calgary for years to come. Our City Councillors should be listening to their constituents and voting NO. Take your plan to people of Calgary in the next election. The last poll I saw showed 70% of Calgarians are NOT in favour. Thank you.



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First name [required]	Daine
Last name [required]	Smith
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	Rezongin
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)

Good morning,
I do not believe blanket rezoning is the answer to our housing problem in Calgary. I believe you will ruin beautiful communities that exist by popping up townhouses and fourplexes in places that have matured nicely over the past 100 years. These houses will still not be affordable to the target audience you are trying to help out. There is plenty of room to keep building new houses and duplexes in areas that are currently zoned for that. For example Killarney has plenty of houses that are perfect for a new duplex rather than going to a community like Bayview and allowing a different structure to be built in there. You are going to lose the attractiveness of so many beautiful communities around Calgary and make it less desirable to live. Calgary is rated one of the most beautiful cities and best places to live in North America and by not allowing certain communities to just be single family homes ruins that appeal for people to move here. There are so many places that need rezoned before others that you do not need to go into older communities and ruin the history there. A planned rezoning strategy one area at a time is the best way for everyone involved.