



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

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] Donna

Last name [required] Tsu

How do you wish to attend?

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

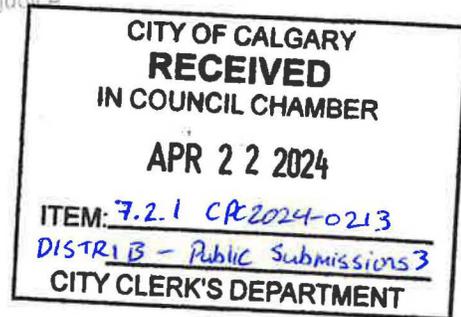
Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am vehemently opposed to the proposed rezoning bylaw. This will destroy the character of neighbourhood's and cause a density nightmare. This is not the answer to affordable housing!



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

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[required] - max 75 characters 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)

Zoning for multiple family dwellings should be preplanned as was done in Mackenzie Lake. It should not be done by allowing rezoning of existing single family areas. In these areas a plan for adding multiple family dwellings should be developed with input from the existing residents. It should be blended in to these areas in the same way that it was done in Mackenzie Lake with separation between single, duplex and row housing. A blanket switch to allow any type of dwelling in existing single family areas will degrade the quality of life for all residents and should not be allowed.



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First name [required] Megan

Last name [required] Waldie

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 7.2.1

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

I want to make two very clear points. The first, is that I absolutely in support of increasing densification, appropriately, responsibly, sensitively and respectfully. However, I don't think administration has put in the work on the front end with respect to specific planning guidelines and building community trust to go to such a broad upzoning at this time. We spent all of that time and energy on the guidebook for great communities and the many local area plans and yet we still found egregious errors within those plans- to where citizens and councillors/administration are still having to look so closely at every individual application and in many cases oppose the developments proposed because they are not appropriate in the community context. Including one case in November I spoke at the public hearing for, where a 6 story development was proposed where council denied the application and even agreed the proposed development was egregious based on the site in question, and should have been. No more than row houses/townhouses.

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

I wholeheartedly agree it is a waste of council's time and taxpayers money to tediously dispute every single application proposal going from a single detached to something like a duplex, townhouse, row house. I've listened to those public hearings, and they are painful. But the public absolutely needs to have trust and faith that the PLANS are laid out well enough to have confidence in council just making these decisions, or zoning being unitedly increased- but we're not there yet. Focus more work on the planning on the front end, and then all of that extra time and energy will be saved on the back end.

The second thing I want to address- is I am here to comment on the blatant disrespect and gaslighting the members of council engaged in several years ago during the opposition of the " guidebook for great communities" whereby residents were trying to convey to the public councils intentions to engage in what we called at the time "blanket densification", and were continually ridiculed for spreading this "misinformation" as council kept referring to it- and here we are, exactly as predicted. I still have the lawn sign. I think those members of council owe myself and every other calgarian that tried to bring this to the attention of citizens an apology.



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First name [required] NArlove

Last name [required] Gill

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 of Riverstone Cranston

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

ATTACHMENT_01_FILENAME (hidden) rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 15/2024

Drs. Nar and Nove Gill

252 Cranbrook Point SE

Calgary, AB T3M 2Y4

403-872-9415

RE: Proposed Rezoning Project

Dear City Council,

As a resident of Cranston's Riverstone, I would like to write to voice my opposition to the city's rezoning proposal for the 100 and 200 block of Cranbrook Point. My family moved here about two years ago due to the draw of wonderful open green space, natural beauty, and wildlife. Our property faces the Bow River with plenty of open space and walking paths which we utilize frequently.

My concern is for several reasons:

- 1) Elimination of the natural green space directly behind us and the subsequent displacement of wildlife.
- 2) Traffic and parking congestion due to the lack of requirement of parking spaces for the proposed Low Density Mixed Housing
- 3) There is only so much space between our property and the Bow River and its tributaries. This creates a safety issue as these potentially could be in future flood zones. Furthermore, limited access to these areas if an emergency should occur eg.) fires
- 4) The proposed R-G housing does not fit with the current esthetic and lifestyle of the Riverstone area
- 5) R-G Housing will not only obstruct our beautiful view, but will also certainly result in a drop in property value, along with the added congestion.
- 6) According to the re-zoning map, properties directly adjacent to us on Cranbrook Drive and Cranbrook Cape are not affected by the re-zoning which makes no sense to us.

We are asking that council re-consider the re-zoning for the 100-200 block of properties on Cranbrook Point, all backing onto and facing the Bow River for the aforementioned reasons. Not a single resident in the area that I have spoken to is in favour of this rezoning. This is a very serious issue for us so I thank you ahead for your time and consideration.

Dr Nar Gill

252 Cranbrook Point SE



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First name [required] Margaret

Last name [required] Mills

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 7.2 CALGARY PLANNING COMMISSION REPORTS 7.2.1 Calgary's Housing Strategy

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am in favour of city wide rezoning. Neighbourhoods are always changing - landscaping matures, renovations are undertaken, infrastructure is added or repaired. The longer a community has been established the more it will have changed over time. Rezoning is the renewal Calgary needs in order to stay a vibrant city capable of attracting and retaining new and current citizens. We need to provide housing options to everyone in order to retain a workforce capable of maintaining our economy and services.

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First name [required]

Harold

Last name [required]

Shand

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024

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

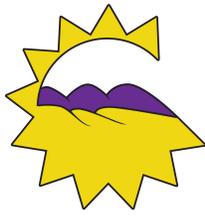
In opposition

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

Since when did Canada and the City of Calgary become a socialist dictatorship? To try and jam through such a drastic change to the very fabric of our city in exchange for a one time bribe using our own money from the corrupt Liberal government in Ottawa would represent a sellout of epic proportions. New flash: Rezoning is already possible but requires some due diligence and neighbourhood input, as it should be. Also increased densification does not necessarily equate to more affordable housing. Just look at the price tag on some already existing infills. Shame on any Councilor who would permit this ill conceived proposal to proceed without a referendum allowing a real voice to the people you were elected to serve. Stop this madness now. Trudeau's shameless bribe could end up being spent on legal fees against an inevitable class action suit.



Glendale/Glendale Meadows
Community Association

Glendale & Glendale Meadows Community Association
4500 25 Ave SW
Calgary, AB, T3E 0M1
April 15, 2024

Councillor Richard Pootmans et al
City of Calgary Office of the Councillors
800 Macleod Trail SE
Calgary, AB
T3G 2M3

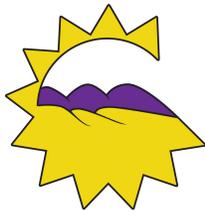
Dear Councillor Pootmans, Mayor Gondek, Ward Councillors and City Clerk

I am writing on behalf of the Glendale & Glendale Meadows Community Association to express our perspective on The City of Calgary's 'Home is Here' housing strategy. Specifically, Glendale is voicing its opposition to the City-wide blanket rezoning policy that includes R-CG, R-G and H-GO land uses. I ask that this letter be included in the public record for debate on this matter.

Make no mistake. Glendale stands firmly in favour of well-planned density growth and vehemently opposed to blanket rezoning of established Calgary neighbourhoods. What proof do we have of our support for density initiatives? Glendale volunteers have been diligent participants in the City's long-term planning processes for much of the past two decades, including plans for the West LRT, Main Street initiatives, and the recent Westbrook Local Area plan. All along the way, Glendale residents offered ideas and expertise to help craft a vision for our community's future. One such example is a density plan that Glendale volunteers created that identified the potential for 2,800 new homes in our community simply by targeting our perimeter streets. Our approach was ignored by City planners.

There was concern that input from residents in each of the 10 community associations who consulted on the Westbrook LAP that their input was not given serious consideration or weight. Ultimately we accepted the fact the new local area plan was in place and we have been watching new development take place at an unprecedented rate — all without a blanket rezoning policy. Approving a blanket rezoning policy would nullify all of the work and good faith put into these planning exercises. Redevelopment approvals would be a top-down dictate that has very little public support and would do nothing for the real issue of creating affordable housing.

Blanket rezoning removes the voice of the people who live in our neighbourhoods from producing the best possible development outcomes. As each major project comes forth, we challenge the developers and the City planning department to ensure that affordable housing, accessible housing, green energy, water conservation, tree preservation, even commercial opportunities are all considered.



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I'm not going to say our efforts have shown much success, but we continue to raise these issues and are still hopeful that City planners are able to exert some influence to help implement some of these community desires, almost all of them that align with broader City goals such as environmental protection.

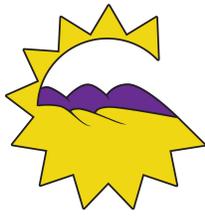
The Number 1 reason given for blanket rezoning is to create more affordable housing. Some consider that a relative term but rest assured there is nothing about blanket zoning that will create affordability. The City has declared a Climate Crisis, yet new projects are approved with no consideration for solar energy, heat pumps, water capture and recycling, loss of trees and water-absorbing ground cover. A big part of the Westbrook LAP focussed on developing walkable communities, yet the fundamental reason people walk is to go somewhere for a specific reason. There must be vibrant green spaces and practical commercial spaces to walk to. In most instances our voices have fallen on deaf ears.

The City reassured Glendale and its neighbouring communities that an LAP would see gradual growth and change over the next 30 years. Developers quickly saw the opportunity the LAP presented and have been building in Glendale at record rates. This is happening without the blunt hammer of blanket rezoning. In our community of 1,100 homes, there are currently almost 200 new units under construction. None of the new homes fall under the affordable housing umbrella and are almost all rental units. With blanket rezoning, we would likely see the same accelerated level of development on every street in the community, with developers picking off lower priced homes at random locales throughout the neighbourhood. Why does this matter?

When a single-family property is rezoned for development, the process is automatically inflationary because up zoning creates wealth potential for the developer, not the original property owner who has spent decades in their neighbourhood. A developer doesn't buy a property for altruistic reasons: they do it to make money. And that's the capitalist system we live in. Developers will not build affordable housing of their own accord.

Blanket zoning will give developers carte-blanche control over how our neighbourhoods and city evolves with no oversight: the checks, balances and restrictions citizens expect and deserve.

There is a significant wealth transfer going on with each new development. Properties are purchased for basically the price of land and row housing or block buildings are erected. When the first of these units were being built, you would see one-third of a triple-row house selling for about \$750,000, hardly affordable but still a property that a homeowner could build equity in. But with market rents soaring in Calgary, developers have stopped selling off these homes, instead putting them into the rental pool where cash flow soars and the developers build the equity. As an example, a 22-unit complex being built today is expected to generate more than \$500,000 rental cash each year, enough to carry a \$10 million mortgage. A 40-unit H-Go development in Glendale will generate almost a million dollars a year. A 100-unit, 6-storey apartment block will generate about \$2 million rent cash a year. These are all projects with shovels in the ground in Glendale that will produce significant income to pay commercial mortgage debt. I'm sure there is a significant profit margin in these projects as well. The wealth generated will stay with developers as tenants are faced with the reality of soaring market rents.



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This is a City and even a country that has depended on home ownership to help families develop the housing security they need and the nest egg that will help sustain them into the future. Transferring Calgary's real estate wealth from home owners to developers will dim that future.

A common refrain is that all neighbourhoods should be accessible to all people. I could not agree more and would argue that there are a variety of homes in every Calgary neighbourhood that fit most people's needs. Whether one can afford what is being offered on the market is the real problem.

The Westbrook Local Area Plan defined urban form categories as Neighbourhood Commercial, Neighbourhood Flex, Neighbourhood Connector and Neighbourhood Local, classifications that reflect the characteristics of each community, including a range of housing types, established development patterns and access to amenities such as parks and open spaces. We believe that the application of the R-CG, R-G and H-GO land uses do not take these differences into account and could lead to development that is not in line with the vision outlined in the Westbrook Plan. Blanket zoning will fracture neighbourhoods and create conflict where none needs to exist.

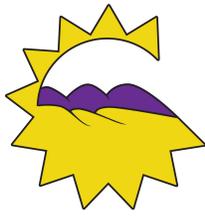
Most of the Glendale community is classified as Neighbourhood Local in the Westbrook LAP. When compared with the new housing strategy, this would be closest to the R-CG land use being proposed. But there are differences between the proposed blanket zoning strategy and the Westbrook LAP.

1. Purpose and Allowed Uses:

- R-CG is primarily focused on providing a variety of housing forms, including single-detached, semi-detached, secondary suites and row houses. It is designed to accommodate higher-density, with up to four units on a typical 50 foot lot with each of those units having a secondary suite (see appendix).
- Neighbourhood Local areas also allow for a mix of housing types and home-based business; however it considers the existing developments to allow for one or two unit housings. Additional units can be developed considering the proximity to collector and transit, a responsible consideration for additional density. Secondary suites are also permitted (see appendix).

2. Density and Building Forms:

- R-CG is capped at 75 units per hectare and buildings can be up to 11 metres tall. This district allows for a mix of housing types and is designed to accommodate higher-density development.
- Neighbourhood Local supports one or two residential units up to 3 storeys, with additional units being added depending on the proximity to main streets and transit while still complementing the existing forms.



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3. Parking Requirements:

- R-CG parking requirements are 0.5 parking stalls per unit, with a minimum of 0.5 stalls per suite.
- Neighbourhood Local parking requirements vary; however the aim is to provide access to off-street parking. Parking requirements can be reduced or relaxed if the development is considered 'affordable housing' by The City.

The differences between a blanket zoning policy and the Westbrook plan highlight the importance of a collaborative approach that considers the unique desires, characteristics, and aspirations of the community. We believe that a coordinated effort is essential to align the goals of communities such as Glendale with the City's housing strategy goals.

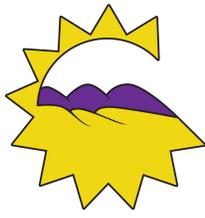
The Westbrook LAP is a testament to the importance of collaboration and community engagement in shaping neighbourhoods. This plan was approved by City Council on April 25, 2023 after extensive engagement with a diverse range of stakeholders. The plan sets a strategic framework to guide future growth in our community. The plan was arrived at with great compromise by Glendale and the nine other communities that helped develop this plan.

Allowing blanket rezoning, would undo years of engagement, show extremely bad faith in the process and invalidate the work done that affects thousands of citizens in Calgary. Communities currently working on Local Area Plans might as well stop their process now as blanket zoning overrides all their work.

Furthermore, we are concerned that the R-CG zoning may not adequately address the need for affordable housing in our community. While we recognize the importance of providing a variety of housing options, we believe that any new development should be done in a way that respects the existing character of Glendale and contributes positively to our community.

In Calgary currently, there is capacity to build more than 440,000 units in established neighbourhoods and greenfield sites without rezoning a single property. The City should be working with developers to build on that land. A prime example is the Westbrook Mall LRT station site that has been vacant for more than a decade since Ernest Manning High School was torn down and the train line opened. The City also failed to take advantage of 13 acres of prime transit area development on Bow Trail west of Scarboro, where thousands of high-rise units were passed over in favour of multi-million dollar townhomes. The site is across the street from the Shaganappi LRT station and when we inquired about why more units — more affordable units — were not built on that site, the answer was that road infrastructure would not handle the car traffic. With an LRT at your front door why was car traffic a consideration? Car traffic is not given consideration for any developments earmarked for our neighbourhoods.

Residents already feel like we are shouting into the wind at these hearings, but at least we have a chance to have our say. This blanket zoning policy, if approved, will silence public voices on development in Calgary for ever more. And when things start going terribly wrong, it will be impossible to put the genie back in the bottle.



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Here's what we would like:

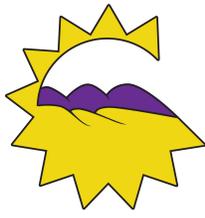
1. We respectfully request that The City rejects the application of the R-CG, R-G and H-GO city-wide blanket zoning policy and work with all established communities in Calgary to ensure that new development is in line with each community's vision.
2. Focus density development on thousands of available properties that are ready for development today.
3. Encourage the City to develop real housing affordability solutions, including the establishment of a Community Land Trust that could deliver below market value ownership and rental opportunities for Calgarians.
4. Encourage speedy approval of legal secondary suites and lane house projects and ensure that such accommodations are included in the City's density calculations.
5. Do not turn over the keys to the city to the development industry.
6. Ensure Calgarians have a say in how our communities evolve. Do not silence our voices.

Thank you for your attention. We look forward to continuing to work with you and They City to ensure Glendale remains a vibrant community for all residents.

Sincerely,

Chris Welner

President, Glendale & Glendale Meadows Community Association



Glendale/Glendale Meadows
Community Association

Appendix:

R-CG Zoning:

What is Residential – Grade-Oriented (R-CG)?

R-CG is a land use district/zone used in the developed areas. It allows for a variety of housing forms such as single-detached, semi-detached, secondary suites, and rowhouses. This district has contextual rules that take into account the existing styles of developments around the redevelopment site. An R-CG parcel could have a maximum of four units on a typical 50 ft. lot, with the potential for each unit to have a secondary suite. R-CG can be located on corner lots and mid-block lots.



What could be built next to me?

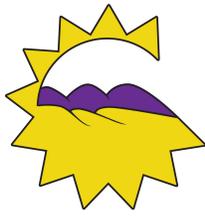
There are many factors that influence a landowner's decision to redevelop a property. Once that decision has been made, they may submit an application for a development permit. A development permit is always required for new homes being built in R-CG.

The development permit process includes a full internal review, including ensuring servicing is in place for new units, as well as ensuring the application is in line with policy and/or Land Use Bylaw rules. Elements of the review include parking, landscaping, unit count etc. Public comments are reviewed during this process to determine if the development could be modified to accommodate public concerns. Some applications must be approved if they meet the rules of the bylaw. Not all concerns warrant changes, and some applications are only required to meet the rules of the bylaw.

What are the specific rules in R-CG?

- **Height:** 11 metres
- **Uses:** single-detached, semi-detached, rowhouse, townhome, fourplex
- **Density:** 75 units per hectare
- **Parking:** 0.5 stalls/unit and 0.5 stalls/suite minimum

Learn more about citywide rezoning at calgary.ca/rezoningforhousing.



Glendale/Glendale Meadows
Community Association

Westbrook LAP Neighbourhood Local Urban Form Description: [Westbrook Communities local area plan \(calgary.ca\)](#) Page 30



2.2.1.6 Neighbourhood Local

Neighbourhood Local areas are characterized by a range of housing types and home-based businesses. Neighbourhood Local areas have developed in a variety of ways with characteristics that shape how these areas change and grow, including when the community was built, existing **heritage assets**, established development pattern and access to parks, open space and other amenities. The **public realm** may include features such as landscaped boulevards and public street trees.

The Neighbourhood Local category is the most common category and is applied to the primarily residential areas of the Westbrook Communities.

Limited Scale Policies

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw** and do not form part of the unit count when considering the following policies.

Policy

- a. Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale.
- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in the following areas:
 - i. within **transit station area Core Zones and Transition Zones**;
- d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. access to sunlight and shade on adjacent parcels; and,
 - ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.
- e. along a street identified as a **Main Street** or separated by a lane from a parcel along a **Main Street**;
- f. on corner parcels; or,
- g. adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.

City Clerk and Calgary City Council

Sent via email to: PublicSubmissions@Calgary.ca

Re: City-Wide Upzoning

My name is Nathaniel Schmidt, and I am a homeowner in the community of Glendale in southwest Calgary.

I am writing **in strong support of citywide rezoning as part of the Housing Strategy**. This is a crucial first step to address the housing crisis on a municipal level and will result in a wide range of positive outcomes for our city.

My written submissions begin by responding to specific points prevalent with opponents to zoning reform generally and this to this policy specifically, as follows:

- Public engagement and bad faith;
- Neighbourhood character and preferences of long-time residents;
- Displacement and Gentrification;
- Infrastructure strain;
- Environmental impact; and
- Long-term sustainability.

This is followed by a discussion of positive outcomes that will result from city-wide upzoning, focusing on two areas of personal and professional experience: the environment and the criminal justice system.

The contrast between the strength of these arguments will show that the policy choice that benefits Calgarians is city-wide upzoning and the continued implementation of the Housing Strategy as passed by Council.

Opposing Arguments and Rebuttal

Public Engagement and Bad Faith

Complaints about inadequate public engagement and bad faith conduct of councillors frequently surround public hearings on zoning and land use. Opponents argue for the extension of engagement periods and claim their individual voices were ignored because their preferred outcome was not followed by their councillor.

In reality, the city is meeting and exceeding the engagement criteria required under the *Municipal Government Act* (the "MGA"). The current vote on upzoning has technically gone through two separate engagement periods over a period of more than one year.

The first involved public engagement and a public hearing for the Housing Strategy where 580 people spoke directly to council. The upzoning vote now before Council has included multiple town halls, city information sessions, and online engagement.

Any complaints about this process being unfair or inadequate are unreasonable. Courts have recognized as much when considering legal arguments around engagement and the good faith of Councillors.

In [*Howse v Calgary \(City\) 2022 ABQB 551*](#) ("*Howse*"), Court of Queen's Bench (now King's Bench) Justice Labrenz was presented with arguments around the good faith of council and adequacy of engagement related to restrictive covenants, which touches on the same laws and procedures as the current vote.

Speaking to the good faith of Council in paragraph 55m Justice Labrenz made a finding that Council acted in good faith because changes to the restrictive covenants "...were intended to advance the City's long-term plans and goals for the Banff Trail area which, in my view, is a proper purpose as contemplated by the MGA." The same is true for this vote. City-wide upzoning aligns with the goals of the Municipal Development Plan and blended development between established and greenfield areas. Allegations of bad faith leading up to this vote are baseless given that all processes were followed for the purposes of a valid planning goal.

The same is true for adequate public engagement. Once again, *Howse* is helpful. In paragraph 59, Justice Labrenz states that residents opposed to changes to restrictive covenants argued that "...further measures should have been undertaken" in relation to public engagement. He dismissed these arguments outright concluding that "I see no reason to demand additional notice measures in the absence of a legislative requirement."

Undoubtedly, Council will hear arguments about taking this back to the drawing board to hear the concerns of certain residents. Again, this is a baseless argument that is no more than personal preference which does not affect the validity of city-wide upzoning.

In fact, opponents to this bylaw were responsible for disrupting and derailing public engagement sessions to the point where police and city security became a necessity to ensure the safety of administration, councillors, and other attendees. Entertaining this argument condones this type of behaviour.

Genuine concerns about the sufficiency of public engagement can be addressed through advocating for changes to city bylaws and policies that speak to the city's public engagement processes. Land use public hearings are not an appropriate or effective forum to debate this subject at length, especially where the City is already exceeding legislative requirements.

The benefit of further engagement must be balanced against its cost, both in funds and delays in policy implementation. Too much engagement risks becoming a circular process focused more on outcome rather than dialogue at the expense of badly needed policy changes.

Neighbourhood Character and Preferences of Long-Time Residents

Density opponents rely on a proposition that certain neighbourhoods have special characteristics, making them unsuitable for upzoning of any kind. The power to make this subjective determination is often asserted by long-term residents of these neighbourhoods, who claim they have unique insight that gives their individual preference increased weight.

Both arguments are irrelevant and have no definition or application in City bylaws or provincial legislation. Instead, they are rooted in the individual preferences of people who are largely homeowners and not subject to any of the direct effects of upzoning.

Neighbourhood character is a subjective concept that is impossible to define for the purposes of policy implementation because it means different things to different people. For example, I may believe that my neighbourhood has a character that calls for density but my neighbour may

disagree. Policy does not function by deciding between two subjective preferences from a limited sampling size, it must consider a multitude of factors that are capable of being defined and measured. Deciding policy based on neighbourhood character is fundamentally unfair and not a legitimate consideration for land use bylaws.

R-CG zoning already considers neighbourhood context in a way that can be defined and measured. This includes maximum building height based on location and existing parcels, landscaping, setbacks, and density limits.

Public input still has a place through the development permit process and certain higher-density uses like townhouses are discretionary and open to increased procedural requirements.

Furthermore, this land use change does not force anyone to do anything with their own property. They can maintain the character of their home within the boundaries of what they own and what bylaws and regulations allow. This is more than sufficient for individuals to maintain a voice in how their neighbourhood looks and evolves.

Similarly, length of time living in a neighbourhood does not give a person special insight or special rights in city-wide decisions about housing. Long-term residents are, by definition, already housed. Why would their needs take precedence over those who will directly benefit from upzoning?

It is unreasonable to assert that when you buy a home you also buy the privilege of having your neighbourhood frozen in time to remain how it was at the time of purchase. When we take a step back and consider how this works city-wide, it is absurd. And it is no less absurd when arguing against a gentle upzoning proposal.

There must be an expectation that the demands of citizens are realistic. Unrealistic demands like this cannot play a role in policy decisions and it is the responsibility of Counsel to recognize what is reasonable and in the best interests of all Calgarians.

Displacement and Gentrification

Arguments that city-wide, discretionary upzoning will lead to displacement of people from their own properties are not supported by basic facts.

This land use proposal does not compel existing homeowners to change anything about their property. It only applies once an owner decides they want to change the zoning and goes through the proper development permit process.

The only reason displacement would occur is if an owner sells a rental property (which would likely be an R-1 zoning) and the buyer decides to stop renting the property. This is no different than the existing system of ownership.

In fact, R-CG increases the households in a neighbourhood and over time decreases the amount of displacement because there are more homes in more places throughout the entire city. R-CG may displace an older household but this is replaced by multiple new homes. Over time, the policy creates more housing choice throughout all neighbourhoods in Calgary and decreases displacement overall.

Gentrification is a natural result of adding more supply and may have short-term negative effects for certain housing types in certain areas. But this is just one part of a comprehensive Housing Strategy that addresses affordability more directly and only becomes possible with incremental changes like city-wide upzoning. Replacing old R-1 with new R-1 builds may actually increase the rate of gentrification because the income differences between the owners of the old home and the new home are much larger than a change from R-1 to R-CG.

No one has suggested that city-wide upzoning is a silver bullet that will solve all of our housing needs. That is precisely why it is the first step in a comprehensive Housing Strategy with five outcomes that collectively address the root causes of the housing crisis. Approving this small, first step will begin the process of seeing fewer people in Calgary displaced from their homes.

Environmental Impact

Opponents to density also use environmental impact as a way to try and hold back densification. This is a particularly frustrating argument because of how much evidence it ignores about the real impacts of unchecked urban sprawl on climate change and biodiversity.

The International Union for the Conservation of Nature (IUCN) cites urbanization as [the third most frequently cited threat to species](#) on the IUCN Red List, which categorizes species at risk of extinction.

Urbanization can take many forms, including densification and outward growth. While both impact ecosystems, the negative effects of increasing our footprint outwards far outweighs those of well-managed densification.

Urban land expansion is a direct driver of [ecosystem destruction and species impairment](#) which is intensified by the fact that cities are being [increasingly recognized as biodiversity hotspots](#).

The Ricardo Ranch development in southeast Calgary is a practical example of this relationship. It is 35km from Calgary's downtown core and will replace semi-intact native grassland and encroach on one of the last remaining wetlands on the Bow River. This entire ecosystem will be hardscaped and subject to permanent human disturbance at levels exponentially more impactful than in its undeveloped state.

Administration and some councillors recognized this development was not ideal, but was one of the only tools we had to address housing stock and affordability. In other words, the ineffectiveness of our policies in allowing for blended development made it necessary to continue to eat

On top of the ecosystem destruction, housing people so far from our downtown core and beyond new transit projects like the Green Line requires people to commute by vehicle, increasing greenhouse gas emissions and requiring the construction of more road infrastructure. Even a practical assessment of these outcomes makes the negative environmental effects clear.

Ironically, developments like Ricardo Ranch already integrate upzoning to the level being proposed with this land use change. Yet, we do not hear protests about the effects this will have on the environment on that ecosystem and its surrounding community.

How is it possible that negative environmental effects only exist when it comes to densification?

How do you square opposition to upzoning based on the premise of environmental protection when the results of this policy decision result in much more serious consequences?

The truth is that this isn't about the environment at all. The environmental benefits of increasing density are discussed in more detail in subsequent sections below.

Long-Term Sustainability

Ensuring the long-term sustainability of our city and its infrastructure requires immediate actions to increase density and bring more people into established areas with services like transit, bike lanes, and amenities. If we continue sprawling, [not only will we face an insurmountable infrastructure deficit in the coming decades](#), but inner-city neighbourhoods will continue to die from a lack of sufficient population.

I will use my neighbourhood of Glendale as an example.

According to City of Calgary historical census data, Glendale's population was higher in the late 1960s than it is today and has not risen since it bottomed out in approximately 1985. In 2017 there were 2.56 people per unit whereas in 1968 there were 4.15. Nearby communities like Wildwood, Shaganappi and Rutland Park all show the same population trend, while others like Rosscarrock, Glenbrook and Glamorgan have more or less zero growth in this same timespan.

These communities and others like them are not sustainable into the future at their current growth rates and are not providing Calgarians with the necessary infrastructure that a city our size should have available so close to our downtown core.

Two outcomes show how continued policy failure will have lasting, negative effects on the city and our communities.

In November 2021, Glendale School (K-6) was included in the Calgary Board of Education's (CBE) System Student Accommodation Plan (SSAP). The SSAP is a tool used by the CBE to identify schools that have a utilization rate of less than 70% or greater than 95%. Glendale school was found to have a utilization rate of under 70% and was at risk of closing. It seems to have only been saved by a recent population spike resulting from the closure of the nearby Rosscarrock School, which happens to be another community with stagnant population growth. Schools under SSAPs like Glendale School are also forced to have larger catchment areas to attract enough students. This means many of their students cannot walk to school. This, along with school closure, is a continued risk in these areas and shows the effects to infrastructure when we don't provide sufficient housing choice throughout the city.

This continues beyond infrastructure to individual housing needs. Data from the 2021 city census shows that core housing need (defined as dwellings that are crowded, in poor repair, or unaffordable) is strongest in communities like mine that are close to the downtown core but suffering continuous population decreases.

When housing choice is limited by poor policy and small but vocal community resistance, we see the slow deterioration of areas that should be thriving. The city-wide upzoning will have a direct, positive effect in revitalizing communities like mine and bringing more Calgarians closer to our core and all the services it provides.

Positive Outcomes and the Housing Strategy

Climate Change, Biodiversity, and Human Health

Urban land use is one of the most significant tools we have to address climate change and biodiversity collapse. In 2023, 82% of Canadians lived in urban centres so it should be no surprise that the way our cities are designed significantly affects our environment.

The Rocky Mountain Institute (“RMI”), an American think tank, recently released a [comprehensive study](#) on the relationship between urban land use and our environment. Its results overwhelmingly demonstrate that densification benefits our environment and, by extension, our own health.

The study focused on three fast-growing US metropolitan areas: Austin, Texas; Charlotte, North Carolina; and Denver, Colorado. Like Calgary, these cities have developed outwards resulting in more land being used to house people at low population densities. For example, Calgary’s population density is 1713/km² while Denver’s is 1805/km².

The results of the study overwhelmingly show that densification improves environmental outcomes related to climate change and biodiversity:

- Vehicle miles traveled reduced by 13%;
- Building energy use reduced by 16%;
- Local greenhouse gas emissions reduced by 14%;
- Decreases in energy and water consumption;
- Savings on building materials and construction emissions in buildings themselves and associated infrastructure;
- Preserving valuable, intact land with functions like farming, forestry, wilderness conservation, and carbon sequestration; and
- Avoiding construction of housing in vulnerable areas like floodplains and wildfire zones.

This kind of transformative change was possible with modest reforms exactly like the proposed upzoning to R-CG. The study found that all that was needed for these results was:

- Removing restrictions on multifamily housing;
- Building more housing on underutilized land parcels; and
- Transit-oriented development.

Upzoning to R-CG in combination with Local Area Plans allows for each of these relatively gentle changes to the urban form that far outweigh any negative effects individuals may argue will result based on their personal preferences.

Calgary is already on the path towards achieving these outcomes and potentially more. Environmental groups around the world support policies exactly like this, including groups like Alberta Wilderness Association, of which I am board member. A vote for densification is a vote for our environment.

Criminal Justice

The connection between homelessness and criminalization is well-established, and the over-representation of people experiencing homelessness in our criminal justice system is a symbol of policy failures at all three levels of government. Implementing the Housing Strategy begins to address these failures at the municipal level, enabling more housing of all kinds to be built more easily and quickly.

The Calgary Homelessness Foundation recognizes [three types of homelessness](#):

1. Chronic homelessness - continuously homeless for at least one year and four episodes of homelessness in the past three years
2. Episodic homelessness - continuously homeless for less than one year and fewer than four episodes of homelessness in the past three years
3. Transitional homelessness - continuously homeless

Without a stable place to live, people become vulnerable to homelessness and their risk of criminalization increases exponentially.

A recent Canadian study from the University of British Columbia gave people experiencing homelessness a lump sum of \$7,500 to spend how they wished. The result was that individual participants in the study spent, on average, 99 fewer nights on the street. People want a place to live, and when given the means and the choice to do so, they will do what they need to find housing.

This reflects my own experiences working with vulnerable populations as a criminal defence lawyer. I assist large numbers of low-income individuals experiencing housing instability, which is often directly connected to the root causes of their legal issues. I often hear expressions of frustration, disappointment and despair when these individuals speak about their housing situation and the difficulties they face as a result.

My own experience has also shown me that criminalization is not reserved only for one type of homelessness. Some of these individuals are chronically homeless but many others are facing combinations of episodic and transitional homelessness. In many cases, they desperately want to be housed but cannot find the necessary resources. These are often people that were, at some point, economically stable with careers that are affected by personal circumstances or economic factors beyond their control.

The 2022 Calgary Homeless Foundation (CHF) Point-in-Time Report (2022 PiT) found that the most common reason identified for an individual's homelessness was insufficient income for housing (28%) while the second most common was landlord/tenant conflict (14%). Clearly access to housing is a big part of homelessness.

However, getting people off the street into a house is just the first step to long-term housing solutions. The Calgary Homeless Foundation uses a Housing First approach with their clients. They identify five key principles, one of which is "consumer choice and self-determination." This points to a need for a diversity of housing facilitated by city-wide upzoning so that people of all backgrounds and all capabilities can find a stable place to live.

Being truly tough on crime means addressing the root causes and increasingly the most significant of these is access to housing. City-wide upzoning has huge potential to provide

options for those suffering from transitional homelessness and lays the foundation for further policies that address homelessness in all its forms.

Conclusion

Evidence overwhelmingly supports city-wide upzoning as a positive policy outcome for all Calgarians. Without incremental policy changes like this, any efforts to meaningfully address the housing, climate, and biodiversity crises will be severely delayed. We can't afford to wait any longer.

When I attended my Ward 6 open house on city-wide upzoning, I was surprised by the level of anger expressed by my neighbours over such a relatively small change with such quantifiably significant benefits to our city. Over and over, the focus was on how this would affect "my property" or "my neighbourhood."

These sentiments are somewhat understandable when the conversation is surrounded by so much information. As our leaders, you have a responsibility to listen to these concerns, but you also have a responsibility to recognize who they are coming from, why they may exist, and ultimately what is best for all Calgarians.

The loudest voices are not the majority and do not have all the answers. We must take a step back from the noise and assess city-wide upzoning the way any other policy is assessed: does it benefit our city?

Clearly, the answer is yes.

Sincerely,

Nathaniel Schmidt



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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I, would remind the council that they serve to promote the interests of Calgarians not their own ideological ideals. I am against this plan.

1. There is no evidence that densification will bring down housing costs.
2. This plan disproportionately affects inner city neighbourhoods . Neighbourhoods that through the decades we have been encouraged to foster as local communities many have recently been designated in areas as historical neighbourhoods; how is that supposed to marry with densification?.
3. Focus on placing businesses away from the city core so that people can work locally, you can then inflict denser housing on those newer developments and ease the burden of downtown commuting.
- 4.The main problem lies in encouraging too many people to move into the city too quickly. Growth is fine but do it rationally and leave our inner city alone.



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First name [required] Alana

Last name [required] Brumwell

How do you wish to attend?

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

Date of meeting [required] May 7, 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)

I think the city, as its population continues to grow, needs to re-strategize on how and where to put our residents. Sprawl is already a concern for many (including myself, mostly as an issue of wildlife habitat destruction/degradation/fragmentation) and I believe we need to adapt and begin to grow upwards rather than outwards, increasing population density within our current city limits.



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First name [required] Kate

Last name [required] McIntyre

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am not in complete opposition of the rezoning suggestions for the city, however I am concerned that there is not enough conversation regarding a few issues. Firstly, given that new developments can take up to %70 of a purchase lot, what percentage will be required for vegetation and ecological protection. It is a well known fact that city climates are better regulated when there is proper tree and flora management and diversity. Additionally, how will developers be responsible for ensuring that there is adequate parking for residents, and what solutions does the city have for homes with multiple vehicles. Also how can we encourage building practical housing over allowing developers to build studio apartments that won't sustain families in the long term and as a result end in overcrowding. Which leads me to my final point, has the city considered the pressure that these new developments will have on our sewer and waste management, if so what measures will be taken to protect the health and safety of citizens.



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First name [required] Dawn

Last name [required] Grenier

How do you wish to attend?

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

Date of meeting [required] Apr 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 established communities.

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 the rezoning of established communities. A massive undertaking of rezoning communities that we live in should have been brought to the public to be voted on, not passed by council. I appose the changes in zoning for any established communities in Calgary. Those communities should be left as is.



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

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First name [required]	Clair
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	LandUseAmendmentCityWide
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to city re upzoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 16, 2024
4427 Dalhart Road NW
Calgary AB T3A 1B8

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
PO Box 2100 Postal Sta. M

Dear madams and sirs,

I write to express my concerns about rezoning even though I have not seen indication from council of willingness to listen to the legitimate issues citizens have raised in the past. Instead, within the proposed changes, council would drop the one effort I've seen to alleviate the foremost expressed issue arising from relaxing secondary suite rules – parking. By removing the requirement for onsite parking, you show offhand willingness to increase frustration and tension among neighbors.

The proposed change to R-CG in my area would allow 8 suites per lot. I urge you to do the math. It means a lot designed over years of city planning to support about 6 people with 2 cars and 3 garbage carts, and some reasonable amount of green space to share, would now be supporting about 16 people, a dozen cars, and 24 garbage carts. That's a lot of unplanned infrastructure without increase in water supply or green space. I fear we will see the problems my daughter faces in Vancouver with rats and smells and no place to park.

I believe council is looking slightly off the mark when you call our homelessness and lack of *low-cost* housing a general housing crisis. Blanket upzoning is more likely to set up a great place for landlords and absentee landlords to squeeze all they can out of whatever property they can acquire – even more so without rent controls. This is not the group council really should be helping. It is crucial that a city look to the most pressing citizen needs first. In a city that can be 20 below for weeks, council must help the homeless and those with limited funds. Reinforcing the already eager acquiring of more rental properties by landlords and investors is not going to filter down to the basic needs of our most desperate. These are the people we have a moral responsibility to care about. These are the people who face an actual crisis.

Sincerely

Clair Brown



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First name [required] Chris
Last name [required] Sudak
How do you wish to attend?
What meeting do you wish to comment on? [required] Council
Date of meeting [required] May 24, 2024

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

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I'm totally and emphatically opposed to city council approving city wide rezoning. Mayor Gondek did not follow accepted communication protocol's with the liberal government and should not have accepted a liberal handout of \$228 million dollars for housing construction without prior discussion and inclusion of appropriate officials with the Government of Alberta and the City Council/Administration. As a Calgary tax payer, I did not purchase my R1 Zone residential home to be let down by Council accepting a Federal Liberal handout so as to propel their agenda of multi residential housing. If council wants to move forward they should consider a City wide Plebecite.



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First name [required] Michelle

Last name [required] McNeill

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Special meeting for blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I would like a plebiscite to vote on this issue. It is my right as a citizen of Calgary and own my own home.



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First name [required] John

Last name [required] Kerkhoven

How do you wish to attend?

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

Date of meeting [required] Apr 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 Amendment

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning is wrong . Quality of life in a range of existing communities there were not originally constructed with multiple home sites in mind will be adversely affected by such a measure. Amongst other disruptions, homes without adequate garage space will overcrowd the streets with parked cars. Newer developments can be built with allowance for from garages which is not doable in older communities. If the Federal Government wants to enable a greater variety of homes in Calgary, let them provide under used Federal lands for new development .



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First name [required] Sylvia
Last name [required] Fch-MacKenzie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour of the proposed zoning changes for a number of reasons:

- 1) changing the nature of communities that many citizens specifically chose to live in
- 2) the potential for decreased property values
- 3) increased traffic
- 4) lack of available parking - The information on the City of Calgary website claims that "on street parking is for everyone" but not all places have a lot of available on street parking. A specific example is a row house development on 83 Street NW, between Bowness Road and 34 Avenue, which has 4 units and 4 secondary suites. There are only 4 dedicated parking spaces and no parking allowed on 83 Street or Bowness Road, resulting in a very congested 34 Avenue!
- 5) Lack of privacy - people expect the privacy that their home had when it was purchased. Many row house projects are up to 3 stories high, which would definitely change the privacy that home owners currently enjoy.
- 6) Negative impacts on the sunlight that can reach homes and yards adjacent to taller (3 story) structures.
- 7) Infrastructure overload
- 8) Loss of green space and trees - older neighbourhoods flood less often during heavy rainstorms, due to the ability of the green spaces to absorb water.
- 9) Increased noise
- 10) Housing projects that are not affordable. This city already has too many luxury homes being built, which is not especially helpful for lower income Calgarians.

There already is mixed housing in many neighbourhoods. They include many apartments, condominiums, and townhomes which provides higher density.

Perhaps building newer communities with mixed housing, allowing proper infrastructure would be a better solution.



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First name [required] Ronald

Last name [required] Dulmadge

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters I wish to comment on the agenda item concerning the "blanket re-zoning of o

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 citizen of Calgary, I have witnessed many heartwarming changes to our city as well as some changes that are proving to be detrimental to our "National and International" image. In my travels around the world, I have received multiple comments feedbacks about not only the cleanliness of our city but also the famous "Calgary Stampede", as well as many other observations including the handling of the 1988 Olympic Winter Games.

I would like to voice my "strong" opposition to blanket rezoning of older communities that are still vibrant and contain mostly single family dwellings. Council under Mayor Bronconnier expanded the footprint of our city and I believe we have plenty of room for development. I see hundreds of acres of land that is no longer used for schools, housing, business etc. that can be targeted for housing strategies. I see hundreds of areas where past rules have required developers to set aside land for future schools that will never provide a focal point for community education. I would strongly urge the current council to improve their dialogue with School Boards, Developers as well as the Provincial government to come up with a strategy for moving forward on "affordable" housing. That does not include the destroying the beauty and comfort of our current communities.

The citizens of this city are owed a voice in this vital change to our city.....

In closing, our current council need to step back and measure whether their decisions are best representing their constituents. I have lived in this city for gall my years and do not want past decisions by councils compromised by the rash, unsupported decisions of this current administration.

Thank you, for affording me the opportunity to voice my opposition to this important decision.

Regards,
Ronald Dulmadge
Arbour Lake, NW Calgary



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First name [required] Lorne

Last name [required] Rackel

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 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)

We should not allow builders or developers to build anything anywhere they want. To allow multi projects to be built anywhere is ridiculous. it creates traffic congestion, parking issues, peoples views get distorted, privacy invaded, more noise issues and the list goes on. Keep the current rules.

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First name [required]

Tosca

Last name [required]

Cooper

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

May 7, 2024

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

[required] - max 75 characters

Negative impacts need to be better evaluated

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] Paula

Last name [required] jones

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I don't agree with a blanket rezoning. Urban research shows that green spaces and low density are needed to support mental health and wellbeing. When we pick out communities/ land and plots we bought with and invested with our needs.
Yes safe housing is a need and more. That is what new communities are for. We bought in an area with certain spaces and Amenities iea lake community . It is not built for increased living . Ie the capacity of the lake.
I have chosen to live in low density with parks to help with my own self care of working in a demanding and busy career.
You are trying to draw ppl here. With these changes we would look to move out of the city.

Please consider the needs and investments of all Calgarians.



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First name [required] Gordon

Last name [required] Travis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters city wide rezoning

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Ward 8 Alderman in his presentation with senior city administrator expert failed to address questions put forward

All developer issues to be done including density will be determent by the City administration

That is what is actually identified

Second item not responded to How can a housing crisis exist if labour is being diverted to Arts centre project and other non critical city projects This is hypocritical or false narrative. Further if people do not have housing they will leave and move rural

Third the water Crisis is being avoided. It is your responsibility Question is can Calgary support more people or do we need to be restricting a crisis that is City Council making for future.



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

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Good morning Mayor and Councilors, I do not support the idea of rezoning the city existing neighborhoods. As I am currently having a problem with street parking, rezoning the existing neighborhoods will significantly increase the number of people coming to live in those neighborhoods and create a competition for street parking. I know the city lifted street parking bans in some areas in my neighborhood, but It still does not solve the problem. Therefore, I will oppose the rezoning idea.
Thanks,



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First name [required] Samuel

Last name [required] Doyon

How do you wish to attend?

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

Date of meeting [required] Apr 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 am commenting in approval of blanket rezoning. Rezoning is required in Calgary to remain an affordable place to live. Zoning policies always violate basic property rights, and cities with restrictive zoning always perform worse than less regulated cities. City council should have no right to decide what property someone wants to build on their own land. Time for government to step out of the way and let the market decide what should be built where.

This blanket rezoning is a small first step in the right direction, but in my opinion, is not going far enough.

Also, I would politely ask mayor Gondek to resign, and to hopefully give up on politics, forever.

Thank you for considering the opinion of the people you supposedly represent.



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

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

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

[required] - max 75 characters BLANKET REZONING

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I wish to express my concern for the proposed citywide RC-G blanket up-zoning bylaw that is expected to be brought forward to 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 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 express their opinions through a vote, especially considering the contentious nature of this issue during its initial stages.

I am concerned about the degradation and livability of our community if proper planning isn't employed. This change has many potential detrimental impacts on our communities including increased traffic on roads, inadequate sanitation, loads on power grids, sewage and drainage systems, community wellness, asset wealth, and where we raise our families. As such, it is a decision that should and must involve the broader community.

I believe that this approach is necessary to ensure that voices of Calgarians are truly heard on this very important matter.

I urge you to vote against the signing of the by-law for the blanket rezoning.



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First name [required] Claudia

Last name [required] Shaw

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 72 - housing expansion 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)

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First name [required] Lori

Last name [required] Kennedy

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Please don't label me a NIMBY just because I object to having my environment replaced with something else. Especially when what is replacing it is destroying any possibility of having that environment again. Privacy, backyards for greenspace and a view of the sky that isn't wedged between tall buildings. That is what I am defending. I understand the need for new housing but to destroy one demographics neighborhood in favor of another is unfair. Once these neighborhoods are gone, they'll be gone forever and the only choice will be multifamily units. Blanket rezoning will eliminate the single family home from the housing choices list forever. People still want single family homes if they can get them before developers scoop them up first. Blanket rezoning will intensify this situation. I have a better understanding of how the people who have immigrated to Canada from their homeland feel. I am feeling the same way in some respects because I too am watching my neighborhood fall under attack and wonder how much longer I will be able to recognize it and be forced out of it because I can no longer bare to watch what has happened. Please don't allow this to happen to our Calgary. It is still a beautiful city to live in and has the homey feel I believe we all want. Including all the newcomers. Keep single family homes and backyards as a part of the choices for housing Calgarians deserve to have. Thank you for listening.

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First name [required]	Michael
Last name [required]	Callaghan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the proposed blanket rezoning in Calgary.



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First name [required] Robert

Last name [required] McKercher

How do you wish to attend?

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

Date of meeting [required] May 22, 2024

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

[required] - max 75 characters 7.2.1 Calgary's Housing Strategy 2024-2030 - Land Use Amendment, etc.

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)

Having attended workshops on the city wide land use amendment and seen the ongoing housing affordability crisis in Calgary I am strongly in favour of the proposed amendments. The proposed amendments should make life better for Calgarians, help hold down housing costs, provide more choice to landowners and help strengthen the finances of the City therefore helping hold down property taxes for residents and businesses. This is a long overdue change and modernization.



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

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

[required] - max 75 characters Blanket re-zoning

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

This is not New York city and we have no need to make such drastic changes to zoning. Only selected districts need to be considered. This ill thought out proposal will do absolutely nothing to create housing but give developers far too much power. Nowhere in Alberta has such drastic and useless action been considered.



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First name [required] Ken
Last name [required] Goldstein

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Agenda item 7.2.1

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 as a citizen in good standing of the City of Calgary wish to oppose the proposed changes to zoning as presented. I feel they are short sighted and more political than practical. They do not improve the housing situation but actually alienate and divide current home owners both long standing and new.



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First name [required] Dianne

Last name [required] Hall

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 19, 2024

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

[required] - max 75 characters Calgary Re-zoning

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a resident of Calgary for 67 and I completely opposed to the City of Calgary and City Council to redone any areas of Calgary to allow more density. To solve your problem convert unused office space downtown to apartments which will revitalize the down town core. Do not wreck a beautiful City by changing the rezoning.



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First name [required] Theresa

Last name [required] Lariviere

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City of Calgary Rezoning of residential communities

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)

Please do not change the zoning in our community of Marlborough. Allowing for even more suites and rowhouses which will all end up being rentals will ruin our community. Our neighbourhood was specifically designed primarily to be a detached, single-family community. The existing townhouses and duplexes here were built into the original design plan and fit in well. It is our personal experience that most of the rental properties surrounding us are not maintained well, and have become rundown. The 1000 square foot house behind us, for example, has 13 people living in it. It was once a modest single family home that was sold in 2023 and converted into three separate rental suites by the new owner. Many of the owners of these rentals are corporations and/or absent. This and many other rentals in our neighbourhood are not being maintained; fences are falling down, lawns are covered in weeds in the summer, snow is not removed in winter. In the case of two rental properties only 2 and 3 houses away from us, windows are broken and boarded over with plywood and plastic. Garbage piles up because tenants do not use the bins or the bins are too full, furniture is discarded in the alley when people move out, etc. We have lived in our home since 1980 and as the houses around us come up for sale many are bought and converted into mostly 2 but even 3 suite rental units. All of these houses were once well maintained single family homes, but not any more. Last fall somebody fired three gunshots into a rented, two- suite house three doors away from us. Two months later the SWAT team showed up and hauled more than a dozen people and three pit bulls out of that same house. Currently there are three broken windows boarded up on that house and the owner has not done anything to address the situation these many months later. On another suited rental house behind us all the front windows were smashed over a year ago and still have not been replaced. The owners do not live in Alberta and rarely if ever check on their property, and so our street is falling into decline and our property values suffering because of these owners' negligence. These home owners rent their properties to people they would never want living next door to them. This once lovely street is being degraded with each new rental that comes along because neither the owners nor the tenants look after them. Rezoning our area for even more rentals will ruin it completely.



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First name [required] courtney

Last name [required] stewart

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 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)

You can not rezone to allow these infill and fourplexes without addressing parking. One parking spot is not enough. most families have 2+ cars. even worse if you put suites in the basement for renters or multi generational houses. there will not be street parking available for multiple fourplexes on a street. I am not for my family neighborhood turning into downtown parking where you have to permit all the streets to accommodate parking.
new builds should require two parking spots assigned to each residence. same for if you build a suite above yours garage. you have to give them parking.



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First name [required] Jessica

Last name [required] Chu

How do you wish to attend?

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

Date of meeting [required] Apr 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)

I am in favor of the rezoning motion since it is greatly increase available housing. Many of the other residential districts of Calgary are old and in need of repair



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First name [required]

Don

Last name [required]

Mills

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

A primary concern to the rezoning is the impact on communities, namely the added burden to supply and services. In our community there has been a marked increase in parking - densification will only aggravate this concern (ie. the addition of tiny homes without regards for parking access). Cul de sacs should be excluded from the rezoning as they already face space limitations. Secondary suites should be addressed on an individual as need basis.

There are alternate options to address the housing shortage rather than rezone the majority of the city. The recent release of Federal lands will allow for multi unit housing to be added.

New communities under development could be desnified beyond the original conception.

Thank you for your consideration.



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] Donald

Last name [required] Ireland

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide Rezoning

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am absolutely opposed to the Citywide rezoning. I did not purchase my house under this plan. I live in a single family home double cul de sac area in Nolan Hill, which already has multifamily units, townhouses, apartments, duplex's and fourplexes. If a developer came in and purchases properties in my cul de sac area and built any form of multi familyunits it would destroy the way of life I purchased. There would be parking issues to name one and there already is with some owners having 4-5-6 cars living in one single famuly home. I have asked some of them to not park in front of my driveway or even close to it. It would lead to too many people living within a small amount of space. My property value would decrease drastically I believe. Since housing is the only form of investment that is not taxed in Canada it would take away any hope for a happy retirement. I am already retired and was hoping this would be my last home HOWEVER, if this is approved in any form I believe I would be moving out of Calgary and the sooner the better before any of these proposed rezoning matters would be implemented. There are plenty of new developments to implement these changes so a person would know what they are buying. It is absolutely unfair to make these changes now.



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

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

[required] - max 75 characters 7.2.1
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)

Strongly against the city-wide rezoning. Complex issue that requires careful and deliberate review. I am a resident within Heritage communities. The Heritage LAP process highlighted the complexity of redefining what a community looks like. Blanket rezoning circumvents home owner's ability to voice concerns and consider/understand the impact this will have on their investment.



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First name [required] timothy

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 (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

if you are wanting to rezone that is perfectly fine but do it going forward with new development not with existing. i bought my home for this reason and i feel you can not change rules in the middle of ball game.



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First name [required] Haley

Last name [required] Thomson

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Dear Council,

Thank you for considering my comments.

Calgary's reputation as one of the best cities to live in is the result of a century of thoughtful city planning. It's a legacy all Calgarians should take pride in. We cannot afford to discard this legacy on the whims of the current city council.

Calgary has ample space to accommodate new residents without sacrificing the lifestyle and comfort of existing ones. Neighborhoods should have the right to opt in or out of higher density community plans in a gradual, organic manner. They should not be subject to heavy-handed decisions by a few individuals with questionable agendas.

My family and I oppose the proposed rezoning. Like many Calgarians, our home is our largest investment. This decision jeopardizes not only our family's investment but also the investments of thousands of Calgary families, totaling tens of billions of dollars in value. Such a significant decision should not be made lightly, especially considering its impact on the very people funding the city through property taxes.

Aside from the financial impact, the proposed rezoning violates the social contract homeowners entered into when purchasing their homes. For example, we chose our neighborhood for its quiet streets and mature trees, away from busy roads that pose dangers to children. The rezoning would betray this social contract, leading to busier streets, more congestion, and a loss of neighborhood character. Additionally, the influx of new residents attracted to townhouses and similar developments will alter the makeup of neighborhoods, creating lifestyle conflict and destroying existing harmony decades in the making.

In conclusion, I urge the council to reconsider the proposed rezoning. Let's preserve the unique character of our neighborhoods and respect the investments and expectations of Calgary residents. Thank you for your time and consideration. Calgary is a better place to live than most cities. We should stick with the policies that made this possible instead of adopting the policies of unhappier cities.

Sincerely,
Haley Thomson

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



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First name [required] Mabel (rhymes with table)

Last name [required] Pugh (pronounced like pew - as in a church pew)

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I both feel this rezoning issue is a very bad idea; premature, and needs further attention and planning before consideration is given to such a change that only benefits developers. The rezoning as presented is not going to help low income families and will create horrendous parking problems. Take a look at the disaster created in Marda Loop. Only the wealthy will be able to afford inner city as all the affordable housing is torn out and replaced with expensive infills. Many cities have already been there/done that and ruined family neighborhoods that currently have mature trees, and backyards for gardens and children's play spaces.



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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.

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First name [required] Theresa

Last name [required] Froehlich

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Dear Council,

The proposal to rezone our neighborhoods is deeply troubling. It undermines the very essence of community and individual choice that we hold dear. Neighborhoods are not simply collections of buildings; they are organic communities, shaped by the choices and values of their residents.

Families choose where to live based on a variety of factors, including safety, tranquility, and the character of the neighborhood. Similarly, students and young professionals seek out areas that align with their lifestyles and aspirations, contributing to the diversity and vitality of our city.

However, the imposition of higher density housing threatens to disrupt this delicate balance. It risks diluting the social fabric of our neighborhoods, forcing incompatible elements together and eroding the very cohesion that makes them desirable places to live. This approach disregards the natural order of things, substituting the judgment of a few for the wisdom of the many.

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

Moreover, the proposal fails to consider the practical implications of higher density living. History has shown that increased population density often correlates with higher crime rates, more drug and alcohol abuse, and reduced safety, particularly for families and children. This is not a matter of conjecture but a statistical reality that must inform our decision-making process.

We must prioritize the safety and well-being of our existing residents over the desires of those who may be attracted to cheaper housing options. Affordable housing, while important, should not come at the expense of the safety and security of our established neighborhoods. No one should be forced to live near undesirable residences and incompatible neighbors. Communities of homeowners should not be compelled, by economic incentives, to become communities of renters. The attitudes and habits of these two distinct groups of people are vastly different. This is why, when organic development is allowed to occur, these groups of people end up living in different area codes.

In conclusion, I urge the council to reconsider the proposed rezoning. Let us preserve the organic nature of our neighborhoods and uphold the values of individual choice and community cohesion that have served us so well.

Sincerely,
Theresa Froehlich



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First name [required] Jorge

Last name [required] Mate

How do you wish to attend?

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

Date of meeting [required] May 7, 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 houseing

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)

Attention city council

As a home owner in Calgary I am very opposed to the proposed new bylaw of turning every neighborhood in Calgary into multi residential properties. I spent many years and lots of money to get myself into a position of home ownership. I do not wish to see it disappear because of a bylaw that lower property values, increase traffic in quiet neighborhoods and

amplify's the growing problem of parking and infrastructure use. This new bylaw is short sighted and creates new challenges for home owners. You are trying to solve a housing shortage at the expense of home owners. Council was elected to solve problems for the citizens of Calgary. This bylaw is a lazy and short sighted attempt to solve the current housing issue. Once again I am vehemently against the proposed bylaw for reasons of lowering property values, lessening neighbour privacy, increasing traffic into neighbourhood with insufficient road ways and infrastructure! City council needs to find a different solution to this problem.

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

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

[required] - max 75 characters	Residential Rezoning to increase density
--------------------------------	--

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 absolutely against rezoning R1 communities to include multi-family units on corner lots WITHIN our communities. Our property values are threatened by this move and goes against the reasons people buy properties in specific communities. This council is making inappropriate decisions. The recent increase in residential taxes, by such a large amount, when people are suffering from high inflation, is one of many examples. In our case, we are in Westgate.

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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.

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

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

[required] - max 75 characters I believe it's agenda item 7.2.1 - with respect to blanket 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)

To Whom It May Concern,

Subject: Concerns Regarding Proposed Blanket Rezoning Initiative

I am writing to express my concerns about the proposed blanket rezoning initiative that is set to be considered by the Calgary City Council on April 22, 2024. While I appreciate the efforts to address housing shortages and promote diversity in housing types, I believe that this approach may have unintended consequences that could adversely affect our community's character and quality of life.

Firstly, the move to allow multifamily units like row houses and townhouses in traditionally single-family neighborhoods could significantly alter the aesthetic and atmosphere of these areas. Many residents have chosen their neighborhoods based on current zoning laws, expecting a certain degree of stability and continuity in their living environment. The proposed rezoning could disrupt this balance, potentially leading to increased density that our local infrastructure may not be ready to support.

Additionally, the elimination of individual public hearings for such projects under the blanket rezoning policy could diminish community input and oversight. Public hearings serve as a crucial platform for residents to voice their concerns and suggestions regarding new developments. Removing this requirement might lead to a lack of transparency and reduced consideration of community feedback in the development process.

I urge the City Council to consider these points and to seek a more balanced approach to zoning changes. It is crucial that any zoning modifications include robust community engagement and are tailored to meet the unique needs of each neighborhood. Perhaps, a more nuanced approach that allows for gradual integration of new housing types, with adequate safeguards to maintain neighborhood character, would be more appropriate.

I appreciate your consideration of these concerns and look forward to seeing adjustments that reflect both the need for new housing and the preservation of community values.

Thank you for your attention to this matter.

Sincerely,

Andre Tertzakian
736 5 St NW
Calgary, AB T2N 1P9



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First name [required] Nora

Last name [required] Ansah

How do you wish to attend?

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

Date of meeting [required] Apr 19, 2024

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

[required] - max 75 characters It's not clear what will be discussed

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 many questions that have not been addressed with this proposal. Namely, the unintended consequences to the current homeowners. Additionally, people in this area purchased homes in the area for a particular reason - quiet, peaceful, small community feel. The rezoning would change the environment heavily.



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First name [required] Alice

Last name [required] Thomson

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Dear Council,

The proposal to rezone our neighborhoods is a puzzling one. According to the Calgary Foundation's 2023 Quality of Life report, released on Tuesday, a remarkable 81 per cent of residents express a deep satisfaction with their lives in the city. This overwhelming majority should give us pause. If the vast majority of residents are content with the way things are, why should we risk disrupting this harmony?

Calgary's consistent ranking as one of the top ten cities to live in the world by The Economist is a testament to the success of our current approach to city planning. This recognition should not be taken lightly. It indicates that our city is functioning exceptionally well under the current system.

Additionally, the 2023 Mercer Cost of Living report found that Calgary was the least expensive tier 1 city in Canada. This is a remarkable achievement and speaks volumes about the efficiency and effectiveness of our current zoning and development policies.

In essence, the principle of "if it's not broke, don't fix it" applies here. We must be cautious about making drastic changes to our neighborhoods when the evidence suggests that they are functioning admirably. The desires and satisfaction of the majority, who are content with the current state of affairs and are the ones contributing to the city through taxes, should be paramount in our decision-making process.

In conclusion, I urge the council to reconsider the proposed rezoning. Let us preserve what is working and continue to build on our successes rather than risking the cohesion and livability of our city.



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

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First name [required] Nora

Last name [required] Ansah

How do you wish to attend?

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

Date of meeting [required] Apr 19, 2024

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

[required] - max 75 characters It's not clear what will be discussed

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 many questions that have not been addressed with this proposal. Namely, the unintended consequences to the current homeowners. Additionally, people in this area purchased homes in the area for a particular reason - quiet, peaceful, small community feel. The rezoning would change the environment heavily.



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First name [required] Arthur

Last name [required] Thomson

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Dear Esteemed Council,

The proposed rezoning represents a dangerous departure from the principles of community and solidarity that are essential to a healthy society. A thriving city is one where housing is accessible to all and owned by those who live in it. Single detached homes, owned by individuals, foster a sense of pride and responsibility towards the community.

On the other hand, the rezoning would lead to an increase in non-detached homes owned by absentee landlords. This would create a class of renters who are disconnected from their neighborhoods and a class of landlords who view housing purely as a financial asset. Such a scenario would erode the social fabric of our communities and lead to increased inequality.

We must resist this trend and uphold the values of community ownership and solidarity. Housing should be a right for all, not a privilege for the few. Let us not sacrifice the well-being of our city for short-term gains. Instead, let us work towards a future where everyone has a stake in their community and a home to call their own.



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First name [required] Douglas

Last name [required] Tsubone

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

Are you in favour or opposition of the issue? [required] In 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 a underhanded stab in the my back, by city council. This is the worst thing that has happened in my 40 years of living in calgary . I would at least like to have a chance to vote on the matter.



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First name [required] Jesse

Last name [required] Sinclair

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning in Calgary

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 express my opposition to the proposed blanket rezoning in the City of Calgary.
I do not think this will be positive for city residents in terms of parking, quality of life, or affordability.



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First name [required] julio

Last name [required] jimenez

How do you wish to attend?

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

Date of meeting [required] Apr 19, 2024

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

[required] - max 75 characters 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)



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First name [required] Rocky
Last name [required] Vajirkar

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 Rezoining

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning will increase density of population and thereby crime. Police services and security is an all time low, which will not help the cause. Please focus on current resident residents, their needs & help make communities both residential & businesses safe.

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First name [required] Joseph

Last name [required] Dietrich

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting of Council On 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'm 68yo and have lived in Calgary most of my life. I worked here, and raised my family here. I currently reside in a fairly large detached home in Haysboro, and own a condo in the same neighbourhood.

I have followed announcements over the past years, and have scrutinized the pamphlets and online information related to proposed zoning changes and neighbourhood development plans. I have taken time to complete surveys related to the same.

As an informed long-term resident, I am FULLY SUPPORTIVE of the proposed rezoning in Calgary.

Illegal suites have been common in Haysboro and other areas of the city. I'd rather we just accept the fact that they exist and embrace a more open zoning concept that allowed for suites, redevelopment of single homes into 2 and 4-plexes where appropriate, and allow apartment blocks and other uses. I especially support the proposed redevelopment and densification of properties along transportation corridors to include mixed use commercial, retail, and residential. The designs I've seen for properties adjacent to Elbow Drive are very exciting.

Changes to our neighbourhoods will occur over time, and we will find our communities becoming richer in diversity and experience.

I still live in my detached bungalow. I love the idea that I could remain in Haysboro in a smaller suite, or even a tiny house development within the neighbourhood.

For newcomers to the Province, housing diversity is a great initiative, and our communities will greatly benefit from allowing broader integration of people and cultures.

For these, and a variety of other reasons, I fully support Calgary's initiative for systemic changes to zoning and land-use throughout the city of Calgary.



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First name [required] Donald

Last name [required] Halas

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024

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 cannot make it to the meetings next week but I wanted to add my support for changing the current zoning to allow multi-family dwelling on any residential lot. I have lived in quite a few different places in Europe and the USA, on top of living in Calgary for over 65 years.

I believe that Calgary can no longer continue to expand our limits as the additional cost to install brand new infrastructure is not as efficient as using the current infrastructure in established networks. We have to look no further than the upcoming drought with water restrictions being implemented. Typically on lots where multi-family houses are built, fourplexes for example, there would be less grass area to water.

Another reason is to increase the number of new houses that can be built in the shortest period of time. Since the construction crews only need to go to one lot to add four house rather than driving to four different sites to do the work. This means less wear and tear on vehicles and roads during the construction fazes. Also, since the infrastructure already exists, there is no need to dig up four different lots to install the new infrastructure, sewer, electrical and natural gas specifically.

I understand that there may be more cars on the streets but the streets are for all Calgarians and shouldn't be the main decider to keep things the way we are. As many experts have said, "we need to build up, not out". One of the ways to mitigate the street parking would be to require all of these sites include one garage per family home.

Anyway, if we keep kicking this zoning decision down the road we will find ourselves in a housing shortage that we can never recover from and like the climate crisis we are in now, it will be our children's, children who pay the greatest price: they deserve better!



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First name [required] Pam

Last name [required] Fortier

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Zoning

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket zoning does not respect the homeowners (myself included) who have spent decades working to pay for our most expensive and cherished possession: our home. Yes, we need more housing. Let's work together for win/win, not dismissing longtime taxpayers and their valued role in building this city.



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First name [required] john
Last name [required] Macdonald

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Community Development Committee

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)

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First name [required] Chun Hang

Last name [required] Wong

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Monday, April 22, 2024 @ 9:30 AM IN THE COUNCIL CHAMBER

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, this is Jake, I am one of the owners of an affected property.
We have submitted a comment before and try to stop the development plan, as a result, City of Calgary agreed to build less residential housing in the area, but that's not enough, our community is a well developed mature community but not just a "low density mixed housing district", we constantly having parking problem and too much traffic,
as well as we have a church close by in the affected area,
if you guys going to develop more housing and fill all the empty space with house and more people,
that will create a lot of conflicts and decrease the value of the original property because not only having negative impact on the living environment,
but also with more conflicts relate to parking and people from air bnb, it also create problems with safety within the neighborhood.



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First name [required]

Mike

Last name [required]

Roberts

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not support the blanket rezoning of my neighborhood. We chose a quiet, developed, low density neighborhood to live in for a reason. Citizens should have the ability and the right to vote on rezoning in their neighborhood



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

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First name [required] Everton

Last name [required] Forbes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters I firmly believe in the rezoning of these areas because we need homes

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 think it's the best idea you guys have had since taking office. I am excited, and cannot wait! This is a great step towards making it easier for us to build secondary suites for people needing a place to live.



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First name [required]

Dale

Last name [required]

Winters

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

Well, we don't have enough water and we don't have enough electricity but let's continue to bring more people to the city and build ridiculous homes that destroy communities. We can't even sustain what we already have!!!! Water restriction rules, rolling blackouts in the depth of winter and other times..... If we can't sustain what we already have then we should NEVER be thinking about GROWTH. The city of Calgary is beyond big enough, put a cap on it. Tearing down beautiful old homes in beautiful communities and putting up huge buildings that do not fit in to the community, destroys any of the beautiful communities we have or had. Do you ever watch HGTV or Magnolia Network? There are many people that have taken old houses and communities and made them stunning places to live and raise a family. They didn't tear down the old building and put up a monstrosity. The communities never lose their historical architectural appeal. I came across this quote from an amazing woman who restores old buildings, "You're giving back not just the house but to the economy, to the people and to the neighbourhood. That's also the beauty of doing old houses. If we pay more attention to that, then we create better communities for more people." It is time to address sustainability as the priority in this city.



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First name [required] Cassandra

Last name [required] Lai

How do you wish to attend?

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

Date of meeting [required] May 7, 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 long time Calgarian and oppose to the city wide rezoning. Implementating a City wide rezoning and NOT conducting proper stakeholder area consulation are not right. I had paid premiums for a lot to build my current house for less traffic, quieter area. By allowing city wide rezoning, it will increase traffic a lot, causing extensive parking, infrastructure issues AND DEVALUE my house which I had worked so hard for. Did the Council look at different options such as rental cap for rental control, extend current city limit for housing development?



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First name [required] AJ
Last name [required] Bach

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters We don't have enough water or electricity, please help the citizens not dev

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 don't have enough water or electricity, how is making denser suburbs going to help that? I propose all new developments be tiny home communities/dense housing plans. I purchased my house and pay my taxes and have a long commute to enjoy a piece of Peace at the end of my day slaving away to pay utilities fees. I don't want dust and construction noise in "my backyard", how's that dense housing project going to keep things affordable in our empty high rises down town? Start there. Also, are you surveying home owners or simply accepting all troll commenters?



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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.

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First name [required] Evan

Last name [required] Madill

How do you wish to attend?

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

Date of meeting [required] Apr 30, 2024

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

[required] - max 75 characters IN FAVOUR of Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

To whom it may concern,

I am writing in support of the City's rezoning plan.

As a homeowner in Garrison Woods, I thought I would point out some of the positive elements of living among a wide variety of housing types.

Our community and the surrounding neighbourhoods include everything from condos to rowhouses and townhouses to semi and single detached houses. That means there are homes available for people from all stages of life. There are young professionals and couples, families of all ages and retirees.

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

My family and I love our neighbourhood and are happy that we can probably live here forever, because there are larger homes to grow into when we have older kids, and smaller ones if we one day choose to downsize (as my mother in law has recently chosen to do, just a 10-minute walk from us).

We always feel safe because there are always neighbours around. Couples out walking their dogs, moms with strollers, kids on bikes, joggers, and so on and so forth.

In my opinion, welcoming different types of homes into a neighbourhood has many benefits. It means more families, more trick-or-treaters on Halloween, more eyes on the street for security and overall a friendlier community.

Thank you for your consideration,

Evan Madill

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First name [required]	albert
Last name [required]	ussher
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 housing re-zoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Ussher Mt Pleasant No to house blanket zoning 2024.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

Please see attachment. Please contact me if you have questions.

“No, to blanket re-zoning of housing!” - Ussher, in Mt. Pleasant.

Dear Mayor Gondek, Mt Pleasant Councillor Wong, and City of Calgary,

My family and I live and own our infill home (since 2018) in Mt Pleasant. My elementary aged kids go to the King George school, which is about 1km away. We use the Mt. Pleasant outdoor pool in the summer and the playgrounds around our neighborhood year-round (including the park by Mt. Pleasant Hall, Balmoral, St. Joseph school, Rose Savage school, and of course King George school. My wife and I take our kids to school by car, bike, and we also ride our bikes to downtown for work. Our oldest son is now riding his own bike to and from school by himself. And soon he will be riding his bike to the Vanier (on Edmonton Trail) school when he moves there for Grade 6 in September 2024. Our kids also take piano lessons at the Alberta School of Music along 4st, just north of 21 ave nw. From time to time, we visit the many shops along 4st nw, as well.

From the above, you can say we are the typical family with school aged children in Mt. Pleasant.

From the above you can also say we have benefited from the City of Calgary’s current efforts at increasing density in this neighbourhood, because at one point our lot and the one next to use used to have two houses from the 1940s (or older) and now there are three homes on two previous lots (our home and two attached units next door).

From the above you would think it, “Would it be a slam dunk to support the city’s proposed blanket housing re-zoning by law?”

My simple answer is a resounding “No!” And below are my reasons.

- (1) The proposal says it will allow row houses and townhomes to be built anywhere in my neighbourhood.
 - While I support more townhouses and row houses to be built, I want the City to make sure that my neighbourhood is consulted in where these townhouses are built. I would like these types of units to be built in corner lots only, with ample set back space from the street, and make sure residents of Mt Pleasant are notified and consulted before any approval.
 - Building townhomes and rowhouses mid street/avenue, will add to the already packed cars on our narrow streets, making them much less safe for the kids, adults, and pets that live and play in our neighbourhood. In addition, some of these units come with basement suites that do not have their own parking space, even adding more cars to the streets. A lot of the older homes in our neighbourhood are already rental units with renters on the main floor and basements. Building more townhomes and row houses will only displace these renters, and not make the newly built homes any more affordable for them to rent or own.

“No, to blanket re-zoning of housing!” - Ussher, in Mt. Pleasant.

- Consideration should also be given to the fact that Mt Pleasant lots are already small compared to lots in the suburbs. Even with the original homes, the lots are more likely to be 20ft wide (or less), with only a few being 40ft wide or more.
 - More specifically, townhomes and rowhouses should be built in corner lots with enough street set back only, and not mid lots or mid street. In addition. The city should not allow for example 4 row houses to be built in each corner of an intersection.
 - In short, too many townhomes and rowhouses will make the neighborhood less safe for those who live here already and lead to displacing those who rent in Mt. Pleasant.
- (2) The proposal says development permits (that have been pre-approved by the City under the proposed change in the bylaw) will include opportunities for community feedback.
- Today, there are at least a dozen townhouses/rowhouses in development in Mt Pleasant area, and I have yet to receive a single notice or feedback requested by the builder/developer.
 - There are townhouses that have been completed or nearing completion, that I would vehemently oppose should I have been notified or asked for feedback. Two examples come to mind:
 - There is a townhouse built by the MacDonald’s along 4 st and 22 ave nw. These rowhouses have units facing the street and units facing the alley. It is clear to me that they have not provided enough parking for all the units, and now the narrow street will have to accommodate all the cars that come with the people moving into these units.
 - There us also a set of townhomes (4 units or more) built mid-street along 20th ave nw two doors east of 4 st nw that have been sandwiched between two single family dwelling homes (464 and 458, 20 ave nw). There is barely room for two cars in front of this development, along a busy street, with not enough parking for its residents. These units should never have been permitted by the City because they have been built without considering the impact of the cars from these, and not accounting for how the increase in foot and car traffic will affect their immediate neighbors.
- (3) The proposal says secondary suites or backyard suites (or basement suites) could be built on the same property with no parking required for these suites.
- This is a very shortsighted approach from the City. Careful consideration and not blanket approval should be given to how these secondary suites are approved.
 - While it might be ok to not consider parking for these, the City should at the very minimum consider where these cars will be parking if not on their lots. The City should consider if there is enough room on the street for each of these units to park before (not after) approving the development of each of these suites.
 - In addition, these suites should be owned by the units who own the street facing unit, and these suites should not be separately owned by someone else. By the units being owned by the street facing home, then there will be a lot more accountability on how the residents of the alley-facing (basement or backyard) suites behave themselves in the neighborhood.

“No, to blanket re-zoning of housing!” - Ussher, in Mt. Pleasant.

Other items not on the housing proposal, but should be:

- (4) There should be work immediately from the City to install traffic calming measures now in Mt Pleasant, due to the already high level of increase in density (before even considering this new proposed changes).
 - Currently, the installations of traffic circles, speed bumps, one way street changes, appear to be lacking in Mt. Pleasant, while the City is approving more dense housing. This should change. Priority should be given to installing these traffic calming measures for each new townhouse or rowhouse built in the neighborhood.
- (5) The City should drop the default speed limit on 20th ave, 4 st, and 10 st nw to 40 km/h instead of 50 km/h.
 - The speed limit is already too high in Mt. Pleasant to accommodate the current level of density increase. With increase density comes more people who will be walking, biking, and using non-car alternate modes of transport. The City has not taken this into account by maintaining the default speed on 20th ave nw, 4 st nw, and 10 st nw to be 50 km/h through the neighborhood, making these streets dangerous to cross even at traffic lights and crosswalks. This should change immediately, and the speed should be dropped to 40 km/h and even 30 km/h if there are more rowhouses on the street.
- (6) The City should install natural noise attenuation with the increase in density.
 - There are over a dozen new row and town houses built in Mt. Pleasant, but the City has not kept up with planting trees along city boulevards to absorb the increased traffic sound that comes with increased density.
 - The city should also consider installing noise absorbing fences, walls, and structures in certain areas, again to absorb more of the noise.
- (7) The City should consider modernizing the parks in the neighborhood and consider how they are connected for children to visit these parks while walking or biking from their home in Mt. Pleasant.
 - At least two the parks in Mt Pleasant are seriously in need of modernization for children to better enjoy them. For example, the park by Mt. Pleasant hall is very outdated and can use an upgrade. Another example of a new park, which is seriously lacking is the park behind St Joseph Catholic Church (6 st and 20 ave nw). I challenge anyone at the City to bring their own children to this park and see if they can last more than 5 minutes playing with the sad looking wooden structure installation.
 - I have seen firsthand cars that are traveling too fast along 4st and swerving to avoid hitting us, while my children and I are trying to cross the crosswalk. My family and I have already seen at least a couple car accidents at the 18th ave and 4 st crosswalk. The city should consider how these parks and playgrounds can be safely navigated and connected for the people that live in Mt. Pleasant, regardless of which side of 20 ave, 4 st, or 10 st nw they live in.

“No, to blanket re-zoning of housing!” - Ussher, in Mt. Pleasant.

Overall, the City’s current effort and densification in Mt. Pleasant is seriously lacking and the existing Mt Pleasant plan is need of a review with real input from the residents that live in Mt. Pleasant. Thoughtful consideration should be put on the safety of the people that live here, which will be affected with the increase in in density. This blanket housing proposal is not what Mt. Pleasant needs today or tomorrow to be a vibrant neighborhood that can thrive with increased housing, people, and car density.

I challenge anyone in the City to spend a week with me, my family, and neighborhood friends, and experience firsthand how we navigate our way around Mt. Pleasant and area, while we get to school, go to parks, go to lessons, shop, and make use of Mt. Pleasant’s many amenities.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Ussher', written in a cursive style.

Albert Ussher

514-18 ave nw, Mt Pleasant, Calgary

albertussher@gmail.com



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First name [required] Wade
Last name [required] Besler

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 20, 2024

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

[required] - max 75 characters Against the planed mutiunit dwellings on residential properties,

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)

Against the planed multi unit dwellings on residential properties, It "overloads the existing Infrastructure" in all ways, parking, sewer, community access, privacy...



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First name [required] Robert

Last name [required] Moir

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden) BLANKET REZONING.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Thoughts on blanket rezoning to be presented to Calgary city council. Dated 2024-04-20.

THE PROBLEMS WITH BLANKET REZONING

The communication from the Calgary councillors and mayor to the citizens of Calgary has been extremely poor in regard of blanket rezoning changes. In fact it has been so poor that they and the city administration have lost any hope of a reasonable discussion being had. Initially there were 4 official information meetings held in a city of over a million people; did the councillors and administration feel this was adequate? The information on this extremely important issue has been sparse and poorly put together. A plebiscite would hopefully give the city the added time to get pertinent information to the citizenry without biased viewpoints of members of council. As it stands council does not have enough background from all venues to make any form of knowledgeable decision on this monumental topic.

The following points dealing with blanket rezoning have not been addressed properly.

Blanket rezoning:

Does not allow for initial input from adjacent homeowners prior to going forward with a development. It circumvents input by interested and affected homeowners and taxpayers.

Does not allow for input based on knowing the “lay of the land”. Items such as lane width, location of services such as overhead power lines and poles, contours and elevation changes are not as intimately known by the planning department as they are by neighbours.

Assumes that shadowing will not be a problem for adjoining properties. Location on the lot and the sun's path are extremely important.

Does not take into account the loss of large standing trees and other flora that exist. Trees, shrubs, etc. make the neighbourhood what it currently is. In many instances the presence of large trees, shrubs, etc. were part of the reason behind buying in the area. Blanket zoning will destroy ground cover and trees that the city “says” they care about.

New subdivisions are planned to accommodate multi family buildings along with single family houses. This cannot be done in existing neighbourhoods many of whom were planned and built prior to the advent of multi family construction.

The city mail-out is poorly done. It shows a multi family unit that appears to “fit in” but it does not give emphasis to the overshadowing of the bungalow next door. In this case what would happen to a solar array on the bungalow next door? What would happen if the neighbour is contemplating solar? As well, what happens to the flower and vegetable garden that may exist? I very much doubt that the city planners and the councillors care about matters such as this. The publication is an insult to the many knowledgeable people of Calgary and in my view borders on propaganda.

Developers are in business to make money. They do not care what the impact of their development is on the immediate neighbours or the overall existing neighbourhoods. Blanket zoning is a process that takes away input from neighbours and allows developers to do as they please. In many older neighbourhoods the cost of the property overrides the cost of the existing house. A 50' wide by 120' deep lot may seem developable but if the land is worth upwards of \$800,000 to \$1,000,000 the cost of construction does not equate to “affordable housing”. Say a 6 plex or two houses with suites and two

carriage houses is planned; the initial land cost can be \$134,000 to \$167,000. Construction costs will most likely run \$200,000 to \$300,000 at a minimum. This is a \$334,000 to \$467,000 unit cost. How is this “affordable housing”? It has now come to light that “affordable housing” is a red herring in this process. This is another indication of poor communication.

It now appears evident that allowing developers to build with less red tape is actually the main reason for blanket rezoning. Is the main purpose of “blanket zoning” to remove checks and balances from planning. Is it to just lessen the planning department workload? My experience suggests that even now it is hard to deal with the planning department. Blanket rezoning will make it easier for a developer to move forward with less to no input from the neighbourhood land owners and little to no work done by the city planning department.

With relaxed parking being contemplated by the city the overcrowding of street parking WILL become a problem. IF the units become rentals the possibility of lower maintenance and upkeep becomes a potential problem (far greater than that for a single family, stable, home). There will be no point in paying for a restricted parking designation as this will override any existing parking concerns.

Older neighbourhoods currently have old infrastructure that cannot comfortably accommodate a large increase in densification. Is the city prepared and financially able to update infrastructure PRIOR to the densification? Questions such as this would be brought forward by the neighbourhood; can the same be said for a blanket zoning change with no viable process for development permit challenges?

Most neighbourhoods that are not zoned for multi family construction are not against development. We are, however, wishing that development be sympathetic to the existing neighbourhood makeup. Blanket zoning will not do this and it is not the answer. In my humble opinion blanket zoning is a recipe for disaster.

I fear that council’s proposal for blanket rezoning will undermine the investment my wife and I made when we originally purchased our bungalow. We paid a higher price to buy in an established R-1 neighbourhood with large established tree cover. When we made the decision to renovate that bungalow into a modest two storey home we took the zoning and tree cover into account. Blanket rezoning tells me that city council does not give a damn about what considerations citizens have made in the past.

Quote from Joe Mueller of the Calgary planning team in the Calgary Herald 2024-04-19, page A3, article by Scott Trasser:

Council almost always approves these land use redesignations. According to Joe Mueller from the city’s regional planning team, 95 percent of applications for R-CG rezoning receive the green light. “After a months-long process and going to a public hearing, the likelihood of approval is very high, which kind of puts the risk of removing this rezoning process on an individual basis into perspective” I personally take this to mean that no matter what every rezoning application that comes before council is rubber stamped. These are the people that want to remove public input from the planning and rezoning process. Why? What are they afraid of? Are they afraid someone might have a legitimate concern? Are they worried about an increased work load? How many planners are on city council? Where do these people live that they do not believe in a democratic process? These quotes in the Calgary Herald seem

to indicate that councillors pay little to no time and attention to planning and rezoning matters. I disagree with their point of view on this matter and I would like a plebiscite to go forward. This is not “kicking the can down the road” it is a democratic process that involves due diligence.

Lastly, as one counsellor has stated, not one counsellor mentioned blanket zoning in their election platform. By voting for blanket zoning rather than sending the concept to a referendum you are overstepping the democratic process. Is public opinion really that undervalued?

Robert Moir

1414 – 8 Street NW

rjbmoir@nucleus.com

403 681 7453



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First name [required] Brian

Last name [required] Potter

How do you wish to attend?

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

Date of meeting [required] Apr 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 item on the agenda. This is a bad idea.

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 hope this message finds you well. As we gear up for the upcoming public hearing scheduled for April 22, 2024, concerning the proposed blanket rezoning initiative by the City of Calgary, I feel compelled to share my thoughts and concerns with you all.

It's clear that the decisions made regarding zoning changes can significantly impact the fabric of our community, touching upon crucial aspects like housing dynamics and property values. As someone deeply invested in our neighborhood's well-being, I'm reaching out to express my reservations about the proposed blanket rezoning.

You see, I firmly believe in a community-focused approach when it comes to addressing Calgary's housing challenges. Our neighborhoods are more than just geographical areas; they're living, breathing entities with their own unique character and charm. That's why I advocate for zoning practices rooted in cultural, architectural, and social considerations. By doing so, we not only preserve what makes our communities special but also enhance property values and foster a sense of pride among residents.

Moreover, the risks associated with blanket rezoning cannot be overlooked. From increased congestion to strained infrastructure and declining service quality, the potential drawbacks are concerning. We mustn't rush into transforming our neighborhoods without carefully assessing the local market dynamics and considering the implications for residents and homeowners alike.

While I acknowledge the urgency of addressing housing affordability, I firmly believe that a targeted approach to zoning is the way forward. By embracing sustainable growth practices and prioritizing initiatives like preserving green spaces, promoting energy efficiency, and encouraging smart development, we can strike a balance between meeting housing needs and safeguarding our environment.

But perhaps most importantly, we need to ensure that the voices of all stakeholders, including residents, property owners, and real estate professionals, are heard loud and clear throughout this process. Robust community engagement, transparent dialogue, and meaningful consultation are non-negotiables if we truly want to shape a future that reflects our collective interests and values.

As we navigate through this pivotal moment, I urge my fellow Calgarians to educate themselves on the potential implications of blanket rezoning. Let's come together, stay informed, and actively participate in shaping the future of our beloved city.



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First name [required] Darin

Last name [required] Lowther

How do you wish to attend?

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

Date of meeting [required] Apr 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] Michael

Last name [required] Krochak

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of Calgary communities

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

The Mayor and council has NOT and continues to not follow the opinions and views of the large majority of residents in Calgary. For decades Calgarians have respectfully followed the rules and bylaws in developing neighborhoods and building houses. Now the Mayor and council want to dismantle the decades of prosperous development of all our communities in Calgary that has made it a wonderful place to live and raise a family. WHY? This is the result of their poor long term planning and total inadequate leadership. They want to make a blanket decision that will negatively impact all Calgarians and communities. I have watched helplessly as Council and the city planning departments make one bad decision after another. No one seems to think about the long term implications of their decisions and all are so short sighted and/or in self interest. The Mayor and the prior mayor has spiralled this city into a path that will irreparably damage every resident of Calgary. Shame on them for their arrogance and disrespect of us all.



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First name [required] Douglas

Last name [required] Hill

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters I disagree with the proposed changes/amendment to the zoning by-law.

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] Zoran

Last name [required] Kosic

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)

We are against blanket rezoning in Calgary, as the voters were not consulted. We need a plebiscite on this issue.



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First name [required] Denice
Last name [required] Monteil

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 the city is a bad idea. Not good for home owners, not good for Cal

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] Nadia

Last name [required] Perna

How do you wish to attend?

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

Date of meeting [required] Apr 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 Strategy Land Use Amendment

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 rezoning bylaw. As a young person in Calgary I can't imagine myself ever being able to afford a home. This bylaw could support the eventual possible of homeownership for young Calgarians and newcomers. It will also help stop urban sprawl, which is a huge problem in this city. We do not need new communities, we need to support the ones we have and use existing infrastructure such as schools and shops instead of constantly building more. Stopping urban sprawl will help the city reach climate targets, and create a more liveable city. If the bylaw doesn't pass then it sends a signal to young Calgarians that we aren't wanted here. I will be forced to leave the city I grew up in and love because I'm going to be priced out. Ask yourself: who do you want Calgary to be for? Because I truly hope it is everyone, not just rich people over 40.



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First name [required] Gerry and Elsi

Last name [required] Hohn

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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 bought a single family home in a single family neighborhood. Keep it that way!



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Form fields: First name [required] Brian, Last name [required] Donaldson, How do you wish to attend? Remotely, What meeting do you wish to comment on? [required] Council, Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters PUBLIC HEARING MEETING OF COUNCIL

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

ATTACHMENT_01_FILENAME (hidden) City Council Letter - 2024-04-20 - Anon.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

Critical data presented in the April 22 agenda is outdated and misleading. Current data paints a very different picture. The current data needs to be understood and considered by Council.

April 20, 2024
Via email

Dear City Council,

I write to you today as a concerned citizen of Calgary. Critically important data presented in the April 22 agenda document is misleading; if taken at face value, it supplies citizens and Councillors with misinformation that could impact the outcome of the upcoming vote on blanket upzoning. As presented, the agenda suggests that opposition to blanket upzoning outstrips support by approximately 2 to 1. But that assertion is presented using outdated data. In fact, The City's current data shows that **opposition to blanket upzoning outstrips support by approximately 10 to 1.** This difference is highly significant and must be understood and considered by Council.

The agenda for April 22 can be found [here](#) (click on Agendas, see the meeting listed for April 22, and look at the Agenda which is available in HTML and PDF formats). It is a 13,000+ page PDF document that few people - if anyone - will read in its entirety. Consumers of this information will very likely rely on the high-level summaries of the data provided in the document. But certain key summary information is out-of-date and highly misleading.

Page 178 of the agenda contains a section entitled "*What We Heard (as of Feb 2024)*". It summarizes the feedback and lists the pros and cons that were heard. There are 4 bullet points of pros and 15 bullets of cons. That's about 21% pros and 79% cons if you just count bullet points. The summary also states that The City has received feedback where approximately **1/3 of respondents support** blanket upzoning and **2/3 are against** it. Perhaps that was true back in February ***but it's not even close to true today***: The City's own data has the current numbers closer to **9% in support** and **88% opposed**. Here is how I arrived at this conclusion:

I looked carefully at the responses submitted to The City as part of the community engagement process that ended earlier this month. The agenda contains the online website submissions and written feedback not submitted through the website. The online submissions are much easier to mine electronically because they are in text format, whereas the written feedback is stored in image (unsearchable) format. I was able to programmatically search the online submissions and determine the following:

- There were **5213 online responses**, as follows:
- **465 in support of blanket upzoning (8.9%)**
- **4599 in opposition of blanket upzoning (88.2%)**
- **149 as neither in support nor opposition (2.9%)**

This is not consistent with the 1/3 support vs. 2/3 opposed split presented in the agenda, which suggests that there are two people who oppose blanket upzoning for every person who supports it. What matters most is the ***current*** reality of support vs. opposition - not what was reported back in February. The City's current data shows that those that oppose blanket upzoning outnumber those that support it by a margin of 10 to 1. In other words, **there are 10 people opposed to blanket upzoning for every person who supports it.** A factor of 10 is statistically significant.

The written letters were harder to analyze programmatically given their image (rather than text) storage format. I counted 217 pages of letters and I estimate that each letter is approximately 1.75 pages in length on average. Thus, I estimate that there are about 124 letter responses in total.

By scanning all the written letters I was able to gain a high-level summary of the responses. I could only find three that supported blanket upzoning; the rest of the letters (121) were opposed. Of the three letters in support, one was from a retired developer and the other two were simply The City's form sent back with "I support this" (or similar) handwritten on the top - i.e., with no letter or explanation.

Those citizens providing written letter feedback were **overwhelmingly (98%) opposed** to blanket upzoning: The vast majority of those respondents submitted letters of at least one page; some were more lengthy and highly detailed, explaining reasons for their opposition. These written letters demonstrate the high level of thought that the citizens opposed to blanked upzoning have put into the feedback process, and an overwhelming opposition to blanket upzoning in general.

To support more informed decision making it is prudent to communicate this more up-to-date summary information on the relative levels of opposition and support (**10 to 1 against blanket upzoning**) for public and Council consumption, rather than using out-of-date and now inaccurate information. Since the agenda (along with associated information) has already been published, this updated information should be presented to Council and to the public during the April 22 hearing.

Please feel free to reach out to me should you have any questions.

Sincerely,





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First name [required] Eric

Last name [required] Prangnell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council Meeting Public Hearing

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I strongly support the citywide rezoning. We are in a housing crisis, and more housing, and density is sorely needed. I also think that the permitting process needs to be simplified, and made more simple.



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First name [required] PINO

Last name [required] GOLEMME

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council meeting - Public hearing MONDAY, APRIL 22, 2024, 9:30 A.M. – 9:30 P.

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 object to the rezoning of my property from residential to low-density mixed housing (R-G). The current parking is inadequate, and traffic conditions are dreadful during peak hours, making it difficult to enter or exit our neighborhood. The infrastructure and roads were not constructed to support the existing population, much less an increase. As a taxpayer, I reject the city council's decision to rezone my neighborhood.



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First name [required] PASQUALINO

Last name [required] GOLEMME

How do you wish to attend?

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

Date of meeting [required] Apr 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

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] Travis

Last name [required] Dickie

How do you wish to attend?

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

Date of meeting [required] Apr 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 across 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 am absolutely in favour of the change to land use zoning from low density, single detached districts to ones that accomodate more density.

I should add that I am opposed to the notion that 50 foot lots can accomodate 8 lane-way units with no required parking on site in established neighborhoods I live in ward 4 in the aging suburb of Thorncliffe.

I should also add that I hope that the Local Area Planning initiative contributes despite the move to blanket intensification. Having area specific plans for main streets, TOD and main roads is important.

Please do what this city has needed for so long. I understand that wealthy people and neighborhoods hold sway in local decision making, and if you're up against challenges, please look at a staged plan.

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First name [required] Nasrudin

Last name [required] Kanji

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am happy with the zoning as it is.
No Change is required to over crowd people and cars/parking



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First name [required] Luis

Last name [required] Martinez

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 Floods

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)

Hi, I just been asking myself what are the decisions and procedures that have been taken or will be in the City of Calgary In case we face again potential flood like back in 2013,have all sewer cleaner have been displaced in all communities? do you think some communities need it pipe replacements ? and after all I want to thank you for giving us the opportunity in the name of all Calgarians to raise our voices.



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First name [required] Tom

Last name [required] Harward

How do you wish to attend?

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

Date of meeting [required] Apr 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 amendment citywide (rezoning)

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I understand what city wants to do with this rezoning thing. We are totally against it. We made Calgary our home because it offer homes and bigger lots suitable for raising family. Now city wants developer to make more smaller and dhod box type homes. I believe with this rezoning thing only developers will benefit and over a period of time this beautiful city will loose its charm and sheen. We don't want to live in shoe box homes with crammed spaces. Please don't do this rezoning thing for this beautiful city. It will make life worse for people in inner city. If the. Council is adamant for this rezoning thing, then the results will be shown in next city elections.



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First name [required] Ronda
Last name [required] Cairns
How do you wish to attend?
What meeting do you wish to comment on? [required] Council
Date of meeting [required] Apr 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 plan to rezone all communities to high density dwelling.

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The reason I chose the community I currently live in, is and was based on the the current zoning (Royal Oak). My property value is directly correlated to the current zoning, and the proposed changes will negatively impact values, it will create a community that I did not choose to live in, it will cause horrendous parking issues, increase transient crime, and fundamentally destroy the concept of community. If I had wanted to live in a high density area, I would live in the North East.



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First name [required] Jeff

Last name [required] Bowman

How do you wish to attend?

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

Date of meeting [required] Apr 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 don't think the solution, to the government-created problem of excessive population growth, should be for Calgarians to give up their way of life. I think council should respect the deal that was made to everyone who bought their house by respecting the zoning that was in place. In other words, high density housing should only apply to new communities / those that have not already made a zoning promise to residents. Will expected future population growth be met with even more high-density changes?



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First name [required] Virginia

Last name [required] Fawns

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary re-zoning

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am sending my concerns about rezoning. I live in Tuscany and have chosen that community and specific home because of the space between homes. The accessibility in the community. I have a large family and need space to park cars. On average most homes on my street have three vehicles. If a four-plex or secondary suites were allowed there would be no parking at all. The street would be congested and difficult to get in and out of. I don't think every community and street should be allowed to make these changes. It should be a case by case basis with the home owners on the street having a day of changes can be made. Please consider that cramped conditions you will create by making these blanket changes.

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First name [required]	Brad
Last name [required]	Young
How do you wish to attend?	In-person
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

[required] - max 75 characters	Rezoning for Housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Brad Young - Rezoning Calgary .docx
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ATTACHMENT_02_FILENAME
(hidden)

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

Brad Young
117 Sunwood Place SE
Calgary, AB T2X2K8
403-807-9514
bwyz@shaw.ca

I live in Sundance and am extremely concerned about what Blanket Rezoning would do to our community. Our community is designated as R-1 Single Family homes.

I'd like to mention my first home experience first. When I moved to Calgary, I RENTED for almost 10 years. First apartments and then townhouses. My furniture was all used, my end tables were milk crates, cardboard boxes covered with blankets and my TV stand was cinder blocks with boards on it. I had a very good paying job, but I rented for years, later with my wife. It seems now a days everyone feels they need everything brand new and to be able to buy a home immediately. I do wish I could have bought a home sooner but I couldn't. After I saved a 25% down payment, I bought an R-1 Single Family Home. I did not want to buy or live near a condo, townhouse, duplex or anything resembling a multi-family home. I could have went to another community where these types of homes were easily available, zoned for such homes and much cheaper than what I spent. I didn't want to deal with the traffic issues, parking issues, privacy issues, lack of green space and sadly the crime and attitude of those living in multifamily areas. I lived in and saw this, however I didn't want to live in these areas again.

When I went to the Midsun School Town Hall a few weeks ago, many people that live in areas that have multifamily areas, have seen these issues with parking, traffic having increased and unfortunately increased crime and those not taking care of their property. They also noticed many of those people worked for companies that supplied company trucks. This added to the parking problems. We don't want that in our community.

My R-1 Community and my R-1 home would be significantly devalued if a multifamily home was built on my street or even a few streets away. At the Midsun School Town Hall it was indicated that an R-1 lot could be replaced with 16 unit multi Family Homes. They said that parking is not required to be supplied. Where will they all park? As I live close to 2 schools, I feel a developer could overpay and buy a home or two, and build a 16 unit complex. With nowhere to park, people would need walk many blocks to find parking for their cars. Likely on our street in front of our homes so we no longer have parking access. Likely those people that find a parking spot, may not move their car for a long time concerned about finding another spot. Those cars could be parked indefinitely there. 16 units could have 32 cars.

In my community sadly 4 houses that I am aware of burnet down. They were all rebuilt. The new homes were ALL bigger than the original homes and two look slightly out of place. If a home should burn down today, I would expect a developer would buy the land and build a multifamily unit. I WOULD if I

was a developer or had big pockets to do this to make a large profit. I would also expect that parking passes would be required everywhere in Calgary if the rezoning was approved. Again taking away our R-1 single family home benefit we saved for and paid for years ago.

Homes in our neighborhood are in the 30 year old range. They may need upgrades or renovations, however they don't need to be torn down as they are still solid homes. In older communities, more city centre and inner core, houses can be 60, 80 or 100 years old. In those communities it could make more sense to tear it down and rebuild. Those communities already have that multifamily zoning, so this happens now. My community may have those homes when they are 60, 80 or 100 year's old, but not any time soon.

At the MidSun School Town Hall the planning department said that there currently are a few new communities that are focusing on building multi-family units. They then stated that 3 additional new communities were planned, however City Council stopped all work on these 3 new communities. The planning department said they were told to focus on rezoning all of Calgary instead. At the same Town Hall, and recently on the news it was stated that the Federal Government will give Calgary \$220 Million Dollars if they approve rezoning of Calgary!! Federal Bride money that stopped City Council from developing 3 new communities. So it seems City Council and the Mayor have no concerns for those of us living in a R-1 Single

Family Community when the 3 new communities may have been sufficient to meet the needs of multi-family housing.

At the MidSun School Town Hall the planning department then said All of Calgary is planned to be rezoned, except for Mount Royal. Apparently Mount Royal is special, so they can stay R-1 Single Family housing. If Mount Royal is so special, why can't communities like Sundance get the same approval as this is what I believe Sundance residents want? Or in the case of part of Mount Royal, Upper Mount Royal is staying R-1. Maybe Sundance or part of Sundance can have this same approval.

A day ago, it was mentioned on the news that a law suit is being brought up against the City of Calgary, councillors and the mayor about the blanket rezoning issue that they are planning to push through. As more details are made aware to ALL Calgarians about all the problems with blanket rezoning of all communities, more Calgarians will express their concerns. The City of Calgary, the councillors and the mayor should consider listening to the Calgarians rather than just pushing things through.

I noticed only ONE sign mentioning the Mid Sun Town Hall in Midnapore. I never saw ONE sign in Sundance, at either main entrance into Sundance, so anywhere else other than the sign in Midnapore. It was like they were trying to hide the Town Hall from residents in Sundance. Maybe so the residents would not be made aware of what city council and the mayor were planning.



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First name [required] Ed
Last name [required] Johnston

How do you wish to attend?

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

Date of meeting [required] 0004-04-22

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 100% opposed to rezoning to allow for increased density in low density residential zoning neighborhoods.



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First name [required] Joseph

Last name [required] Mendoza

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Kindly provide the residents of the City of Calgary what are the assumptions the value of our properties will not be affected. Most people will depend on the appreciation of our property for our retirement. It is the single largest asset that most people own. It is not fair and right to risk our future retirement fund.



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First name [required] Gerry

Last name [required] Trodd

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City wide change to high density across all Calgary neighborhoods.

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 city wide rezoning proposal is not the solution to the housing crisis, they were zoned this way for a reason, people have invested in properties based on the current zoning practices and they should be upheld. New development areas are a different story, this strategy will work in those communities.



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First name [required] Kim

Last name [required] Johansen

How do you wish to attend?

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

Date of meeting [required] Apr 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 policy on 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] Andrew

Last name [required] Reguly

How do you wish to attend?

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

Date of meeting [required] Apr 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)

My parents moved to a quiet residential area on purpose. They did not want to live in a high density area. Potentially if this goes through their residential area could become higher density when they will need the quiet residential area more as they age.

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First name [required] Glen and Carol

Last name [required] Spielman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We are not in favor of allowing single-detached, semi-detached, suites and rowhouses in our community. We already have at least 2 subsidized housing units in our community and do not want more. We also have a next door neighbour that has a "suite" rented out in his basement, which we are sure is not legal. The parking in our area is already an issue and these additions would just make it much worse. We feel the same about backyard suites - parking is an issue. I get the feeling that this is already a done deal, just as was the BRT that we argued against and which we notice, as we suspected, is used sparingly in our community



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First name [required] Martin

Last name [required] Park

How do you wish to attend?

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

Date of meeting [required] Apr 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 in Council - 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)

As a resident of Killarney, I have seen the benefits of moving from a RC1 to RC2 development guideline. The development of semi detached homes has created densification but also maintained an architectural guideline for the community and maintained home values. It has been a community of young families like ours and that has also been appealing and our desire in selecting Killarney this past decade. The most recent development to allow 5-plex developments into the area is something completely different and lead into the issues with the housing rezoning proposal. These 5 plex unit (not being developed on every corner) are creating a number of issues - street parking issues, moving the community away from single family homes (changing the demographic of the community as purchasers are no longer families) and it drives the average home value down, not up (while not offering a solution to your lower priced housing options for lower incomes)

These 5 plex units are typically built with limited or no included parking. Street parking is expected & with 1,2,3 occupants in these homes, a single development can bring an additional 10-12 cars to a single block. There is not capacity & now it infringes on the street access for neighbors as the 5-plex residents find vehicle locations away from their buildings. I have seen & heard anecdotally from neighbors about this issues. The younger demographic I have observed as recent as yesterday are single, early career people. No problem on the surface. But as I walked my 9 year old through the neighborhood yesterday & had residents of a 5-plex unit drinking, smoking weed & playing loud music outside their unit at 4 in the afternoon, I had to address it with my son. The neighborhood changes when demographics change. Now not everyone living in a 5-plex is a party'er, but I know from my own experience, my lifestyle in my 30's was dramatically different than my lifestyle now as a father in my early 50's. The mix of developments does not drive home values but diminishes them. The community has lost its architectural guide & now too many different home product types are available. Why would someone move into a "mixed bag" community when they could look to a single family residence community instead. The mixed units drives the price of averages down & disrupts the aesthetic of the community that people pay for. Ironically, the new units available are \$500-650, still not affordable for most people this is proposed to help.

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First name [required]

Lynn

Last name [required]

Petryk

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Discovery Ridge Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I have been a resident of Discovery Ridge for over 20 years. I do not want blanket rezoning in my community due to safety issues. We have experienced safety and capacity issues as this is a one way exit/entrance community, as well as we already have high density housing in the Wedgewoods with 600 units, many with single parking stalls. Our community is already over-run with parking during summer months with number of visitors to Griffiths Woods, which should remain accessible to all Calgarians. The difficulty of access/ and exiting was already profound during the flood when even homes well above flood levels had to be evacuated for days.



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First name [required] Darrin

Last name [required] Hopkins

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Council is elected to act on the will of the people. Not impose its will on the people. It is time to stop denying annexing land surrounding Calgary. Let people choose where they want to live. None of the inner city school's or existing schools can handle more kids. Increasing density means these kids will be bussed to the suburbs. It's incredibly obtuse of council to address rezoning in a vacuum.
Say no to RCG



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First name [required] Eve

Last name [required] Carefoot

How do you wish to attend?

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

Date of meeting [required] Apr 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
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First name [required] Donna

Last name [required] Buxton

How do you wish to attend?

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

Date of meeting [required] Apr 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 re-zoning

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We purchased a family home in a quiet older developed residential area as this would mean that there could be no new construction that could adversely affect our lifestyle and property value. Despite the council having a long time statement that city planning policy was to maintain the character of residential areas it seems that some of our elected aldermen have decided that this policy is to be abandoned in favor of blanket rezoning. This change in policy would mean that multi-dwellings can be constructed in previously single family home areas without an individual case by case evaluation for a permit change and without proper local resident consultation. It is not acceptable that older residents who have lived for years in their home in a quiet blue collar residential area will now have to worry that their next door neighbors bungalow may be torn down and replaced by a three floor multi-family complex, adversely affecting their property value, their retirement lifestyle and their ability to park in the street outside their own home.



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First name [required] Cathy

Last name [required] Ross

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

- a plebiscite needs to be held on the blanket rezoning. This is the most important decision in Calgary's history and will change the character of our neighbourhoods and the environment with the lost of trees
- rezoning will benefit developers buying up a single dwelling and make 2 or 4 dwellings not the citizens who need housing. See results of Auckland New Zealand zoning.
- recommend building up on shopping centres and other areas close to LRT stations - more bang for the buck.
- recommend permits for secondary suites and back yard homes - gentle densification in single family home neighbourhoods. Those in these neighbourhoods paid a premium to live here and you can't change the density plan,
- this plan means we will lose our lovely treed neighbourhoods - Calgary will become a stark chaotic city,
- this zoning plan should start now in new neighbourhoods - it is just too big a change done to quickly

Thank you for your consideration



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First name [required] Katherine

Last name [required] Meeks

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning.

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 council seems to think they can do whatever they want! You all work for us..... and you didn't think to ask the tax payers if we were in favour of your idea?? For me, blanket rezoning is a HARD PASS. No one I have spoken to is in favour of this. Our city needs to work together to find reasonable solutions to the housing crisis. Building a 12 unit dwelling next to single family dwelling impacts privacy, parking, infrastructure use..... it isn't well thought out. As for affordability, this isn't going to improve things for low or modest income Calgarians either. Developers are in this to make a profit.