



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

To: Calgary City Council

I am writing to express my concerns regarding the proposal to remove zoning restrictions city-wide, which would increase housing supply and reduce costs. While I understand the intentions behind this proposal, I believe critical factors need to be addressed before such a significant change is implemented.

1. **Lack of Concrete Evidence:** The council has referenced a study from New Zealand suggesting a 7% increase in housing supply over 5 years after the removal of zoning restrictions. However, an external analysis of this study revealed that market factors played a more significant role in the increase rather than the removal of zoning restrictions. It is crucial to note that this appears to be the only study referenced, and there is a lack of other real-world evidence indicating that the removal of zoning restrictions would indeed benefit our city.
2. **Lack of Public Consultation:** This issue impacts every Calgarian, including non-homeowners. It is concerning that this issue was not part of discussions during the last civic election, and thus, citizens did not have the opportunity to voice their opinions or concerns. Given the broad impact, citizens should have the right to make their voices heard through a plebiscite or at the next election. Passing such a motion without appropriate consultation with the public undermines the democratic process.
3. **Impact on Infrastructure:** Many neighbourhoods in Calgary are already stretched in terms of infrastructure capacity. Increasing density without thoroughly studying its impact on parking requirements, sewer and water lines, and the overall quality of life in neighbourhoods could lead to significant challenges. Has the council conducted a comprehensive study on these impacts, including potential cost implications for replacing and upgrading infrastructure?

In conclusion, I urge the council to reconsider the proposal to remove zoning restrictions until a more thorough analysis is conducted, including consultation with the public and a detailed study of the infrastructure implications. It is essential to make informed decisions that benefit the city as a whole and address the concerns of all stakeholders.

Thank you for considering my concerns.



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First name [required] **Brenda**

Last name [required] **Domeij**

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

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

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

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

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

ATTACHMENT\_01\_FILENAME (hidden) **R-CG issues (1).pdf**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

To Members of the Calgary City Council:

I do not support my residential property being rezoned to R-CG for the following reasons:

1. A Local Area Plan (LAP) has not been approved for my community. This plan was to guide the densification development in the Local Area (in conjunction with neighbouring communities) in a way that ensures the characteristics of the communities are maintained while facilitating target densification, environmental/climate consideration (green space, tree canopy), proper transportation corridors, fire/emergency consideration etc. The original Area Redevelopment Plan (ARP) is no longer followed based on current development approved in the community. Consequently, while the information leaflet indicates 'This district has rules to ensure new buildings fit in with the existing homes', there is no community informed urban plan for my immediate area to govern any local development. This leaves the development of the community to the discretion of those governing bodies in place that may or may not have knowledge of my area.  
Will a Local Area Plan be completed and published for all areas in Calgary?
2. The R-CG zone as documented in the information leaflet allows for too much variation in development options and densification for my property and for those immediately in my vicinity. Yes I understand that is the point to reduce development restrictions and to speed up approvals. However, without a proper development plan in place (as mentioned in point #1) neighbourhoods will lose any sense of contextual sensitivity. Based on the leaflet description stating 'An R-CG property could have a maximum of four units on a typical 50 ft lot, with potential for each unit to have a secondary suite and a backyard suite. The R-CG can be located on corner lots or mid-block lots.' Essentially this allows for 12 'housing options' in a 50 ft lot where there is currently one. The potential for the influx of this number of housing options with no designation in between (not to mention how many people this could be) is too much of an increase for my property and those in my immediate vicinity. This allows an 1100% increase!
3. Developers will become the default 'City Planners'. Yes they will be able to say they are following the bylaws but who will ensure it's best for my community? Again without an approved Local Area Plan, each developer would be able to follow their own design discretion and still be in compliance with the City approved bylaws should this zone change be approved. The designated R-CG zones will have the look of the infamous 'dog's breakfast'.

Please facilitate getting approved Local Area Plans in place to guide densification and City planning before a carte blanche approach to rezoning designated areas. In addition, please consider creating a zone designation with a maximum of 500% increase (i.e. 2 units on a typical 50 ft lot, with the potential with each unit to have a secondary suite and a backyard suite) that allows for a maximum of 6 'housing options' for neighbourhoods built before 1985.

Your serious consideration for my concerns and suggestions is most appreciated.



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First name [required] Andrew

Last name [required] Hogg

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Re-Zoning of Calgary

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

ATTACHMENT\_01\_FILENAME (hidden) Calgary Blanket Re-Zoning feedback.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

**City of Calgary Blanket Re-Zoning Proposal Response**  
**Andrew Hogg, Lake Bonavista resident**  
**April 15, 2024**

My wife and I live in Lake Bonavista. We moved here specifically because of the wonderful community that has been built and maintained by people in Lake Bonavista being focussed on families and community. We have lived in neighbourhoods with multiple zonings but chose Lake Bonavista, in a large part, because of it's zoning which has created a neighbourhood with an enviable sense of community and a demonstrable pride of ownership.

I strongly believe that this proposed blanket rezoning of almost the entire city will negatively change the character of our community and I remain unconvinced that it will achieve the goals that the City, Councillors, and City Planners (hereafter referred to collectively as "the City") have used to justify this fundamental change to all neighbourhoods in Calgary.

**Irrevocable and fundamental change to the entire City**

- The proposed blanket re-zoning will fundamentally change the nature and feeling of community in many older R1 neighbourhoods.
- Once this blanket re-zoning is done there will be no way to revoke the re-zoning. Essentially no way to "put the toothpaste back in the tube". This change is irrevocable so it must be taken with the utmost caution to ensure the change is justified.

**No proof the blanket re-zoning will achieve the stated goals**

- The City materials mention other cities that are about to try this kind of blanket re-zoning but no other city in Canada has undertaken such a fundamental change to their residential zoning. We therefore have NO idea what the short-, medium-, or long-term impacts might be on Calgary.
- In fact, there is NO medium- or long-term experience anywhere in North America that has been shown to Calgarians.
- We are part of a massive social experiment undertaken by the City, in hopes it will solve a highly complicated housing issue with no proof it will achieve the stated goals.

**The Goal of building additional housing is wholly outside of the City's control.**

- The stated goal of the blanket re-zoning is to have additional housing built. However, there can be no assurance this will happen and the plan does not include any provisions to ensure it does happen.
- Essentially none of the building forecast in the plan will be built by the City. The City has no control over what will be built as well as where and when it will be built. Therefore, the outcome is completely uncertain. It may result in all the investment being made into the same number of homes currently planned to be built in Calgary.
- As the vast majority of building in Calgary is undertaken by developers, the key driving force will be to maximize the developer's profits. In essence, this means that there will be an

increase in UNaffordable housing as this is what will generate the best returns to developers. This plan will not solve our affordability crisis.

- If the City is so certain that this plan will succeed in solving the housing crisis, they have not detailed how. This information, or at least a credible forecast, must be shown to Calgarians prior to such a major change being forced on my neighbourhood.

#### **Absolutely minimal engagement with the citizens of Calgary**

- This process began in September 2023 and 7 months later the council is voting on irrevocably changing Calgary's neighbourhoods.
- If, as the City suggests, this plan is of benefit to the citizens of Calgary, we should be give both the time and the information to properly understand such a dramatic and irreversible change to our neighbourhoods.
- In my ward, Ward 14, we had two Open Houses that only occurred because our Councillor made the effort to hear from his constituents and was open to their feedback. At these events the feedback was overwhelmingly (>90%) vehemently opposed to the blanket rezoning.
- A change this seismic should be explained in a year long process so that all impacted parties can understand what is proposed and provide detailed and thoughtful feedback. The vast majority of Calgarians clearly have little to no understanding of the full impact of these changes. How could they? The City has kept this plan to themselves until last September.

#### **Almost no democratic response allowed to the citizens of Calgary.**

- The City, led by the Mayor, is completely unwilling to take the time or effort to allow Calgarians a way to have meaningful input into the planed blanket re-zoning. Allowing citizens to speak at Council, and then ignoring their input and voting to proceed, is starkly undemocratic.
- The City is relying on Councillors to vote in a way that respects the wishes of their constituents as they do on many matters before Council. However, NO member of Council mentioned this decision when they ran for election. Therefore, no citizen can be said to have voted for this plan.
- For many regular Council matters, we need Council to do their job and make their best decision with full integrity to make the best decisions they can for the city and their constituents. But this decision is not a regular piece of City business. This is perhaps the most fundamental change to our city since its inception.
- Citizens deserve not only the time to properly assess this proposed blanket re-zoning, but they also deserve the right to have a direct say in whether such a fundamental change occurs in our city. Either we are given the opportunity to vote for Councillors who state their stance on the plan, or better yet, we have a direct say through a plebiscite. It is astounding that we have had plebiscites on fluoridation and the Olympics but not on such an important change as a rezoning of the entire city.

#### **Every impactful City decision must be made carefully and with appropriate consideration.**

- The City has made many significant decisions before – to host the 1988 Olympics, and the decision not to host again being only two examples. But these decisions were made over a much longer period than 7 months with far more input from citizens.

- The 80/20 plan to divert 80% of waste from our landfills impacted all citizens but was explained in great detail over years. It was also piloted in multiple communities and the plan was adjusted to ensure it's success.
- There has been NO test of the re-zoning plan and no one know that the impacts may be from a blanket re-zoning in older established neighbourhoods like mine. Again, we DO NOT KNOW what the full impact of the re-zoning will be.
- Saying that there are new nieghbourhoods that have a similar zoning does not measure how a change in re-zoning, especially in older established neighbourhoods like mine, will impact my community.
- This process is the antithesis of a "careful and considerate" plan. It is rushed, secretive and being implemented with a hurried panic. If it is so good, let's talk about it.

**In summary, the proposed blanket re-zoning will:**

- Create a massive change to all of Calgary and the "feel" of almost all neighbourhoods, especially mine. A neighbourhood I purchased in specifically for it's feel and zoning.
- The rational for the change is unproven and untested in any Canadian city. The benefits are only guessed at as we have no real data on what the impact may be.
- There is no assurance that any of the stated goals of the policy can or will be achieved.
- The citizens of Calgary have not had time to properly understand or comprehend the proposed changes.
- The City has failed to pursue proper and full stakeholder engagement with the citizens.
- The changes, perhaps the largest ever to be undertaken by the City, are not in any way supported by a democratic process for the citizens.
- This process has been rushed and many citizens, including the vast majority of my neighbourhood, believe this change is being "rammed through" with a total disregard to the wishes of the majority of the city's citizens.
- If the City truly believes this plan is good and that it's citizens will benefit from it, then take 18 months to convince us and then listen to our response. To be properly democratic, let us speak with our votes in the next municipal election when the issue can be properly debated and voted on by all citizens of Calgary.

In closing, I'd like to make clear that I have never before written about any city decisions. I also have never felt so strongly the need to have my voice heard. And I have also never felt so strongly that the City has so ignored common sense, and the voice of it's citizens. So finally, I have had to speak up.

If this irrevocable and potentially damaging decision is rammed through Council, it will likely be the most egregious and misguided decision any Council has made in Calgary's history. I hope that some willingness exists on Council to pause, reflect, and ensure that Calgarians voices are heard and respected. If it truly is the best way forward, let us have the time and means to see that.

Sincerely,

Andrew Hogg



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First name [required]                      Christian

Last name [required]                      Laventure

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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(hidden)

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

More freedom for private entities to develop homes in our city while reducing red tape in the development process is a good thing.



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First name [required] Richard

Last name [required] Baker

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Planning Matters -Proposed Land Use Designation amendment

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

ATTACHMENT\_01\_FILENAME (hidden) Rezoning letter for City Council.docx



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

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Rezoning letter Sunday, April 14, 2024

I strongly oppose the latest rezoning initiative. The core of the city is critical for the well being of the city. A visit to large American cities with out a large percentage of single dwelling neighbour hoods show high incidence of decay. Houston City is a great example where there is no zone bylaws ([city of houston texas zoning bylaws - Search \(bing.com\)](#)) Europe and London U.K. has partially maintained green space by keeping family dwelling close to the inner city. We lived there and were impressed with London's green space availability.

Rezoning will definitely increase the population density but at the expense of green space. With more families and less restriction of building yards will have to decrease. We have had restrictive covenants on our neighbourhoods for over 60 years. It has allowed Calgary to have nice neighbourhood and made 17<sup>th</sup> ave very popular. There is also many neighbourhoods near downtown that are top notch.

The council have the political authority to take such consequential action. This was not an issue in the 2021 election- no elected councillor or mayor advocated this kind of rezoning. If Council remains determined to rezone, its advocates should make it a ballot issue by including a plebiscite-in the 2025 election. I am shocked that City Council has chosen not to consult the population about the rezoning with a plebiscite. This affects a large number of citizens, over 300, 000 homes are affected by this rezoning bylaw.

This was not an election issue that was brought up before the last municipal election and was not brought up by the mayor or councillors. Council's action to use Ottawa's incentive and bribe of federal tax dollars to impose on Calgarians up to eight front doors on a conventional single family dwelling is clearly not in the consensus way of Canada and Calgary. Ottawa's decision makers don't have the right to dictate changes to a century old neighbourhood for those who want to live in a neighbourhood filled primarily by single family dwellings.



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see comments for submission attached.

Submission in opposition to rezoning.

I am writing to oppose the upzoning being proposed for the entire City of Calgary because upzoning is not likely to achieve an increase in affordability while it IS like to have detrimental effects on the quality of life in existing neighbourhood's and on citizen participation in City land use decisions.

First, upzoning will not achieve an increase in affordable housing. While all of the research and case studies published on the City website claim that increased density leads to affordability, they are unconvincing for a number of reasons. First, three out of the four articles on the website from the US are written by the same authors and some of the remaining ones reference those authors—hardly a balanced look at research on the topic. Secondly, and more importantly, all of the articles rely on the same theory (and it is just that: a theory) that there is a trickle down effect from new building in an area where more wealthy buyers move, freeing up space for middle class buyers and renters, and eventually, for lower income ones.

The problem with this theory is that it totally ignores the impact of real estate investors, both foreign and domestic, which distorts the market. Take Vancouver, for example. They are among the most dense cities in North America and also among the most expensive for housing. And according to Dr. David Ley, Professor Emeritus of Geography at UBC, one of the most significant factors in creating the housing inflation in Vancouver has been investors. (<https://nexuswebcast.mediasite.com/Mediasite/Play/ee34fb5b33a94b6f9327eb88d9cfb2d51d> 18:40-34:34.) Furthermore, he refutes the notion that upzoning and densification result in more affordable housing.

In fact, some authors like Wendell Cox, principal of Demographia, an international public policy argue that upzoning and densification actually create more expensive housing. In a statistical analysis of housing prices and density across North America, he notes that densification increases the cost of land and concludes, “there is a strong (statistical) association between urban density and housing affordability, such that affordability is better where urban densities are lower.”(<https://www.newgeography.com/content/007221-higher-urban-densities-associated-with-worst-housing-affordability> para.5)

So if it is doubtful that upzoning will create better affordability, what IS it likely to do? Well, it will cause infrastructure strain, and I offer as evidence my own community of Shawnee/Millrise. In the 20+ years that I have lived here, I have seen a golf course turned into high density apartments and two other high rise apartment buildings go in. The result has been a huge increase in traffic congestion at all times of days. It is true that we have several C-Train statins available in this area that might be an answer to battling traffic, but this increase in congestion has occurred despite availability of public transit, perhaps because many residents like me, have stopped riding the C-Train because of the inherent risk in doing so. And this congestion has come WITHOUT an accompanying increase in affordability (a one bedroom suite in the newest building is renting for \$2,500/month, hardly what I'd call affordable.) In short, I have seen a decreased quality of life without seeing any associated benefits. And I'm sure that Calgarians from many other neighbourhoods could tell a similar tale.

Upzoning will also threaten greenspaces, which are central to Calgarians' enjoyment of their neighborhoods, and to having “breathing space” in the middle of an already dense cityscape. This new housing policy already allows the sale of “unused” greenspaces, owned by the City, to be sold to developers for a variety of uses, with no requirement for any further consultation with existing homeowners and residents of the area. In addition, densification will also transform the character of existing neighborhood's like mine, where there is a long-term,

stable population, to one with a more transient population, which again, impacts the quality of life in existing communities.

But perhaps the most serious impact of upzoning will be the decreased ability of citizens to have meaningful input on land use decisions effecting their neighborhoods. The City Administration claims that there will still be an approval process and that residents will have a chance to appeal. However, there will no longer be a requirement for the City to make public announcements about proposed changes, so it is likely that residents will not even be aware of a new proposal. And if they are aware, they will have to come up with \$200 to file an appeal and write a detailed submission which sometimes requires legal advice. These are barriers to the meaningful participation of busy and increasingly financially challenged Calgarians to participate in land use decisions that impact their everyday lives. The likely outcome of these changes is that Calgarians will be less involved in their City government , and you will forgive me if I think that that is the whole point.

In conclusion, considering that upzoning will not likely accomplish the goal of increasing affordable housing , and might well decrease affordability; and considering that it will result in numerous negative effects on existing neighbourhoods without any accompanying benefits, I would urge City Council to look at alternatives to upzoning for affordable housing.



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

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First name [required]

Rob

Last name [required]

Amey

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)

Hi,

I am against the blanket rezoning bylaw!

I live in a community that has a lot of apartment buildings at least 6 of them are over 12 stories high, with our fair share of condo's. None of them are obtrusive to the community as what is being proposed in this bylaw. I have seen a lot of corner lots in certain communities being turned into 4 unit condo's. These go up giving the house next door absolutely no backyard privacy. We pay most of our working lives to buy and pay for a home, to have our property values and privacy go out the window! Thanks but no thanks!

Getting back to my statement about apartments, why is it when I drive around new communities there are no Apartments, condos yes but no apartments! The city talks about we need to make communities more dense but they don't follow suit when new communities are built! Go figure!!!

I for one will absolutely remember how my councilor voted on this issue and vote accordingly at the next election, I hope the rest of Calgary does the same! They may cram this though, but don't forget to let them know at the next election!

Rob Amey



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First name [required]                      Patricia

Last name [required]                      Weldon

How do you wish to attend?

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

Date of meeting [required]                      Apr 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)

After attending blanket rezoning meetings in various wards put on by the City and ones that were initiated by councilors in their ward, I am very concerned that this new concept is not fully formulated and should not be instituted at this time. For example :This intense density ( 8 units) on a former R1 lot needs to be reviewed by the fire department. Further, the infrastructure (water, sewer, electrical )on an R1 lot , particularly in older neighborhoods like Briarhill and Hounsfeld Heights (built in the 1950s) was never designed to accommodate this type of massing.

We are advised that Calgary requires more vegetation to support the tree canopy and yet when these multi unit structures are built there is little to no landscaping. Where once there were several large trees, there are none.

Blanket rezoning is not the answer to affordability or to the housing crisis.



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First name [required] Donald

Last name [required] MacKimmie

How do you wish to attend?

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

Date of meeting [required] Apr 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)

In the 1990's I sat on a City committee, chaired by Chief Commissioner George Cornish, tasked with making recommendations as to how the City could encourage and sustain a vibrant economy. The committee heard from many experts.

One theme prevailed: The quality of life for Calgarians and new Calgarians is of paramount importance.

I fear this basic principle has been lost in the unnuanced proposal to blanket rezone all R1 housing districts.

It is not an accident that districts like Scarboro and Elbow Park are desirable places to live. They were designed by leading planners at the time (Scarboro by the planner of Central Park in New York) and have stood the test of time.

The City delivered a pamphlet to our home discussing the proposal. In part it reads:

"An R-CG property could have a maximum of four units on a typical 50 ft lot, with the potential for each unit to have a secondary suite and (my emphasis) a backyard suite".

That is, possibly, 12 housing units on a 50 ft lot where there now is one. All in the middle of a properly planned and pleasant neighbourhood which contributes to the quality of life for Calgarians. As I said, unnuanced.

Were this ever to happen, there is no argument that the quality of life of the neighbours would be adversely affected. A minor example, when compared to this possibility, can be found in several places in Bankview and Altadore where fourplexes constructed on corner lots having a neighbour to the north have substantially eliminated natural sunlight reaching the neighbour, along with all the neighbour's privacy.

This is just one example of how areas having a high quality of life can be adversely affected by overdevelopment, with the long term possibility of Calgary having no neighbourhoods having the quality of life so important to a vibrant successful city.

I am aware that the "C" in R-CG stands for contextual. But, with respect, it is inappropriate to leave the decision as to developing a 50 ft lot into 12 housing units to a city planner. The poor planner, in an effort to be "fair", may decide to limit the development to 8 units. That result, with the adverse impact on backyards and parking availability, should not be made available to a planner. The impact of the decision is too great on the adjoining neighbours and the neighbourhood generally. And, an argument to "trust the planner" does not resonate with me.

Please send this proposal back to the drawing board.

Respectfully submitted.

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



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First name [required]

Ron

Last name [required]

Kellam

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Citywide Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

Both myself and my wife, wish to go on record as being vehemently OPPOSED to this rezoning initiative..

Firstly, as a Registered Professional Planner and Professional Engineer specializing in Land Development consulting, I believe this is an astounding overreach on the rights of citizens and their protection of the Land Use Bylaw and Land Uses that were in place when they purchased their properties and is fundamentally intrinsically wrong in The City of Calgary.

Secondarily, I find this offensive, being a second generation native born Calgarian, in that we are being eroded of our fundamental property rights that the City was built upon, by planners from elsewhere, that appear to know more about our culture than we do.

My family goes back to owning businesses in the late 1800's and early 1900's, who helped build this City.

I have provided planning and engineering consulting services for land development clients since 1976 and my wife, architectural control services to provide certainty of building quality and conformity that was applauded by The City of Calgary development authorities.

This was seen as value by her clients and the builders, to provide certainty of asset value to their homeowner purchasers in their planned communities.

With this proposed amendment, all our efforts and the principles established, will be wasted.

We see this proposed amendment, an erosion of our property and neighborhood security and enjoyment of the single family lifestyle, in communities like Douglasdale and others in which we had provided the planning, engineering and architectural control services.

This should be put to a plebiscite asking Calgarians about they think about this, rather than relying on what a new generation of eastern and coastal planners believe, EXPERTS as they have been called, that will fundamentally overturn our historical planning principles for the City.

We bought into our community Mountain Park (a Douglasdale Estates Community), and invested in our home, due to the Land Use in place and the security and lifestyle the community planning concept and its approved Land Use provided.

This proposed Amendment destroys all of that and should be abandoned.

These communities were developed taking into consideration, security, planning optimization and sizing of utilities and infrastructure. This possible increase in density may require upgrades to what exists.

Who pays, as an "affordable" housing 4-plex won't be able to?

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



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First name [required]	norm
Last name [required]	minor
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 18, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am very opposed to the proposed rezoning policy. I live in a R1,cul de sac which already has very limited parking, more cars is very problematic and dangerous to children.



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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not support the proposed blanket zoning for the following reasons:

- Negative affect on climate change and reduction of Calgary's valuable tree canopy.
- Increased social unrest due to people living on smaller land parcels in closer proximity to one another.
- Loss of privacy, loss of green space and increase in the already difficult parking issues.
- Insufficient utility infrastructure (e.g. power, water, sewer, gas, internet) to meet the increased demand.
- Blanket zoning will not solve the affordable housing issue and will likely make the situation worse.
- Developers cannot be expected to ensure community congruity when working under a blanket zoning process.

More thought, analysis and input from the residents of the City of Calgary, is required to solve this important issue.



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

Calgary City Council  
800 Macleod Tr. SE  
Calgary, Alberta, T2P 2M5

Dear Madam Mayor and Councillors,

I am writing to express my strong opposition to the proposed blanket rezoning of properties being considered at the April 22, 2024 Council Meeting.

In my opinion, a blanket rezoning without careful consideration of the specific needs and characteristics of each neighbourhood and property is an apathetic effort by Calgary City Council at urban planning and development. The detrimental effects that a blanket rezoning will have on our communities includes:

**Increased Density without Infrastructure Improvement:** Rezoning to higher density zones (like R-CG or R-G) without proper planning and investment will lead to increased strain on existing infrastructure such as roads, schools, and public services. Schools in my area are already overcrowded and are a particular area of concern. More planning and policy needs to be in place before moving forward with rezoning.

**Negative Impact on Property Values:** The sudden change in zoning regulations could have a negative impact on property values, affecting homeowners' investments and financial stability.

**Lack of Community Engagement:** Blanket rezoning lacks transparency and bypasses the crucial step of community engagement and consultation. Residents should have a say.

**Loss of Neighbourhood Character:** Blanket rezoning is likely to result in the loss of the unique character and charm of our neighbourhoods.

I urge the Calgary City Council to take a more community-centered approach to zoning and development that includes careful consideration of neighbourhood characteristics and planning for sustainable growth.

In conclusion, I respectfully request that the Calgary City Council reconsider the proposed motion for blanket rezoning and instead adopt a more thoughtful and inclusive approach to urban planning and development.

Thank you for considering my concerns.

Sincerely,

Lori Morrissette  
147 Waterloo Drive SW  
Calgary, AB T3C 3G4



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First name [required]                      Lauretta

Last name [required]                      Enders

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Public Hearing of RE-Zoning

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

ATTACHMENT\_01\_FILENAME (hidden)                      April 15 submission OPPOSED.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

Dear City Council Members,

**Re: Public Hearing (April 22, 2024)  
R-CG: City of Calgary; Ward 11**

I am writing to strongly oppose the proposed rezoning from R-C1L to R-CG. As a long-standing resident committed to our community's well-being, I believe this shift from R-C1L to R-CG threatens our neighborhood's unique character and stability.

As a homeowner who has invested significantly in our community, I urge you to consider the long-term implications of this rezoning. I request that my objections be formally recorded and given due consideration during the upcoming Public Hearing on Monday, April 22, 2024.

Further, I am writing to urge each of you to support either a Plebiscite or a significant delay in the decision regarding the rezoning issue from R-C1L to R-CG in our neighborhood and across the city.

It has come to my attention that many Calgarians are not fully aware of what R-CG entails or its implications for existing residential areas. The City Planning Department's engagement with citizens regarding this city-wide zoning proposal has been lacking in meaningful feedback collection. Given that this issue impacts the entire city, citizens deserve a greater say in the decision-making process.

I believe that more time and due process are necessary to ensure that people are well-informed about R-CG before any decision or vote is made. Therefore, I request your support for a Plebiscite or a substantial delay to allow for comprehensive public education and input on this critical issue.

Thank you for your consideration of this urgent matter.



Laurretta Enders



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First name [required]                      Ronald

Last name [required]                      Eisler

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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 issue under consideration has arisen due to the lack of ability of the Federal government to effectively plan ahead, with the core issue being: "The entire country is being overloaded with the current immigration policy", and now the cities are attempting to mitigate/patch the issue, which has many detrimental band aid stopgap effects.

Required:

A) The provincial and municipal governments need to "collectively" work to control the federal government to stop this practice. This "has" to be an immediate top level priority.

B) There is no planning being done to understand and facilitate how the continued record immigration growth will impact the cities water, sewer, electrical, road system, food supplies, medical system, parking. As everyone is painfully aware, all of these infrastructure requirements are already overloaded. It's beyond belief that adding to the system more housing to accommodate more people is nothing less than complete shortsightedness.

C) As climate change is impacting directions to movement to an electrically based community, installing a residential solar power generation system is completely non-sensical now for many properties as any new properties with increased build height can totally mitigate, and disable, that investment. Should council continue to press forward and approve said rezoning, any construction of a property that will impact a solar generation system needs to 100% reimburse the cost of the solar system to the affected property, plus removal/remediation costs. This "must not" be a negotiable item in the rezoning. We are working towards a solar installation on our property to do our part.

D) The standing Enmax regulation that power generated by a residential solar system must not exceed the amount consumed, and not get paid for it, is unimaginably backwards.

Thank you.



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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Do not do this. Our small neighborhoods give middle class families an opportunity to live outside the density of the inner city. Build up downtown, do not destroy character and history for political gain.

This is a slap in the face to all those who paid a premium to live and raise children in these communities.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]

Mike

Last name [required]

Burns

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 8, 2024

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

[required] - max 75 characters

City plans to refine residential

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I'm truly amazed to see how hard city hall (especially the mayor) works to destroy this once great city. This rezoning thing is just one more example of how ideologically brainwashed the majority of you are. The hubris that the 15 of you think you know better on how over a million people should live is appalling. If this is still a democracy, and everyday I believe that less and less, put it to a vote... preferably a paper ballot vote and let Calgarians be heard.



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

Calgary AB

Yours Worship, Members of Council

Re: Blanket Upzoning Public hearing April 22, 2024

I am writing to express my concerns regarding the blanket upzoning proposal before Council. I have lived in Calgary for 38 years and over that time in six Calgary neighbourhoods over the decades from established community like Marda loop to where I currently reside in the community of Skyview. After living in a new planned community, we have decided that a move to a more established area close to my kid's High school James Fowler is more desirable to us, that is if we can still find an affordable 1960 home there that need some love and not to be bought up and torn down by developers to build a 4-plex costing the same as that single family house that sits on that land.

I am in opposition to the Blanket Upzoning for the following reasons.

1. None of the current city councillors campaigned on a blanket upzoning in the last municipal election. This is the most significant change ever made to housing and planning in the city, one that could affect all single-family residential property owners.
2. Serve the citizens, not the builders The sole beneficiaries of blanket zoning are developers. Residents have made sacrifices to purchase a single-family house are being encroached upon by high buildings. People have lost access to sunlight, seclusion, and peace of mind. What we observe is an administration that shows no regard or deference to the tax-paying public in favour of developers. In my area I have seen how the row of town homes and condos that have overtaken the community are now listed at the starting price of my home that I bought 13 years ago.
3. Speak to our Provincial Government, not federal government Housing and associated financing is a provincial issue. Any money from the Federal government should be allocated through our provincial government. City councillors and the Mayor should not be speaking directly to or taking money from the Federal government. Know your role. Please stop by passing our provincial government.
4. Eliminates public involvement in the redevelopment process. Blanket up-zoning proposal eliminates public involvement and ignores community context.
5. Erosion of public accountability and transparency. A Public Hearing is not "Red Tape," a "community veto," or a "hindrance to re-development." It is an important component of local government. Elected officials, not bureaucrats, should be the decision-makers on matters such as community character and context.
6. Removal of certainty for residents require certainty in their chosen communities. NOT builders. The Blanket rezoning proposal provides none. Certainty of one's preferred living experience is a key determinant in the home buying process. Restrictive covenants provide this certainty and is a tool we are fortunate to have. For someone who has lived in new developed area and seen how much an area that you thought would be developed one way and then it turns out a different way I want to move to an established area where I know what the community looks and feels.
7. Does NOT Improve housing affordability Blanket up-zoning will have no appreciable impact on housing affordability nor will it add more housing. In a more established area's like Mount Royal, Mount Pleasant or Varsity this is even more significant and those house that were once affordable or a couple could buy and put

some sweat equity in are being sold off to developers. Developers tend to purchase older, more affordable and often times these are rental properties, they demolish them, and build new higher-density housing with higher prices/rents. Builders want to make profit/money. Builders will buy a single home for \$750,000 and build a multiplex (4 plex or 8 plex) where each new unit costs \$750,000 (x4 \$3,000,000). therefore undermine the goal to increase the stock of affordable housing

#### 8. Strain on Existing Infrastructure and Services

Unfairly impacts older neighbourhoods. There will be impacts on snow removal, sewer, water, electrical and telecommunications infrastructure, schools, parks, and emergency services. A recent study conducted by the Federation of Canadian Municipalities found that \$1M per 100m will be required for infrastructure upgrades if single detached dwellings are replaced by 4-6 plexes This equates to 150K\$/per house replaced. This means replacing 10,000 homes, as contemplated in the Housing Strategy equates to a cost of \$1.5Billion at a minimum which will fall on Calgary taxpayers. Calgary is rezoning to 8-plexes. The costs will be higher.

9. The greenest building is the one that already exists The 'greenest' house is the one that already exists including all of the mature trees, shrubs, grass and gardens. Demolish and new builds are not environmental. It requires many inputs such as excavators and dump trucks and creates a lot of waste material. New builds require a lot of building materials: lumber, drywall, windows.

#### 10. Reduction of green space

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

#### 11. Parking issues

Parking is already an issue in all communities. Newer neighbourhoods have little or no, on street parking available. Communities that allow in-fills or basement suites have constant parking problems. The City of Calgary never makes parking allocation in any decisions.

#### 12. Safety Concerns

Fire fighters oppose the development of more density and multiplexes for safety concerns. When a fire occurs in one unit, it WILL impact attached units and basement suites. Firefighters have difficulties and take higher risks when trying to fight fires because high density units and multiplexes are too close together and difficult to access. In my 13 years of living in the community of Skyview I have seen 3 house's/ garages burn down to nothing and cause significant damage to other homes due to the proximity of each house.

Krystle McCarty  
Home Owner  
Born and Raised Calgarian



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First name [required] Daniel

Last name [required] Clayholt

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Hello,

I am not in favour of the blanket rezoning that is being proposed by Council. The goal is to devalue my home, which I worked hard to purchase. I pay high city property taxes to live the community that I have chosen and Council is now considering changing the essence of the community.

Please vote against this proposal and listen to the wishes of your citizens.

Thank you  
Dan Clayholt





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have sent a version of this letter, dated 13 March 2024, to all members of City Council. I wish this letter to be included as well.

Wednesday 13 March 2024

Members of Calgary City Council  
Calgary City Hall  
800 Macleod Trail SE  
Calgary AB T2G 5E6

Re: RCG Blanket Rezoning ... Meeting scheduled 22 April 2024

Dear Members of City Council,

My name is Shaun Alsford, and I live in the southwest community of Killarney. I am writing to you all on the eve of your meeting about opening up zoning regulations across the city to voice my concerns over the current LARP rezoning underway in my community as well as allowing developers carte blanche to do as they please in every community. My main concerns are with the public engagement process, unanswered questions, and subtle deception, as well as apparent lack of mindful planning prior to allowing development and its environmental impact on older communities such as mine.

My neighbourhood falls under the Westbrook LARP and over the course of the past year or so, I have witnessed a veritable gold rush attitude to snap up properties in order to have them rezoned for new development. This is really nothing new in Killarney except now, proposed developments need to be taller than existing homes and more numerous on a single lot for some reason, regardless of the nature of our community and streets. I see never ending sandwich boards stating new rezoning proposal requests, three in the last several months that affect me directly. I receive deceptively drawn postcards, as well as poorly written proposal letters, often filled with vague or erroneous information. Of course, I voice my objection, waiting for something more reasonable to be proposed as has been done pre-LARP. Worse yet is the fact that when my community members and I go to bat against the proposed excesses, we find out, after much time and effort already committed, the developers can reapply in six months' time. This process appears to be deliberately designed to wear down any resistance, much like asking dad when mom says no. I hear a lot about the desire for community engagement, but this process discourages it more than anything.

Another obstacle to full meaningful community engagement is the information, and in some cases misinformation, being delivered to the public. For example, our Westbrook LARP document is 125 pages of jargon, developers' jargon. One of my wonderful community members took the time, significant time, to read through the entire document and reduce it to a thirteen page summary for the rest of us. It still took me two hours to read through to get a very basic grasp on what was being planned and even with that, I certainly did not see coming what is currently happening in my neighbourhood. I am not sure how City Council expects people like me to wade through an onerous document such as the Westbrook LARP and be able to say anything meaningful in the end. I learned afterward that the entire plan was created by the developers themselves. Is this true? Is this why I am now seeing requests for ten units on a single lot and building heights that are taller than the two-story duplexes that line 29<sup>th</sup> and 30<sup>th</sup> Streets, blocking solar panels and offering unwanted gazes into private backyards? Did City Council ever name the authors of the LARPs? Or was everyone just hoping no one would ask?

For me, however, the most egregious subtle deception or misleading nature of the current development narrative has to do with the economic law of supply and demand and its impact on housing affordability. Over and over, I hear members of Council speaking to the need for more homes for people. True. And that increased availability will help with affordability. Definitely not a given. Once upon a time, maybe, but our current economic system is ruled by shareholders

and investors. There is absolutely no guarantee that any of these new constructions will be available to people who actually want to make them their home. Investors and investment companies are usually the first out of the gate with fistfuls of dollars, often offering ten or fifteen percent above asking price. I see this a lot in my Killarney Glen Courts. I was very lucky when my neighbour decided to sell her wee home next to mine to a young person who wanted to live in our community, and not to the competing investment company. With the current targeted LARPs in communities like mine, and a discussion of city wide zoning changes without a solid plan to ensure this increased housing density will go to people rather than to investors, City Council will turn Calgary into another Toronto or Vancouver where properties are purchased, but not lived in, become Air B n Bs, or rental properties where there is no way to ensure and maintain affordability. Once it is sold, the owners can do what they like. Rent hikes. Renovations. Slum landlords. Just one councilor has questioned whether increased housing will ensure affordability in our city. He is right to question. I question. What are City Council plans to mitigate potential abuses in the industry? Laissez-faire does not cut it. There is no ceiling to the wants and greed of the development industry. Truth be told, all of these questions, discussions and guidelines really needed to be had before unleashing the LARP on my community and others, and certainly before deciding to open the entire city to rezoning.

Finally, the environmental impact that the current rezoning free for all has in my older community and taxation. As older single family homes being sold are being snapped up by developers at a prodigious rate, lots are cleared and healthy, mature trees are cut down reducing the protective inner city canopy. It breaks my heart. As we experience more extreme weather in the city, our inner city trees are a huge benefit, not only to the beauty of my community, but to the health of our city. True, there is the "one-for-one" stipulation, take one, plant one. However, do you really think it a fair exchange of a healthy, mature tree to be replaced with what is tantamount to a twig? Do you really think the developers give a second thought as to what they stick in the ground? Furthermore, do they give a second thought to the sustainability of what they intend to build? Are they required to build energy efficient homes? Safe homes that are affordable? What about all of this densification taking place in older neighbourhoods whose infrastructure may not be ready for the added pressure. My own neighbourhood is quite old, and last spring, a sewer line collapsed between 29<sup>th</sup> and 30<sup>th</sup> Streets at 28<sup>th</sup> Avenue SW. It took nearly a month for it to be fixed and roads opened. I couldn't help but wonder if all of the current massive development on both 29<sup>th</sup> and 30<sup>th</sup> Streets had contributed to the collapse. What is the developers' responsibility to ensure that our underground water and sewer systems can support the new zoning proposals? Or does that inconvenience fall on me, a taxpayer?

Now, I had no intention of bringing taxes into this. I have never complained about paying my fair share, as long as others do the same. I wondered where the money came from to repair that collapsed sewer in my neighbourhood. Is this why my property tax rose by 7%? There is another example where the current LARP development does not reflect mindful growth planning. 37<sup>th</sup> Street SW is a prime example. I am sure great expense was put into the walking and cycling path and new twigs (trees) planted along 37<sup>th</sup> Street between 26<sup>th</sup> and 33<sup>rd</sup> Avenues, along with extensive paving. A good chunk of this area is now cordoned off due to LARP development that has gutted a good part of an entire block of older homes. Will these improvements need to be torn up to allow the new development to be connected to water and sewers? I am sure my taxes paid for the improvements in the first place, but will I be dinged again for the repairs once the rowhouses are built? Or do the developers assume the cost?

A final question about me shouldering a 7% increase in my property taxes this year. I heard and read in the media that this increase is set to ease the tax burden of business in Calgary still recuperating from the pandemic. What is not clear to me is which businesses are targeted for this tax easing. Small mom and pop industries, restaurants? Or, once again, is my money going into the pockets of industries that have no business whatsoever asking for more, such as the oil and gas industry and, of course, property developers? We have all witnessed the disastrous use of

Alberta tax dollars funding privatization of certain health services only to have it fail, and where that money could have been better used in hospitals and the hiring of more nursing staff. I have always believed the Calgary City Council to be better than that. So, if my additional tax burden is being given to those industries whose greed knows no limit, I will be more than a little miffed.

I do realize that the nature of politics has changed greatly in the last several years, and not for the better. Facing and challenging big industry is a daunting task, but it has to be done. Being sued by developers or having them attempt entrapment or use various coercion tactics is not a pleasant thought. However, you would have support from Calgarians like me when meaningful community engagement is more than lip service and that communication is clear and transparent without hiding behind jargon, half-truths, and omissions. I do expect more from all of you in that regard. I also hope that you would refrain from rushing into more carte blanche development decisions until vital questions are answered. In summary:

1. Was the Westbrook LARP (and others) designed by the developers themselves? If so, is this not a conflict of interest for communities?
2. How was City Council involved in LARP design?
3. How does City Council intend to ensure that people and families have access to all of this newly constructed housing first as opposed to competing with investors and investment companies?
4. How does City Council intend to ensure that affordable housing is safe for those living in it?
5. What plans does City Council have to ensure Calgary does not become another Toronto or Vancouver and their investor plight?
6. How will City Council ensure that all new development represent the City's climate action in terms of sustainability, reduced energy resources, and climate change?
7. Could stipulations be put in place to prevent egregious development proposals for a single lot be allowed in existing communities?
8. What are the developers' responsibilities to ensure that existing underground water and sewer systems are able to support their development.
9. Who pays for damage done to existing water and sewer systems, road ways, sidewalks, etc., disrupted by new construction?

Sincerest regards,

Shaun Alford



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First name [required]                      John & Jessica

Last name [required]                      Haggis

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Blanket Re-Zoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Council,

Our family strongly opposed to H-GO zoning in our community. Should H-GO housing occur on our street our lifestyle would be negatively impacted in a number of ways. A few of our concerns are noted below:

Unsafe parking practices and congestion on our street. Neighbor disputes would be a certainty.

The character of our neighborhood which we love would be negatively changed. We chose our neighborhood and invested in our home largely due to single family zoning. Changing this on people is unfair.

We have 2 young children. If we wanted to live in a higher density, mixed housing neighborhood we would have purchased a home in one of the many neighborhoods offering this.

Please do not pass this change. We find it deeply concerning that a matter as important as this was not put to plebiscite or made an election issue.

Regards,

The Haggis family.



Public Submission

CC 968 (R2023-10)

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like this submission presented to council on April 22 in the rezoning discussion. I will be out of country and feel strongly that city council should reject the blanket rezoning.

City Council

below I am responding to certain points in an information email sent to me from Mr. Pootmans office. And I wish to express my concerns with the misinformation sent out to all citizens on a mailed postcard recently.

MAILOUT side 1 -

- Trees in front of row house... I have yet to see a single corner row house built in the city with trees in the front yard. There isn't any room for trees.
- No 4 door row homes represented.
- Height of row homes not accurately represented.
- 2 cars parked on the street. Where will all the electric vehicles get plugged in ? 8 family units per lot is at least 8 cars per 50' lot.

MAILOUT side 2 -

- angle of photos taken to make the single-family home look larger and row homes look smaller. Disingenuous and blatant spin of information.
- "Feedback" implies you will be able to oppose the redevelopment. Simply not true.
- No accurate representation or overhead picture of 2 row type buildings on a 50' lot sitting forward on the lot with no area for green space or parking.
- No discussion about the loss of the tree canopy in existing communities, 65% lot coverage instead of current 45%. Likely leading to more AC units and higher energy use.

This type of steering the public opinion with inaccurate propaganda is disheartening at best.

Response to the emailed information package.

The public hearing process underway is still not reaching the majority of Calgarians or even people impacted the most. In my opinion it is not an accident that this process was timed to avoid input from snowbirds returning from winters away.

The WESTBROOK COMMUNITIES PLAN was just completed. It identified thousands of redevelopment opportunities in already higher density locations. Why is this plan no longer worthy of consideration for our community.

1. "We can't thrive unless the rest of the city thrives". Mr. Pootmans, was elected to represent the citizens of your ward. The rest of the city councillors are not looking out for my interests ...that is your job. You have been invited to numerous events at Westgate Community association to discuss this rezoning. You have chosen not to attend, and this is frustrating.
2. "No final decisions have been made." having discussed rezoning with literally hundreds of my clients in ward 6, the consensus is that rezoning on this scale is reckless and harmful for the quality of life in our communities. Almost all support rezoning in a measured and thoughtful plan. Most of these people feel you have decided to vote for rezoning. All have said that if any of you vote for this rezoning you will never get their vote again.

3. **NO STOPPING A TALL BUILDING NEXT TO ME.** 11 meters tall. This is a 3 storey building! The RC-G permissions proposed will prevent homeowners from having any tool to effectively oppose construction of buildings that will overshadow the existing bungalows in my community of Westgate. The developers will also be also allowed to build forward on the lot obstructing the sightlines from the front of existing housing.
4. **MISLEADING STATEMENT. Affordability.** Removing \$600,000 bungalows to build 4 x 700-800k row houses does not improve affordability.
5. **BLATANT MISREPRESENTATION! "Impact on property value of neighbouring homes no evidence of negative impact."** Quite simply this is not true. I have been selling homes in this city for 35 years. Every single row house has neighbours who have suffered a depreciation of value (unless they are already a derelict property). In fact, developers have used the strategy to buy lots on either side of existing homes , proposed row homes and then offered less money to the middle property because they know they have driven values down. Please stop lying about this value impact.
6. **PARKING. 4 row homes plus 4 suites, plus a laneway suite. Let's assume only 1 car per unit. 8-9 cars on 50' of street front.** Soon all will be required to have electric vehicles, where will they plug in? The suggested solution is permits and enforcement. This is another tax on me to support higher density. Unless all homeowners in all communities in the city will have to pay for parking permits this is selective taxation.
7. **TAX DRUNK COUNCIL.** The feds are offering a carrot of funding if we rezone. This is not a good reason and a drop in the bucket of the full city budget Full stop!
8. **DID THE CITY ENGAGE THE REAL ESTATE INDUSTRY.** You have not stated that the Real Estate Industry came out with a position strongly opposing blanket rezoning.
9. **ZONING predictability.** New communities have this certainty. Why cant I get the same certainty. When I bought an older home in this community, I knew there would not be 3 storey row homes next door. EVER!. I anticipated under the Westbrook community plan that 2 storey semi detached homes were likely. I renovated an existing home to be my age in place home on a quiet uncrowded street. Rezoning breaks the zoning covenant that I was relying on for my future quality of life.

The vast majority of citizens I spoke with support a planned and measured move to higher density which respects existing homeowners wishes over time.  
Mr Pootmans, we all want you to support the citizens of your ward, VOTE NO for blanket rezoning

Respectfully,

*Steve Howes*



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First name [required] Apollinaria

Last name [required] Nicolson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing - Blanket ReZoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Vehemently opposed to Blanket Rezoning. It will destroy the character of many neighbourhoods. Other large cities with much more population than Calgary have NOT blanket rezoned, but densified specific areas to meet housing needs.



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First name [required]	Robert
Last name [required]	Eliason
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Rezoning for Housing - Council Meeting
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please do not proceed with the blanket rezoning proposal. It is clear more thought needs to go into a decision of this magnitude. This proposal looks like a knee-jerk reaction and not a thoughtful consideration of what "affordable" housing really is. I see "luxury rentals" being built all over the city -- now out of reach for many. I see affordable rental/older properties being ripped down and replaced with "luxury" duplexes or condos, which the current tenants can no longer afford, thus creating a vicious cycle in the housing crisis. Blanket rezoning is not the answer. Putting money in the pockets of developers and real estate tycoons -- not the answer. They are building shiny new condos to maximize their returns, not create more affordable housing. This problem, combined with the added issues of lack of parking, crowded streets, lack of garbage/recycling space, changes to visual and social aspects of current neighbourhoods means this proposal in its current form should be scrapped. Listen to Calgarians. Go to plebiscite on a change of this magnitude!



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First name [required]	Katherine
Last name [required]	McDermid
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 <a href="#">here</a> .)	
[required] - max 75 characters	Calgary Planning Commission Report CPC2023-0213 Calgary's Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Comments on Calgary Planning Commission Report CPC2023-0213.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

#### Loss of greenspace

There is an issue with increasing urban density and decreasing greenspace. With the proposed zoning changes, land will see a decrease of 25% in greenspace, from 65% to 40% in lot coverage. This change will destroy an efficient protector against climate changes. Most new developments I see cut down trees on the lot. The natural foliage of trees regulates temperatures from the sun. Grasses and land uncovered by concrete provide valuable water filtration and draining in the local ecosystem.

#### Not solving affordable housing

Economic benefits from new denser housing developments will go to developers and not the general public. With inflation, housing will continue to be more unaffordable.

#### Community schools are full

With the current urban density in Calgary, public schools are over capacity and residents now have to travel further to attend public schooling out of their own communities. This poses a huge environmental cost having to drive children to schooling out of their walk-zones. It also poses a time cost for families with school-aged children. This is in addition to the difficulty working parents have of finding quality licensed childcare in Calgary, when before and after school care programs are also over capacity. As a single working mother of three school-aged children, I have experienced this schooling issue personally.

#### Solutions

The city should put efforts into efficient community planning that creates local opportunities for residents, where you live close to work and schools. Create community hubs with businesses, while preserving and enhancing greenspace.

# Citywide blanket upzoning comments

## **Loss of greenspace**

There is an issue with increasing urban density and decreasing greenspace. With the proposed zoning changes, land will see a decrease of 25% in greenspace, from 65% to 40% in lot coverage. This change will destroy an efficient protector against climate changes. Most new developments I see cut down trees on the lot. The natural foliage of trees regulates temperatures from the sun. Grasses and land uncovered by concrete provide valuable water filtration and draining in the local ecosystem.

## **Not solving affordable housing**

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## **Solutions**

The city should put efforts into efficient community planning that creates local opportunities for residents, where you live close to work and schools. Create community hubs with businesses.



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First name [required]                      Alex

Last name [required]                      Bearinger

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Resining for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Many of the younger generations will be unable to attend in person due to work. This will lead to a heavy bias towards an older generation that is less in favour of these changes. Make no mistake, however, the vast majority of my peers want more density. We are the ones who will be living in this future and we demand better. This will not result in drastic changes immediately anyway, Edmonton is fine after they did it. This is removing bureaucracy, red tape, and tax payer cost. Those who wish to oppose this should fully shoulder the property taxes required to support themselves. Right now, many opponents are subsidized and if any community wished to not be RCG they must be required to support their own services.



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First name [required]	Sandra
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 <a href="#">here</a> .)	
[required] - max 75 characters	Totally disagree with re-zoning in established single family home districts
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 strongly disagree with having our district being rezoned to allow multi family structures, we bought our home to have the privacy and freedom to have a great property if a single family. Changing the zoning to allow multiple units would decrease the value of our residential property plus crowd the streets with parking spaces . If more space is needed and it definitely is, annex outside of the city where there is way more room to build ! Please do not destroy what we have built and enjoyed in our long established community.



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First name [required]

Kim

Last name [required]

Layton

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a homeowner in a suburb in Calgary with a family of six I am opposed to the rezoning. We bought in this neighbourhood to enjoy parking, quiet streets and neighbours with schools our kids can safely walk to. Population density increasing will drastically change this community I love. Please do not do a blanket rezone in Calgary.



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First name [required]	Chris
Last name [required]	Arndt
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	Citywide Rezoning in Calgary
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I believe the proposed blanket citywide rezoning for Calgary has been rushed into without appropriate public consultation and does not take into consideration the unique circumstances of each community given its blanket approach. Social, environmental and economic impact must be assessed for each community that will be impacted by this blanket rezoning. The following negative impacts require consideration:

- negative impact on community character - we sought to live in our community given its current emphasis on mature, established stand-alone homes and paid a significant premium to live in such a community
- severe strain on existing community infrastructure - we live in a lake community within the city of Calgary and the strain of additional household members on the lake and the benefits and services it provides is not practical, sustainable or desirable. The lake was not established to face this kind of potential population strain.
- parking and traffic congestion - citywide rezoning correlates to a higher number of vehicles in designated residential spaces leading to mass parking shortages, traffic congestion, a detraction in the attractiveness in the neighborhood and reduce in the quality of life for residents and safety of our young kids on our streets.
- massive negative economic impact for current homeowners --> purchasing a house is one of the most significant and important investments one makes in their lifetime. Countless decisions are considered prior to making this significant, life-altering investment. The blanket rezoning approach puts this significant equity investment at serious risk if a currently existing single family home is replaced by the myriad of proposed high density developments. The impact on one's investment and its related livelihood impact is immeasurable.



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First name [required] Shirley

Last name [required] Storwick

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning in our neighbourhood is not helping affordable housing. To create affordable housing you must have it in an area where the taxes are not so high.



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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the proposed blanket rezoning of all residential districts in Calgary. I recognize the urgent need for more affordable housing but the proposal to blanket rezone all residential districts is not the solution, It is an overreach. Please do not throw out baby with the bathwater.

I live in a 100 year old stable single family zoned community. There are heritage houses and recently built homes. Many residents like myself grew up here but we have welcomed many new families who are attracted by the feel of our community. There is tremendous community spirit in our neighbourhood , we know most of our neighbours and we are engaged in many community and civic tasks. We have invested in our family home based on the assumption that our family and neighbours would continue to live in a stable community. Our neighbourhood school is full of kids and now has a waiting list. We have well used parks and have lots of green space with lots of tree coverage. Why take a blanket approach to dramatically change the character of our and many other communities? Who will benefit? It will be the developers who will knock down heritage homes and erect expensive multifamily condominiums. Studies has shown that blanket rezoning will not create affordable housing-- only high density expensive housing. It will strain the infrastructure creating parking issues, put a strain on roads schools and parks leading to traffic congestion without any analysis of the impact on the communities and the city. It will creat negilible affodability for lower income households. Blanket rezoning can also lead to eliminating some affordable housing by knocking down cheaper housing and replacing it with more expensive multi-family rental and condomium units. What is wrong with the City Planning Department doing its job and reviewing re -zoning applications on a case by case basis allowing the merits of individual applications to be reviewed on a case by case basis instead of taking a broad based approach and throwinnng out over a hundred years of careful planning of our city? PLEASE REJECT THIS CLUMSY AND ILI CONCEIVED PROPOSAL AND GET THE PLANNING DEPARTMENT TO WORK ON A PLAN THAT WILL ACTUALLY PROVIDE THE MUCH NEEDED AFFORDABLE HOUSING. Please don't throw the many good things about our communities out the window to try to find a quick fix to a complex problem. Thank you A life long and proud Calgarian





ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is a terrible idea that I absolutely do not support and will only cause more harm than help. This will not create more/affordable housing and will only congest already congested roads, schools and hospitals. As a resident of Ward 13, if councillor McLean wants the vote of my household next election, he better vote "no" on this.



**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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First name [required] David

Last name [required] Jacobs

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 Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Presentation to April 22 Public Hearing.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

## Presentation to Council September 22

### How will Blanket Up-Zoning impact Calgary?

We have a housing crisis and there are many reasons for it: immigration from other countries, migrations from other parts of Canada, interest rates, limited construction resources, excessive cost of building material, government red tape, not enough land. So, will Blanket Up-Zoning solve it? I attended a couple of Blanket Up-Zoning open house where people were getting upset with City planners about how they believed this policy will destroy their community. The planners tried to calm their fears by saying this will not happen overnight – it is an incremental process. My question is: How will an incremental solution solve this immediate housing crisis?

Blanket Up-Zoning will allow a single-family lot to be redeveloped into a fourplex, or row housing (4 units) plus it allows for four basement suites as well. So now there could be 8 residential units instead of one (larger lots could accommodate up to 12 units).

The City is proposing 0.5 of a car per living unit. So, in a fourplex with basement units, they will only be required to provide 4 on-site parking stalls. Can we assume there will only be one car per unit with 4 cars or more seeking limited street parking?

In ten years when all cars sold in Canada are to be electric, how long an extension cord are we going to need to power our EV because we cannot park close to a home charging station.

With the multiple living units on site and some on-site parking (assume 60 – 70% coverage) will there be room for a yard for children's play equipment, a dog run, or even storage of bikes, strollers, BBQs, patio furniture, snow tires, etc?

Consider how many mature trees you (or your neighbour) have on your property. Site densification will destroy Calgary's tree canopy and its positive benefit to our environment. All mature trees will be cut down for site redevelopment, there may be room for a sapling and a few shrubs.

Every house today comes with 3 garbage containers, how many can we expect on these sites and where are they going to be stored. You will be competing for parking space and garbage space.

As densification occurs (slowly or quickly depending on the neighborhood), will the infrastructure (road network, water, sewer and electrical) be able to handle the increased loading. Who will pay for the required upgrades? Can all services be upgraded to accommodate this densification?

While housing is an important need, let us not forget the 1,000,000 plus people that Ottawa allowed into Canada in 2023/2022 and the migrants from other parts of Canada will also need doctors, nurses and medical facilities, teachers, ESL assistance, and schools, parks, and libraries, increased police and fire services as well as a myriad of other services. Blanket Up-Zoning will not solve these problems – it will just add to it.

Council, you might suggest that most of these issues are the responsibility of senior levels of government and you would be correct. I'm here to remind you that the Housing shortfall is also the responsibility of those same senior governments. They have the legislative tools and financial resources to address the "Housing Crisis" and related needs.

### **Are there better alternatives to provide timely and affordable housing solutions?**

Eliminate Air B&B in Calgary, these are short term rental units basically operating as commercial hotel rooms in residential neighbourhoods. Removing short term rentals will immediately add 4,000 to 6,000 housing units to the sale or rental market.

The City could make one multifamily site available at each LRT station by removing some on-site parking stalls or vacant land close by. Assuming 30 stations with suitable lands for residential development, building an apartment building containing 250 -300 units would generate 7500 - 9000 units within 5 years. Obviously, some sites might be able to yield 2 to 3 apartment building sites generating more housing units. This approach is in keeping with Calgary's Transit Oriented Design policy.

The City and the private sector own under-utilized parcels along major transportation corridors, some are already zoned for multifamily development. These can be redeveloped into multi family sites quickly and they have the added advantage of being close to good road networks and a full range of goods and services.

The City Census used to track occupancy of residences. Maybe now is the time to consider taxing vacant units at a higher rate to encourage investors to sell or rent these units.

Perhaps one alternative is to encourage the Federal Government to better control immigration until Canada is in a better position to accommodate the people we need to help grow our economy and country.

The Municipal Government Act requires a public hearing for a land use redesignation, with the proposed Blanket Up-Zoning, Calgarians will not have the ability to speak to Council about their concerns about how the development will impact their life and neighbourhood. In any functioning democracy the right to speak to our elected official and question their decisions is the bedrock of our democratic process

Council has said that a concerned citizen could still appeal the project's Development Permit (DP) to Subdivision and Development Appeal Board (SDAB) once Council approves Blanket Upzoning. Of course, every citizen must check the City's hard to navigate website every week to see what was happening in their neighbourhood because they no longer post the DPs in the newspaper. Then they must make a \$200 application to appeal the DP and prepare a detailed submission to SDAB. Over the last few years, the SDAB appeal process has become more judicial in nature that you need a consultant and/or a lawyer to navigate the process. Simply put appealing a DP is more expensive, more time consuming and requires professional consultants to help you present your case in front of the Quasi-Judicial SDAB.

Calgarians deserve the right to speak to Council and Councillors and City Administration should be required to listen.

Thank You

David Jacobs



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First name [required]                      John

Last name [required]                      Milino

How do you wish to attend?

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

Date of meeting [required]                      Apr 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 rezoning

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

ATTACHMENT\_01\_FILENAME (hidden)                      City Rezoning letter.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached

As a concerned citizen, Land Developer, Real Estate investor and former board member of the Calgary Housing Corporation I believe I can speak to this matter with a high level of understanding and knowledge. During my tenure on the CHC board we agreed that everyone has the right to shelter but not the right to home ownership.

The information being circulated regarding this rezoning proposal speaks to creating “Affordable housing” as property owners can develop secondary suites in existing homes or by demolishing an existing house and or amalgamate lots to build multiple units. Over 84,600 households cannot afford where they currently live and that number is growing. Of the 84,600 households what percentage of those household are property owners? If there are any property owners who cannot afford where they live they cannot afford to develop or build a secondary suite, they will have to sell and the only redevelopment will be by investors who only redevelop to make a profit. At today’s construction costs it is not economically feasible for an investor to rent units below market rates. Those redeveloped properties will be sold at market price. Further the proposed Federal loan program of \$40,000.00 to help finance the development of secondary suites only adds to the homeowner’s debt.

The average selling price of a single-family home in Calgary is \$654,300 as of Mar 26, 2024. The average cost to demolish a 1200 sq ft house on a 50’ lot and replace the utility connections is +/- \$50,000.00 making that lot cost ready for new construction \$14,086.00 per front foot. A new subdivision lot runs about \$7,400.00 per front foot making an infill lot \$6,686.00 per front foot more expensive than a new subdivision lot. Not to mention the unintended consequences of more pressure on the existing utility infrastructure in mature communities which were engineered for their current development. With the movement to sustainability the electric distribution system alone cannot even support recharging an electric car in every home in existing communities.

There needs to be consideration given to several other issues this rezoning has not addressed such as:

- 1) Should a home be demolished to create a 4plex the excavation will cause damage to the root system of mature trees or their removal to facilitate new development. This will cause a loss of the mature urban forest. In my neighbourhood the city places posters on trees stating the value of that tree if removed. Will the replacement of those lost trees be added to the building permit which will drive up the cost of the 4plex?
- 2) Has consideration been given to lot coverage greater than 45% and the ramifications it would have on the storm water systems?
- 3) Communities with Home Owner Associations have By-Laws which in some cases do not permit tenants of secondary suites to access HOA amenities. Has this been addressed?
- 4) How will the city deal with Black, Green and Blue bins for up to 4 units per lot if there is no requirement for on site parking as vehicles will be parked in ally ways.

It appears the new zoning by-law is intended to put Calgary in line with the federal government requirements for funding to create affordable housing, the funding is intended to be used to upgrade infrastructure not put roofs over citizens heads. How long has it taken to get Fluoride back into the Calgary water system? It will take years to upgrade utility infrastructure. The fact is this

massive zoning change requires private investors to build affordable housing NOW. The Federal Government is now projecting their soon to be released programs will create 3.9 million new homes by 2031, that is 7 years from now.

The city needs to support not-for-profit organizations like In From the Cold & Brenda Strafford Foundation who can create affordable housing on city owned land. Government owned housing lacks proper operating funding. We lost affordable housing stock on City lands when a property at 19 Avenue SE between 33 and 34 Street SE was demolished 10 years ago due to a lack of maintenance. There is also the Midfield Heights project which has been dragging along for over 10 years and the projection is, lots will be ready for sale in 2025. This demonstrates that third parties are better able to build and operate affordable housing. What is needed is a fast track timeline to create urgently needed affordable housing.

To create overall housing affordability, here are some suggestions.

- 1) Exempt affordable (below market rent) housing of any property tax on not-for-profit multi family housing.
- 2) Waive all municipal access fees related to utilities for tenants living in below market rent housing to keep it affordable.
- 3). Zone new subdivisions to allow secondary suites and provide land tax breaks when the secondary suite is rented below market rates. Ensure the subdivision is engineered with higher capacity utilities this will entice private homeowners to add affordable housing stock.
- 4) STOP any further annexation. The city is far too large a land mass for a municipality to effectively manage. Encourage satellite city's to create more affordable housing. Housing in Airdrie, Cochrane, Chestermere and Okotoks are less expensive than Calgary. Open discussions with the province to download services like rapid transit operations which service the Greater Calgary Area (GCA) like Toronto (GTA) Go Trains and Bus service and Vancouver (GVRD) TransLink. The model would be similar to the Ambulance services the province took over from the city. This should entice the satellite cities to provide affordable housing because they would have better access to the employment hub of the CGA.
- 6) Re evaluate property tax increases so as not to exceed the provincial inflation rate, this city needs to live within it's means. Sell the Enmax division in the state of Maine, the city should not own utilities that do not service its citizens. Use that money to fund infrastructure upgrades which do serve the citizens of Calgary.
- 7) Fast track the development of Modular Home Parks. In one construction season most of if not all underground infrastructure can be put in place at the same time prefabricated homes could be in construction off site, accelerating delivery of housing stock. This would create higher density communities where citizens purchase their homes and not require any governmental funding to do so.

In Closing, it is my opinion that the opposition to this bylaw is not one of NIMBYism. It is the frustration of citizens having their property rights being trampled on without proper engagement and consultation. I have been invited to attend focus groups to discuss business tax issues. Those

meeting had a predetermined outcome and were nothing more than a sales pitch so administration could point to it as a form of engaging the affected. Council must take all the information presented at these hearings and digest what has been presented and demonstrate to the people of this city they have been heard. This zoning proposal will not create affordable housing at the speed required to house the growing population of Calgary. What it is doing is demonstrating to homeowners and citizens of Calgary is we have a major crisis and the solution being presented is not the answer. This housing issue is not a developing problem that can take years to be resolved it is occurring in real time right now. This council needs to be leaders not followers. This council needs to set an example for the rest of the country to follow. The issue is not about zoning it is about finding housing solutions quickly and does not divide but includes all citizens. This proposed zoning bylaw is low hanging fruit to make it appear the situation is being addressed. You, city council, have been elected to represent all citizens and you can do much better. People are moving to Calgary because it is perceived as a better place than where they came from. Do not make Calgary like other cities, how you deal with this issue will be your legacy, make Calgary even better so we remain a shining light in this country for the right reason.



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First name [required]	Donna
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	Rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please record my objection to Blanket rezoning. This proposal is flawed in so many ways. An issue which impacts so many residents in Calgary should be put to a referendum, not the sole decision of the Mayor and Councillors. Our homes are single largest investment. Anything that might affect the value of that investment is critical and needs to be considered. Many issues such as water supply, electrical capacity will all be impacted. There are also considerations for our roadways, parking and residents general safety which need to be thoroughly thought out. We live in the community of Glendale and traffic on 17th Avenue is already extremely heavy. Currently new large complexes are being built along the perimeter. These will definitely increase traffic, and impact all current infrastructure in our area. Please listen to the citizens of Calgary, put this issue to a referendum and let the residents of this City decide whether or not Blanket Rezoning is a good option for the City of Calgary. Thank you



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First name [required]                      Alexander

Last name [required]                      McColl

How do you wish to attend?

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

Date of meeting [required]                      Apr 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)

At the Housing Strategy hearing, many people came out to talk in favour, myself included. I was excited that townhouses and fourplexes would become Permitted under the new RCG zoning. Admin recently proposed making fourplexes and townhouses Discretionary, directly ignoring council direction and what we all came out to support. This is gatekeeping. This is moving the goalposts. How many times do people who support positive change need to show up to be heard? How many hoops do we need to jump through for anything more than a baby step in the right direction? The system is broken. Restore Permitted use and deliver what you promised. Bring home up-zoning today, and do it right.



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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I understand the need for densification of our city - we need to grow up, not out, however I ask that the rezoning approach be considered to add neighbourhood specific reviews and considerations. I live in Montgomery, where we are close enough to downtown, U of C, hospitals that it's a very attractive place to live. AND we are a family friendly community with a local school, many parks, and have recently been the beneficiaries of the main street initiatives. I am concerned that developers will come and start to add too many and too dense structures resulting in negative impact on parking, safety, traffic, and noise. We have many small children walking to school and are already one of the highest in terms of small crimes /theft in the city due to our proximity to 16th ave. We also have speed concerns in parts of the neighbourhood which have resulted in many near misses for pedestrians and some accidents. I am asking that there is a more individual and relevant review process that allows for the unique needs of communities to be considered before builders being granted permits. There should also be limits to the densification/occupancy of a neighbourhood and not unlimited permits being granted. I'm also concerned about the impacts it will have on our infrastructure - electricity, water and telecommunications. I ask that plans be put in place for those items as well before densification can grow too much.



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First name [required] Jeffrey

Last name [required] Donald

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

See attached

April 14, 2022

To Whom It May Concern,

As a homeowner, I oppose blanket rezoning in Calgary for the following reasons:

- **Lack of Specificity:** Blanket rezoning does not take into account the unique characteristics and needs of individual neighbourhoods or areas within the city. This can lead to inappropriate land use changes that do not align with the existing community context.
- **Gentrification and Displacement:** Rezoning can lead to increased property values and rents, potentially displacing long-term residents and businesses, particularly in lower-income neighborhoods. This can contribute to gentrification and socioeconomic segregation.
- **Infrastructure Strain:** Rapid development resulting from blanket rezoning can put strain on existing infrastructure such as roads, schools, and utilities. Without adequate planning and investment, this can lead to congestion, overcrowding, and service deficiencies.
- **Loss of Community Character:** Rezoning without consideration for neighbourhood character and heritage can result in the loss of unique architectural features, cultural assets, and community identity.
- **Environmental Impact:** Blanket rezoning encourages unsustainable development practices, leading to habitat destruction, increased pollution, and degradation of natural resources.
- **Traffic Congestion:** Intensified development without sufficient transportation planning can exacerbate traffic congestion and reduce the quality of life for residents.
- **Affordability Challenges:** Rezoning incentivizes the construction of high-end housing or commercial properties, exacerbating affordability challenges for low- and moderate-income residents.
- **Public Participation:** Blanket rezoning limits opportunities for meaningful public participation and input in the decision-making process, leading to a lack of community buy-in and trust in local governance.
- **Long-Term Sustainability:** Without comprehensive planning and consideration of long-term impacts, blanket rezoning undermines the city's overall sustainability and resilience to future challenges such as climate change and economic fluctuations.

Regards,

Jeffrey Donald  
123 Valencia Rd. NW,  
Calgary, AB



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First name [required]                      darcy

Last name [required]                      dorscher

How do you wish to attend?

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

Date of meeting [required]                      Apr 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 o Planning Matters - 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)

Where I bought my house, like others, was based on how I wanted to live and the type of community I wanted to live in. It's shameful that any level of government to tell me, or anyone else, that I must change my lifestyle.

We live in a free democratic country, or we at least used to. Government's job is to uphold the rule of law, not decide how people should live their lives. Some areas of the city should be rezoned and have been and it has worked out for the most part. For example, older run-down areas that have been rezoned for infill and duplex housing have been rejuvenated, but the citizens had a voice in the change. My daughter and her husband purchased a very nice infill house in one of these such areas that was rezoned for infill housing and duplexes because that is the lifestyle they chose. My other daughter and her husband purchased a duplex and although they like the duplex and location, the rezoning also allowed for 4-unit condos and with no ally for rear parking there are parking issues, primarily nonexistent for visitors. I have a hard time believing the city administrators/planners have had sufficient time to evaluate if the infrastructure (ex. parking, water& sewage, parks, and power) in each community in Calgary is sufficient to absorb the increase in housing density.

It's sad that we have so much open land in Canada, but we must cram people into a small area. The housing problem is not with the zoning of areas for single detached and semi-detached, but the inefficiency of city administration and red tape hindering the progress of development and lack of spending money wisely on infrastructure( ex. expanding the LRT vs buying electric busses). Blanket rezoning will not fix the housing problem. Industry will if the city assists in expediting not dictating.

Respectfully,

Darcy



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First name [required]                      Meghan

Last name [required]                      Becker

How do you wish to attend?

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

Date of meeting [required]                      Apr 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)

Blanket rezoning in Calgary, or any city for that matter, will have lasting negative effects on a large population of established residents in our city.

**Loss of Character:** Blanket rezoning could lead to the loss of the unique character and identity of different neighborhoods. It may result in uniformity in architectural styles and land use, erasing the diversity that makes a city interesting and vibrant.

**Increased Density:** While densification can be beneficial in some areas, blanket rezoning without careful planning could lead to overdevelopment and increased population density beyond what infrastructure can support. This can strain resources such as transportation, utilities, and public services.

**Traffic Congestion:** With increased density often comes increased traffic congestion. If zoning changes lead to more residential or commercial development without corresponding improvements in transportation infrastructure, it could worsen congestion and commute times for residents.

**Destruction of the careful and costly planning that has made Calgary a liveable city:** This council threatens to destroy decades of careful city planning that would be inevitable with blanket rezoning.

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

**Affordability Concerns:** Depending on how the rezoning is implemented, it could exacerbate issues of housing affordability. If it leads to widespread gentrification or displacement of lower-income residents, it could make housing less accessible for those who need it most.

**Community Displacement:** Rezoning could potentially lead to the displacement of existing communities, particularly if it results in the demolition of older, more affordable housing to make way for new development. This can disrupt social networks and displace vulnerable populations.

**Lack of Consultation:** Blanket rezoning without adequate consultation with affected communities can breed resentment and opposition. It's important for residents to have a say in how their neighborhoods are developed to ensure that their needs and concerns are taken into account.

In summary, while rezoning can be a valuable tool for urban planning and development, blanket rezoning without careful consideration of its impacts can lead to a host of problems, including loss of character, increased density, traffic congestion, environmental degradation, affordability concerns, community displacement, and lack of community consultation.



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket zoning will not making housing or renting more affordable in any municipality. If you blanket rezone you are actually reducing the supply of affordable houses because landlords have an incentive to redevelop their property. To redevelop their property the landlord will remove his dwelling from the rental pool decreasing the supply of affordable rental units. Where do the tenants go when the landlord decides to redevelop the rental property? Apparently in Calgary it is onto the streets. I am opposed to City Council and City Administration blanket zoning to allow 4 plexes anywhere in the City as this will only reduce the supply of affordable single family rental housing in Calgary and leads to more homelessness. If you want to make housing and rental accommodation more affordable in Calgary start zoning for mobile home parks. They are among the most affordable housing available but the City keeps closing them (ie Midfield Park) and reselling the land to developers without any concern or provision for the displaced residents.



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First name [required] Lorraine

Last name [required] Bergh

How do you wish to attend?

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

Date of meeting [required] Apr 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 re 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)

Having made many improvements to our modest single family home of 36 years, we had planned to age-in-place. We made our improvements with the idea of making our lives more enjoyable, not with necessarily increasing the value of our home. Our ability to enjoy our home and neighbourhood would be seriously impaired with both construction and crowding, as some of our neighbours to have larger (50' wide lots). We feel the contract we made when we bought here is being renegeed on, and while it may seem selfish to some on council, we disagree. Our district of Woodlands has two subsidized complexes, and there are multiple townhouse, condo, and apartment complexes in our area. The mix and organization works. If the city wants to help with affordable housing, it would have been prudent not to have dismantled trailer parks, and could instead build more. There are also areas that could build three story apartment complexes without affecting other peoples homes, for example, there is a wide stretch of South Glenmore Park from 24th Street to the city yards to the west that you rarely see anyone on. They'd be close to transit, shopping, schools, and recreation, and would not distract from homes or recreation green space. Our council needs to not only hear, but listen. We're not greedy just because we don't want to lose everything we've built up over the years.



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First name [required] Christopher

Last name [required] Axford

How do you wish to attend?

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

Date of meeting [required] Apr 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 support of the rezoning process and frankly I do not understand why it has become such an issue for some. I live in Lower Mount Royal, a community that is zoned for far more density than what R-CG will allow. Parking really is not that big of an issue. Noise is not that big of an issue, though I can sometimes hear loud cars and motorbikes from 17th Avenue (that's a separate issue). Most concerns I hear against rezoning do not really track in practice. I went for a walk in Sunalta this weekend, and saw such a diversity in housing options, from single-family to townhomes to apartments. Again, I do not understand the arguments against as they fall apart when you see similar zoning policy in practice.

Do I think that the base re-zoning will solve Calgary's housing crisis? No. It will help out, though, and I know it is a part of a wider range of policies intended to address the issue. One common refrain I see against infill density that this would make easier is that it is not affordable. This is true. Duplexes, triplexes and fourplex townhomes are not particularly affordable to most. But they are more affordable than single-family infills, better than the alternative of forcing more unsustainable sprawl or into highrises with small floorplans. The cost of infill multi-unit homes that would be allowed by R-CG is also derived from how expensive the land is and how expensive the redevelopment process is. Adjusting the base residential zoning to allow for four units by right will save developers some money, thus lowering the cost to build, and lowering the sale price, making it easier to build more, repeating the cycle. But that will take some time to see come into effect. It is also a testament to how in demand these homes are that they are as expensive as they are.

While these units are seldom affordable, they are within reach of a lot of Calgarians. These Calgarians can afford to move up to these new homes, vacating older housing stock, which become available to lower income brackets. There is a knock-on effect.

Finally, many concerns lay around things like heritage and neighbourhood character. Neighbourhood character is the people who live in the community, not the built form. Most heritage homes are either in DC districts like Upper Mount Royal, or are in inner city areas already zoned for R2. Altering the base zoning for the city will alleviate pressure on heritage homes to redevelop as other parts of the city have opened up.



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First name [required] Syeda Maria

Last name [required] Ali

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose the city wide rezoning especially with respect to our community for the following reasons:

1. Over the past few years, Montgomery has engaged in targeted community planning, allowing for resident input. However, the city-wide rezoning bylaw will supersede this effort, potentially neglecting our viewpoints.
2. Montgomery presents an appealing opportunity for builders seeking densification, yet our current housing stock is limited in variety and type, posing challenges for long-term residency and family life.
3. Implementing a universal plan without soliciting community feedback seems expedient but risks compromising construction quality and the level of services offered within our community.
4. Although traffic conditions have improved in Montgomery recently, excessive speed remains a concern. Ill-conceived urban planning initiatives are unlikely to address this issue effectively.
5. Factors such as crime rates, educational resources, access to amenities, and the availability of green spaces are crucial considerations for the well-being of Montgomery's residents and these will be severely impacted with the rezoning.



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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am personally opposed to blanket rezoning. The choice of housing, size, scale, and density is left to developers who have an aim to maximize profit. My recommendation would be to set parameters such as a limit on the increase in square feet per unit, maintaining a number of bedrooms, and maintaining or adding tree coverage. I live in a growing neighborhood and am happy to have new neighbors. At the same time, the prices of the new homes are more than double those of the homes removed, even if the new homes are duplexes to four plexes. This result is counter to the aim of counsel to create affordable housing and is pushing families farther outside the center of the city. This makes their commutes longer and lives more difficult as they try to balance work, childcare, and after school and work activities.



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First name [required] Michael

Last name [required] Nicolson

How do you wish to attend?

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

Date of meeting [required] Apr 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)

It is unwise to treat all areas/communities under one plan or vision. The differences between communities better serves the citizens in offering choice and variety in style of living. Such a broad and blanket plan should not be pushed through by City council as it was not an 'election platform' on which we voted. Such a plan if even considered should be voted upon by the public.



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First name [required]	Verna
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	Blanket Rezoning for housing
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Are you in favour or opposition of the issue? [required]	In opposition
--	---------------

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning for multifamily housing in all areas of the city will destroy the very fabric of our city. While there are many areas of the city that are in desperate need of revitalization (Bowness Road for example), there are many more that are quiet single family communities that should be left alone. This type of development will only lead to a slum city like many cities in South America such as Rio De Janeiro. These cities did not start as over crowded slums with houses built on top of each other. Over a long period of time, regulation after regulation or lack of regulation has allowed these cities to deteriorate into cities of very wealthy and very poor. Communities of middle class single family homes have been eliminated in favour of poorly built multifamily housing.

City of Calgary Council members and city development staff should take a road trip around the city to see where it could logically and appropriately be redeveloped. They should look at cities such as Austin, Texas to see how to develop shopping centres and commercial areas that include housing. Blanket rezoning is just simply a very lazy Development Department and City Council's way of handling a problem they don't want to deal with. Stop making single family home owners feel guilty for having worked hard to have the home their families deserve.

I have lived in this city for over 70 years and hate to see the very character and desirability of our city destroyed.



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First name [required] Marlene

Last name [required] Thauvette

How do you wish to attend?

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

Date of meeting [required] Apr 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

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 blanket rezoning for Calgary can have detrimental impacts to neighbourhoods and/or certain streets within any neighbourhood that have do not have the infrastructure to handle potential new builds when homes or properties are sold. There are definitely neighbourhoods and/or streets that would be able to support changes to the current design. Blanket rezoning is giving developers and landlords a lottery ticket to do whatever they want, wherever they want without taking the impact to the street or neighbourhood into consideration. Purchasing a home or property for the majority of Calgarians is a major financial decision that impacts and influences many other life-long decisions. Purchasing a home for many Calgarians is made with a lot of thought as to where they are buying and why they are picking certain neighbourhoods and certain streets for a variety of reasons and having some knowing that they will have some control over that decision. Blanket rezoning brings uncertainty, instability and stress for a home owner. There are many areas that have not been designed to handle the extra street parking, traffic and would only cause issues, unrest and stress. Calgary, no doubt, as all of Canada does, have a housing issues. Blanket rezoning is not the solution, it will only create more problems in the long run. It is shortsighted and the only people that will benefit is developers and landlords.



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First name [required] Danielle

Last name [required] Broughton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would like to take this opportunity to voice my opposition to the proposed blanket rezoning of Calgary.

This proposition has been tabled as a way to ease the housing crisis, and I simply don't see it going that way. I personally know many people who are looking for housing, not to purchase but to rent, and are not able to find affordable housing. And in theory, while the rezone has the "potential" to add diversity in housing, one look to communities such as Marda Loop will show that affordability has not come to that neighborhood.

To be clear, I do not have an opposition to streamlining some processes. Make it easier for people to build carriage houses and basement suites. Create the ability to add rental revenue to existing properties. Rezoning my property to an infill designation is only going to wind up lining the pockets of developers.

Lastly, I feel as though there is a great deal of public opposition to this agenda, and believe that council members are being incredibly tone deaf to their constituents and that causes me great concern.

Thank you.



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First name [required]                      Monica

Last name [required]                      Hanson

How do you wish to attend?

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

Date of meeting [required]                      Apr 15, 2024

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

[required] - max 75 characters                      Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition to the proposed blanket rezoning bill. To alter the existing process which looks into infrastructure, street parking, neighborhood community and make it a free for all which doesn't consider any of the requirements for a vibrant city. It is a disaster in the making and will impact the city in so many unfavorable ways. Do not vote for blanket rezoning which will destroy our beautiful city.



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

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

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



**Public Submission**

CC 968 (R2023-10)

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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is the worst idea the city has presented in years. All this will do is put money into developers and city politicians hands, not a damn thing for affordable housing. People chose older communities with land for a reason. Stop trying to change things that aren't broken. Focus your efforts on reducing gas prices, food costs, electricity costs, literally anything else but stop trying to turn nice communities into more bridge lands.



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First name [required]

John

Last name [required]

Leeds

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public hearing on rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to changing the zoning structure for the City of Calgary. I purposely paid a premium to purchased a home in a R1 area and have paid extra taxes for this privilege for many years. The proposed rezoning has the potential of destroying the appearance of our existing communities and could possibly change it to a ghetto status. Council should suspend any further consideration of changing the existing zoning structure.



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

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

[required] - max 75 characters      blanket Upzoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Although I am opposed to the proposed blanket re-zoning out of concern for the consequences to our city of this kind of policy I would like to speak on the issue of the process by which council has and is deciding on implementing this policy. This is an issue that will impact every single home owner in Calgary in a way that could potentially render their life savings, which for many resides in their personal residence, to be dramatically reduced without recourse. Those life savings are often the result of a lifetime of hard work and diligent payments to the bank over the course of decades, and in these days of inflationary government spending it would have been smart to invest them in land as a physical asset. Now, with one decision and a single policy city council will put those savings for countless families at risk. Suddenly home owners in Calgary will be forced to enter a lottery of land value with, for the vast majority of people, their entire life's work. Even though council appears to be following all the rules of engagement and city process there is a bigger question at play here. The question is what gives council the right to enact any legislation that will impact the people of this city to this degree? This is the kind of decision that is so immense in it's consequence that it absolutely requires the electorate to be informed and to actively choose it. In other words just because something CAN be done a certain way doesn't mean it SHOULD be. I believe this council has a fiduciary responsibility to the people of Calgary that goes beyond the rules of city process and which this proposed policy is overstepping.



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

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



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First name [required] **Samantha**

Last name [required] **Brook**

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 **RD1-RDG**

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition to the proposed suggestion that the entire city of Calgary become rezoned for development and housing. Each community was developed within this city, approved by previous councils to support a certain capacity. That capacity includes water, sewage, infrastructure, and transportation in and out of every community. Not every community has the capacity to handle what you are proposing and it is irresponsible and shortsighted for you to suggest otherwise. Changes that the city are talking about for rezoning should be thoroughly researched on a per community basis. This never should blanket the entire city Especially those communities/streets have higher value and investment. I live in the community of Oakridge. My previous work spend over 10 years with architects, engineers, and community developers. Thoughts, plans, and considerations legally, and otherwise are poured into community development and would be a slap in the face to those who know exactly what they're doing for you to go forward with this change.



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First name [required]                      Jordan

Last name [required]                      Stokoe

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

We have had high housing costs and low vacancies in the past in Calgary, and they have all been temporary. The current rezoning solution being proposed is not only permanent, but also irreversible. Why are you proposing a permanent (and irreversible) solution to a temporary problem? The housing crisis has been declared before it has been defined. Are we short condos for first time home buyers? Are we short rental units for working professionals who don't want a car? Are we short rental units for families? Are we short starter homes for families to purchase? You might say yes to all and say that is evidence of a housing crisis, but each of these problems have different solutions. None of which is rushing through a change and hoping for the best.

As per the proposal, an 8-plex with 4 parking stalls would be allowed on every lot in Calgary and this is not limited to large 50 ft or 60 ft lots, but also includes existing 0 line lots in areas with existing parking issues. With families having minimum 2 cars, how do you propose to provide enough space for parking?

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

We know re-developers build to the maximum allowable size, by allowing blanket upzoning, there will not be a "diverse housing resupply" there will only be over-priced 8-plexes, with no more duplexes being built. What about families that require extra space? How will you control for overcrowded homes that risk the safety of families? These are issues currently happening in other provinces, with multiple families living in the same home.

We have chosen to move to a mature neighbourhood because it is not as busy. With young children, there is a concern for car traffic with blanket upzoning, as an exponential increase in inhabitants and vehicles also poses an additional risk of accidents.

In addition, we live in an area with primarily single-family homes and have had raw sewage in our basement two times in 4 years due to grease in the drains beyond what that city infrastructure and maintenance can manage. What will happen when we increase density in the neighbourhood by 8x? It's not like the city will come to clean our basement. The city is already overburdened with calls, as it takes approximately 4-6 hours for someone to come out and fix the blockage, all while active flowing sewage fills our basement. What would this look like with increasing density?

Lastly, the blanket up zoning is being driven by federal government grants, which is basically bribery – the city is not giving this thorough co



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First name [required]	James
Last name [required]	Faulkner
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      Stop the Proposed Blanket Upzoning for all Neighbourhoods 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)

Dear Members of City Council,

I am writing to express my strongest objection to the proposed citywide RC-G blanket up-zoning bylaw that is to be brought forward for decision by City Council on April 22, 2024. As a native resident of Calgary, I believe it is important for all Calgarians to have a voice in decisions that will significantly impact our city. I feel that artists and small business will be pushed further from the core and that character homes and residents will be effected.



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First name [required] Michele

Last name [required] Hollinger

How do you wish to attend?

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

Date of meeting [required] Apr 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 opposed to blanket rezoning in the City of Calgary. Destroying neighbourhoods and people's investments in R1 zoning is simply not a good plan to solve housing issues in Calgary. I am concerned about parking issues, and infrastructure issues that will not support this high density. Many people have purchased single family homes for a reason. For council to just make it easier for developers to make good money selling four plus homes on a lot is simply arrogant, lines the pockets of developers and creates homes that are still very expensive. Calgary needs affordable housing and this is not the way to do it. Then there is the talk of Calgary not having enough tree canopy. My neighbourhood has had many many trees torn down to accomodate 4 plexes on a single lot and there is no space left for large trees to live. Kind of an oxymoron to want more tree canopy while tearing them down and giving no space to plant more. So, please consider the opinion of the majority of Calgary. That is what you are elected to do.



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First name [required] Pascale

Last name [required] Farries

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition of re-designating my R-C1 parcel to R-CG. It is not acceptable to place an 11-12 meter or 3 storey home next to a 1-storey bungalow. Height of housing forms needs to be based on area architecture and heights. This proposal, currently denies input from residents and communities. There is no community protection or preservation built into this proposed blanket rezoning. In existing Heritage communities, higher density housing forms should be located next to transportation hubs and on main roads. Within existing Heritage communities, specifically mid-blocks, maximum housing builds should be semi-detached and height appropriate (max 7 meters, 2 storeys) and keep existing building setbacks. Blanket rezoning will have a severe, negative impact with: loss of urban canopy and wildlife, insufficient parking, community safety, infrastructure rebuilds and costs (to whom?), decreased real estate values, loss of community character. This blanket rezoning proposal has been poorly communicated, ill conceived, and deceitful (mailout with insufficient details). The City needs to work on a density plan that is acceptable to Calgary residents and taxpayers and not just be City Administration driven.



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

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First name [required]                      Amanda

Last name [required]                      Phillips

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I object to the idea of the rezoning. A lot of these homes do not have enough parking for the average family as it is, let alone adding suites to the average home. When we bought our home 17 years ago, we bought it based on the type of community it was and it was detached family homes, and if this goes ahead, our community changes and that is not fair that you decide on what type of community i live in. Please do not go ahead with this.



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First name [required]

Warren

Last name [required]

Dublonko

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

LAND USE REZONING

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

I am writing to express my strong opposition to the proposed city-wide blanket rezoning that is currently under consideration by City Council. As a resident of this city, I believe this rezoning plan will have damaging effects on our community and our city and should be reconsidered.

First and foremost, a blanket rezoning fails to consider the characteristics and features of different communities within our city. Each neighborhood has its own distinct identity, history, and development patterns which have attracted residents to reside within these communities because of these distinguishing features. Implementing a one-size-fits-all approach to zoning disregards these differences and could lead to inappropriate development that does not align with the character of individual neighborhoods.

Furthermore, blanket rezoning could result in increased density without adequate infrastructure and public services to support it. This could lead to issues such as traffic congestion, overcrowded schools, and strained public utilities. It is essential that any changes to zoning regulations are made with careful consideration of the capacity of our infrastructure to accommodate growth.

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

Additionally, a city-wide blanket rezoning could have negative impacts on property values and quality of life for residents. Up-zoning areas previously designated for single-family homes to allow for higher-density development, for example, could lead to decreased property values and diminished neighborhood character. It is crucial to strike a balance between encouraging responsible growth and preserving the qualities that make our city a desirable place to live. Blanket rezoning doesn't address the issues of affordability yet only seeks to line the pockets of developers at the cost of the community.

Instead of pursuing a blanket rezoning approach, I urge you to consider a more targeted process that involves meaningful input from residents, neighborhood associations, and other stakeholders. This approach would allow for a more nuanced understanding of the needs and concerns of different parts of our city and could lead to zoning regulations that better reflect the aspirations of our communities.

I respectfully request that you reconsider the proposal for a city-wide blanket rezoning and instead pursue a more thoughtful and collaborative approach to zoning regulation. Our city's future depends on decisions that are made with careful consideration.

Sincerely,  
Warren Dublonko



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First name [required] Dennis

Last name [required] Handford

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters I am opposed to zoning changes in Glamorgan

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

When we purchased our house in 2000, R1 zoning was important to us. Single family dwelling provided a sense of neighborhood and security. With close proximity to MRU there is already very little public parking. Also, multi family dwellings would further crowd our crescent and alleys and erode the character of the crescent.



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First name [required] Kevin

Last name [required] Alguire

How do you wish to attend?

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

Date of meeting [required] Apr 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 will cause chaos in certain neighborhoods and therefore be completed on a case by case basis which is the current system.

A 12 unit building in the heart of Mount Royal is not going to do anything for the housing crisis other than create an opportunity for builders.

There are certain areas that might be good to increase from R1 to R2 and so forth.

You can't effectively impact neighborhoods which people have purchased homes based on density then destroy what they have worked so hard to achieve.

We have an existing process. It is there for a reason.



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First name [required]

Isam

Last name [required]

Hashem

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 re-deisgnation

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required]                      Jean & Colin

Last name [required]                      Darling

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

We are speaking in regard to our neighbourhood, no rezoning is necessary here. You cannot increase housing with "lower cost homes" in a neighbourhood such as ours. It will NOT work. Unfortunately people in lower income don't have the same respect and pride in their homes as we do in ours. This will bring more neighbour arguments and more crime. The city has lots of unused land and a lot of "older" areas that could be used for redevelopment so why do you want to rezone the our neighbourhood and neighbourhoods like ours? I think the City needs to look at infrastructure, schools, doctors, dentists etc before starting to increase housing. Get your act into gear City Council and LISTEN to what everyone has to say before making a decision. Just ask yourselves would you like it if your neighbour built a row of houses or suites next to you!!!! You were voted in to listen to the people of Calgary.



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First name [required]

Mark

Last name [required]

Petros

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This will destroy the established neighbourhoods that residents have lived in for years, paid top dollar to buy homes in and paid high taxes. If we wanted to live in a high density neighbourhood with no yards or parking we would have bought in such an area.



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

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

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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We desperately need more housing.



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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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

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

[required] - max 75 characters      Rezoning for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

This council was elected to represent and benefit residents of Calgary. Any plan to rezone does the opposite. It reduces property values and it reduces taxpayers confidence in the council. You already have a mayor who has been completely discredited through a campaign to remove her for her lack of representation of the needs and best interests of this city. Counselors who go along with her plan will be lumped in with her and not elected in the next election. This is not good for Calgary or Calgary residents and it needs to stop.



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First name [required]                      Samantha

Last name [required]                      Brook

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                      RC1 - RCG

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition of the proposed community Rezoning plan proposed by the city of Calgary. To blanket the entire city with the possibility to resign properties is short-sighted and irresponsible. These communities have been planned per population, per property value, and in support of what is required for water supply, sewage, disposal, transportation, and the list goes on. I agree that some form of analysis is required to see which specific areas can handle property rezoning. But to blanket every single property in the city is frankly embarrassing for the city to even suggest. Prime example is what is currently happening in the community of Marta loop. I moved away from Marta loop area because of the absolute disaster that is going on there. No street parking, poor roadways, businesses, struggling, and a brand new luxury adult only living building with a plumbing system that cannot handle the three story capacity of tenants. My previous experience is 10+ years of work experience in the community development, industry, working alongside architects and engineers who do this for a living. Suggesting that regular Lehman residence should decide what pressure they put on Our cities infrastructure is asinine.



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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]	Susan
Last name [required]	Steckley
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Blanket Rezoning of communities.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	1.0The Unassailable Case against Blanket Rezoning (final).pdf



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

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## THE UNASSAILABLE CASE AGAINST BLANKET REZONING

### Introduction

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

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

### Blanket Rezoning PROs and CONs

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

#### PROs

The City of Calgary is advocating for a proposed blanket rezoning initiative as part of its broader strategy to address housing affordability and diversity within the city. Based on the City's published documents<sup>1</sup> these are the primary arguments in favor of this initiative:

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

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

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

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

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

## CONs

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

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

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

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

<sup>4</sup> [https://southwarknotes.files.wordpress.com/2009/12/loretta\\_lees\\_tom\\_slater\\_elvin\\_wyly-gentrification\\_\\_-routledge2007.pdf](https://southwarknotes.files.wordpress.com/2009/12/loretta_lees_tom_slater_elvin_wyly-gentrification__-routledge2007.pdf)

evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts.<sup>5</sup> Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.

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

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

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

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

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

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

10. **Loss of Freedom of Choice:** Freedom of choice is a central tenet of Western Civilization, the freedom to choose between different possible courses of action and by extension, the freedom to live in a neighborhood which reflects and embodies one's preferred attributes in terms of aesthetic, environmental, social and economic characteristics. Up till now the citizenry of Calgary have had the freedom to aspire to and ultimately choose their preferred living environment. In a headlong and misguided rush to enforce equity and inclusivity in all possible circumstances, the City is sacrificing this particular freedom, a choice that has been clearly demonstrated by the majority of Calgary households.
11. **Massive Economic Impact:** An analysis by experienced certified appraisers suggests a potential loss in existing equity for the \$200B of current investment in single family and semi-detached units with a concomitant impact on the Municipal tax base. This potential impact warrants a detailed economic analysis.
12. **Reduction in Home Ownership in Favor of Increased Rentals<sup>9</sup>.** Home ownership has been proven to develop more engaged communities as home owners are more apt to invest in their property and community. This fosters a stronger sense of belonging, participation and community engagement.<sup>10</sup> Ownership provides greater personal control over housing costs compared to renting. Home ownership is also considered a form of forced savings, leading to wealth accumulation (asset-based wealth/welfare) over time as owners pay down their mortgages<sup>11</sup>. This equity is often leveraged for other investments, education, or retirement, contributing to greater economic stability and security overall.
13. **The Blanket Rezoning Model is Unproven.** Based solely on hypothesis, there exists no verifiable proof that the proposed blanket rezoning model provides the results it espouses; whereas Comprehensive Neighborhood Development Plans have been proven with positive results for many decades in Calgary. To deploy an unproven model on the citizenry without ample testing, due diligence and proof of positive results would be unconscionably irresponsible. *Once deployed the negative effects of the blanket rezoning initiative would be difficult, if not impossible to reverse.*
14. **Blanket Rezoning Cannot Respond to Local Needs.** Just as community associations are more attuned to the needs of their community than Municipal Government, which is equipped to understand its citizens better than the Province, which governs it's provincial population at a more appropriate scale than the National Government. Blanket rezoning is

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<sup>8</sup> Statistics Canada 2021

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

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

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

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

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

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

## The Creation of a Perpetually Affordable Housing Supply

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

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

## Land Cost – A Barrier to Affordability

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

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

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

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

## City Land Supply – A Lost Opportunity

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

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

## Community Land Trust - A Mechanism to Perpetual Affordability

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

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

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

## Summary and Recommendations

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

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

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

## RECOMMENDATIONS

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

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

### Authors:

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

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

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

## Addendum A

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

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

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

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

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

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

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

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

**Bill Chomik**, Architect AAA, FRAIC, HON. AIA



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First name [required]                      Jonathan

Last name [required]                      Schultz

How do you wish to attend?

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

Date of meeting [required]                      Apr 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

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**Public Submission**

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against rezoning. We purchased our home in Calgary in 2021, and don't believe council has the right to rezone our community simply to receive federal money at this time. We purchased our home so that we can enjoy the community where we settled. Increased traffic, construction noise, and density will be a detrimental effect on our neighbourhood and community. Thank you in advance for taking the wishes of the current citizens of Calgary into account when you make your decision.



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

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

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

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing today in fierce opposition to the proposed blanket rezoning proposed by today's council. There are many reasons that this very unpopular proposal will damage the fabric of many neighbourhoods in our city, here are a few: The MDP of 2009 sets broad principles for the growth of our city, including respecting the stability of established neighbourhoods, and restricting growth on nodes and corridors in the city, both tenants that blanket rezoning ignores; blanket upzoning will not help affordability, by displacing existing affordable units in older established neighbourhoods with developers picking off these lower cost units and building expensive townhomes, the affordability in these areas will actually decrease; thirdly, I question the moral and legal authority of this deeply unpopular council back by a deeply unpopular federal government to take unilateral action on an issue that not one of the councilors campaigned on in the 2021 election. This is not democracy and in my mind is deeply repugnant.

Sincerely,

Blair McDermid



**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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First name [required] Karen

Last name [required] Currie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]	Jill
Last name [required]	Hartzell
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Proposed Blanket Rezoning of the entire City of Calgary
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Blanket Rezoning Jill City Council Speech Apr 22 2024.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

Hello my name is Jill Hartzell, I am a citizen of Calgary, and I oppose my property arbitrarily being re-zoned.

I was born and raised in Calgary in the district of Westgate and I am a single family home owner.

Blanket Rezoning would affect me for the following reasons:

1. **LOSS OF CHOICE** - The right to choose to live in a Single Family District is being taken away. I grew up in a single family district, playing in the privacy of my backyard or on my front lawn with the other neighbor kids. It was a wonderful childhood that I want to remain as a way of life for my kids and grandkids.
2. There is no need to force the blanket rezoning on every neighborhood, there can still be single family districts and then other districts zoned multi-unit. It doesn't need to be one or the other. Give people the choice to choose where they want to live. Don't force it on every community.
3. **LOSS OF PRIVACY** – The privacy impact is extremely significant with the possibility of a 4 or 6 or 8 unit dwellings, or even more higher density with secondary suites also being allowed, being built on either side a single family home is devastating. The privacy in your backyard will be taken away, the large will building will block sunlight on your property which reduce the ability to grow your garden, flowers and trees.
4. **INSUFFICIENT PARKING** – Not enough parking is being required upon development. The required allocation of half (.05) parking stalls per unit is insufficient. This puts more parking on the streets which makes it unsafe for kids to play in the front of their houses. Already in some districts in Calgary parking shortages are resulting in being charged to park on your own street.

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

Council is rushing this extremely important issue that affects every home owner in the City, without thorough input from the citizens of Calgary. If Council is so sure this is good for Calgary, then they should hold a plebiscite on this issue not push it through Council meeting.

Please vote NO to the proposed Blanket Rezoning.

Calgary Blanket Rezoning Proposal  
Council Meeting - April 22, 2024  
Submitted by Jill Hartzell

Hello my name is Jill Hartzell, I am a citizen of Calgary, and I oppose my property arbitrarily being re-zoned.

I was born and raised in Calgary in the district of Westgate and I am a single family home owner.

Blanket Rezoning would affect me for the following reasons:

1. LOSS OF CHOICE - The right to choose to live in a Single Family District is being taken away. I grew up in a single family district, playing in the privacy of my backyard or on my front lawn with the other neighbor kids. It was a wonderful childhood that I want to remain as a way of life for my kids and grandkids.
2. There is no need to force the blanket rezoning on every neighborhood, there can still be single family districts and then other districts zoned multi-unit. It doesn't need to be one or the other. Give people the choice to choose where they want to live. Don't force it on every community.
3. LOSS OF PRIVACY – The privacy impact is extremely significant with the possibility of a 4 or 6 or 8 unit dwellings, or even more higher density with secondary suites also being allowed, being built on either side a single family home is devastating. The privacy in your backyard will be taken away, the large will building will block sunlight on your property which reduce the ability to grow your garden, flowers and trees.
4. INSUFFICIENT PARKING – Not enough parking is being required upon development. The required allocation of half (.05) parking stalls per unit is insufficient. This puts more parking on the streets which makes it unsafe for kids to play in the front of their houses. Already in some districts in Calgary parking shortages are resulting in being charged to park on your own street.

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Please vote NO to the proposed Blanket Rezoning.



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against the solution being the Proposed RCG Blanket Rezoning.

I understand Calgary has a problem with the lack of affordable housing, but I am **against** the solution being the Proposed RCG Blanket Rezoning. Here are some of my concerns:

1. **Neighborhood Character and Aesthetics:** Will all neighbourhoods in Calgary including Mount Royal be included? I already live in a neighbourhood where there is a variety of housing forms with an affordable housing development is being built nearby.
2. **Parking and Traffic:** The increase in housing density could lead to additional parking and traffic challenges. Concerns include limited on-street parking availability and potential congestion in residential areas as only 0.5 stalls/unit or suite is the minimum.
3. **Infrastructure and Services:** As more housing units are added, there may be strain on existing infrastructure such as water supply, sewage systems, and public services like schools and healthcare facilities. My home has been flooded several times in the past few years due to problems with the existing sewage systems.
4. **Affordability:** While the proposal aims to provide more affordable housing options, there are concerns about whether these new developments will truly be accessible to all income levels.
5. **Community Engagement:** Concerns have been raised about the level of community engagement and consultation during the rezoning process. Ensuring that residents' voices are heard and their concerns addressed is crucial.
6. **Gentrification:** There's a fear that rezoning could lead to gentrification, displacing long-time residents and changing the socio-economic fabric of neighborhoods. We bought our home 38 years ago.
7. **Environmental Impact:** Increased density may impact green spaces, trees, and overall environmental quality. Balancing housing needs with environmental sustainability is essential.



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First name [required]

Becky

Last name [required]

Harish

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 Cougar Ridge

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required]

Patti

Last name [required]

O'Brien

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blank Re-Zoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

As a tax paying citizen who votes, I am AGAINST BLANKET RE-ZONING. I do not see how blanket rezoning will effectively & efficiently increase affordable housing. It will impact my investment & chosen lifestyle within the community I live in. Blanket rezoning shows little planning on the part of council & short sightedness to put a band aid solution on a major issue. Resolving this crisis will take planning & effort.

Has council looked at the current infrastructure of each community to see how they can handle more homes? I recently cancelled my Telus services as they could NOT adequately serve me. I was told they infrastructure in my community was NOT sufficient to meet my needs. It would be years before the infrastructure would be upgraded. I was told to change to the competition.

Ironically, the same issue happened with my business located across the city. During the height of the pandemic, I was unable to upgrade my internet. It took 3 years for my services to be upgraded. 3 years is too long for a business trying to survive & contribute to the local economy.

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

How does adding more buildings to the current infrastructure improve anyone's quality of life? I chose my community for specific reasons. I do not want to live in a high-density neighbourhood.

Focus your energy on innovative solutions that target the crisis. Leave people's investments in their current quality of life untouched. Plan for multi-housing units in advance, in a location that does not impact people's chosen quality of life. Find land that is near transit that can be built in upwards in apartment style ways to allow for multiple families. Locations that can accommodate parking, utilities & green spaces. Plan buildings where the view out the window isn't affecting their neighbour's privacy. Allow people know what they are buying prior to making the purchase.

Has the city evaluated intersections leading out of my community & how an increase in traffic will affect them? We have had several accidents in our intersection, including pedestrians being hit. This intersection is next to a school. Have you considered my child's safety when making this decision?

Blanket re-zoning is NOT what I want as a tax paying citizen, re-consider your approach to the housing crisis. We are a city of innovative thinking. Use the skills of the citizens to come up with a more innovative & feasible solutions that are forward thinking, planned and take into consideration EVERYONE in Calgary.



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First name [required]                      Stephanie

Last name [required]                      Hiebert

How do you wish to attend?

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

Date of meeting [required]                      Apr 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 would like to strongly oppose the Rezoning policy that is being discussed at the April 22 Public Hearing. The city is endorsing a blanket Rezoning for the entire city without any regard to parking and infrastructure issues that can result from this type of building. There needs to be appropriate rules for parking to be included on the property and development permits that do not allow large buildings that impact sunlight for neighbouring properties.

Also, the city is not planning for the increased infrastructure needs that will result as part of this free for all type of development.

There are other, more prudent solutions that would meet the goal of increased housing that would allow property owners the ability to enjoy their property and continue to receive the infrastructure such as water, power, garbage collection etc. that we need. My recommendation is that the city remove the blanket rezoning classifications and replace them with more localized Rezoning close to ctrain lines etc that can handle the increased density for increased population.

If city council refuses to remove the zoning policy, they must add additional rules and processes to prevent developers from doing anything they want with properties. City council also needs to improve the consultation process for property owners and community associations so we can provide input and approval or objections to developments that will harm our communities.



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First name [required] Melanie

Last name [required] Swailles

How do you wish to attend?

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

Date of meeting [required] Apr 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 - Brentwood CA letter final.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

WHAT WE HEARD final report - Brentwood Community Association.pdf

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

Attached please find 2 documents: the Brentwood Community Association letter (total 4 pages) and the BCA What We Heard report (17 pages). Please put them in this order, with the letter first. Thank you.

## ***“What We Heard”: Brentwood Community Report***

On February 8, 2024, Brentwood Community Association held a community meeting at which representatives of the Brentwood Development and Transportation Committee made a presentation concerning the City of Calgary’s ‘blanket’ rezoning proposal. Feedback forms were made available to the approximately 130 community members in attendance and subsequently through the Brentwood Community Association. To date (March 20, 2024), 46 responses have been received (35.4% response rate); additional feedback received since March 20 has not been incorporated in this report. What follows is a report containing information derived from the feedback forms as well as individual written comments received from community members.

### ***1. Quantitative information on citizen concerns relating to the proposed rezoning plan***

There is a high and significant level of concern among citizen respondents regarding a range of potential impacts of the proposed rezoning plan (see question 2). More than 80 percent of citizens identified a VERY HIGH level of concern about six of the pre-identified potential impacts of the proposed rezoning plan, namely:

- *green spaces*
- *shadowing*
- *trees/tree canopy*
- *parking*
- *building height, and*
- *community character* (see Table 1 for specific percentages).

Table 1. Number<sup>1</sup> and percentage<sup>2</sup> of citizen respondents indicating their level of concern<sup>3</sup> regarding potential impacts of proposed rezoning plan

Potential Impacts	Level of Concern (1 = very low 5 = very high)				
	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)
Green spaces	0	1 (2.3)	0	3 (7.0)	40 (93.0)
Shadowing	0	0	1 (2.3)	4 (9.3)	38 (88.4)
Trees/tree canopy	0	0	1 (2.3)	5 (11.6)	37 (86.0)
Parking	0	1 (2.3)	2 (4.7)	3 (7.0)	37 (86.0)
Building height	0	0	1 (2.3)	6 (14.0)	36 (83.7)
Community character	1 (2.3)	0	2 (4.7)	5 (11.6)	35 (81.4)
Privacy	0	0	3 (7.0)	7 (16.3)	33 (76.7)
Landscaping	0	3 (7.0)	3 (7.0)	8 (18.6)	28 (65.1)
Vehicle access	1 (2.3)	0	5 (11.6)	10 (23.3)	26 (60.5)
Pedestrian access	0	1 (2.3)	7 (16.3)	11 (25.6)	23 (53.5)

1. A total of 43 citizen respondents submitted feedback forms and 3 respondents provided written responses only. Not all 43 respondents replied to all questions. For data above: n = 43  
2. Percentage calculations are rounded to the nearest 1/10<sup>th</sup>  
3. Impacts are listed in descending order (starting with the highest number of respondents indicating level of concern 5)

When levels of concern HIGH to VERY HIGH were combined, between 93 and 100 percent of citizen respondents identified seven of the potential impacts of the proposed rezoning plan to be of greatest concern:

- *green spaces*
- *shadowing*
- *trees/tree canopy*
- *parking*
- *building height*
- *community character, and*
- *privacy* (see Table 2 for specific percentages).

Additionally, over 83 percent of citizen respondents rated concerns about *vehicle access* and *landscaping* as HIGH to VERY HIGH.

Table 2. Percent of citizen respondents rating impacts by combined levels of concern ‘high’ to ‘very high’

Potential Impacts	Combined Levels of Concern (4 = high 5 = very high)		
	% 4	% 5	% 4 + 5
Green spaces	7.0	93.0	100.0
Shadowing	9.3	88.4	97.7
Building height	14.0	83.7	97.7
Trees/tree canopy	11.6	86.0	97.6
Parking	7.0	86.0	93.0
Community character	11.6	81.4	93.0
Privacy	16.3	76.7	93.0
Vehicle access	23.3	60.5	83.8
Landscaping	18.6	65.1	83.7
Pedestrian access	25.6	53.5	79.1

1. The combined levels of concern regarding potential impacts are identified in descending order.

The three most frequently mentioned ‘other impacts of concern’ that citizen respondents identified were:

- *water and sewer infrastructure*
- *increased density, and*
- *property values* (see Table 3).

Notably, citizens raised a wide range of concerns about blanket rezoning, including issues of access for repair/emergency vehicles, cycling and transit infrastructure, children’s play spaces, and building design. As well, citizens expressed concerns about developers (outbidding citizens for homes, and their influence on City Council), about lack of consultation regarding the proposed rezoning, about removal of the democratic right to comment/object, and about the inequitable effects of blanket rezoning on older communities. Also notable was that every ‘other impact’ that citizens identified was rated as having a very high level of concern (only three respondents rated their level of concern lower than ‘5’; see Table 3).

Table 3. Other impacts of concern<sup>1</sup> identified by citizen respondents

Other Impacts	# of respondents	Level of concern (# of respondents)
Infrastructure (water, sewer)	5	5 (3); 4 (1); 3 (1)
Increased density	5	5 (5)
Property value	4	5 (3)
Crime rate/conflict	3	5 (3)
Street/business/transit parking, and access for repair/emergency vehicles	3	5 (3)
Infrastructure (cycling, transit)	2	5 (2)
Garbage/compost/recycling	2	5 (2)
Developers (outbidding citizens for homes; influence on City Council)	2	5 (2)
Schools	2	5 (1); 4 (1)
Removal of right to comment/object	2	5 (2)
Building appeal, design	2	5 (2)
Off leash dog spaces	1	5
Noise/pollution	1	5
Outdoor space for each apartment	1	5
Children’s play spaces	1	5
Inequitable effects on older communities	1	5

1. These are responses to the ‘Other impacts – please specify’ section of question 2

2. Impacts are listed in descending order (starting with the highest number of respondents specifying each impact)

## 2. Qualitative information on citizen concerns relating to the proposed rezoning plan

Citizen responses to question 1, question 2 (sections on ‘other’ and ‘additional’ comments) and question 3 from the Feedback form, as well as the individual written comments, were recorded in a Word document. Through repeated review of these data, citizen responses were sorted into 11 broad categories (topics), as follows:

- *general opposition to ‘blanket rezoning’*
- *concerns about the role of the City/goal of proposed ‘blanket rezoning’*
- *affordability/densification*
- *infrastructure issues: waste management, (storm)water management, schools*
- *property values*
- *crime/conflict*
- *community character/sense of place/quality of life/privacy*
- *what will be built: shadowing, aesthetics*
- *parking*
- *green space/parks/trees/tree canopy/shrubs*
- *suggestions for alternative approaches to blanket rezoning*

These categories are not in any particular order, they are not mutually exclusive, and some categories contain a much greater volume of citizen comment than other categories. In the following Tables, the inclusion of quotes from respondents conveys the full range of concerns and opinions that citizens expressed about blanket rezoning. Each quote (presented in whole or in part) in the following Tables is followed by a number in parentheses which identifies the respondent; however, all responses are presented anonymously. Where the same respondent number appears more than once within a Table, this means that a citizen provided responses to more than one question.

**2.1 General opposition to ‘blanket rezoning’**

Citizen responses that were categorized as ‘general opposition to blanket rezoning’ ranged from short, pointed phrases, to more expansive comments about the perceived difficulties with the rezoning proposal (see Table 4).

Table 4. Quotes from citizens: general opposition to ‘blanket rezoning’

<ul style="list-style-type: none"> <li>• This will destroy Brentwood. (22)</li> <li>• I am against blanket zoning of the entire city. I don’t believe such rezoning will result in more affordable housing being available. .... More single family developments would also be good, not all families want to live in condos. (7)</li> <li>• Do not want this to pass. Too large an impact on area. (19)</li> <li>• Inequitable effects of blanket rezoning – need much more nuanced thinking about how to increase affordability [increase in density does not equal increased affordability] (35)</li> <li>• I don’t want blanket rezoning in my community or in Calgary! (36)</li> <li>• In general, I am totally against this blanket re-zoning. The re-zoning does not address environmental, social, or design issues. Over the years, there have been methods developed that achieve designs that address these issues. ... developed and proven designs for multi-family use exist and can be applied to sites that meet proper criteria for such units. ... with this blanket re-zoning, several considerations are missing .... it would appear that this re-zoning approach could be the start of massive deterioration of our social fabric. This proposal is even more ridiculous than the fifteen cent per paper bag charge, and far more serious. (9)</li> </ul>	<ul style="list-style-type: none"> <li>• This is a terrible idea. (29)</li> </ul>
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**2.2 Concerns about the role of the City and the goal of proposed ‘blanket rezoning’**

This category of citizen concerns about the proposed blanket rezoning highlights some of the most intense, ‘emotional’ responses received through both the Feedback forms and the individual responses. Many of the responses were lengthy; these quotes are included here to illustrate the high level of concern that the blanket rezoning proposal generated among citizens. Certain of these comments also point to broader concerns about lack of consultation with citizens and democratic processes, citizen frustration, and loss of trust in City (planning) processes. Table 5 highlights citizen concerns about the role of the City regarding the lack of public participation and loss of trust; Table 6 includes quotes from citizens’ responses about the rationale and goal of proposed blanket rezoning.

Table 5. Quotes from citizens: concerns about the role of the City — lack of public participation/citizen involvement and loss of trust

- .... I understand that the "Housing and Affordability Task Force" did not include representation from the community at large. As a result, this omission raises immediate concerns for me that the city designed this task force purposely in this fashion so that it could ultimately and arbitrarily ram/force through its possible predetermined and yet unknown agenda, or in the alternative simply allow the developers to do whatever they want to do. I hope not. Hence, the proposed meetings with the public may be a "back-door" approach to make those meetings appear as consulting with the public for its input when maybe the city may have already decided what it is going to do once the meetings with the public are finished. This approach by the city does not garner confidence in the process by me or perhaps from others in the community at large. (46)
- My question to you [Mayor and Councillors]: are you [in] fact representing and voting with what your constituents really want concerning this proposal? (42)
- Why has there been no community engagement with this proposal? (37)
- Removal of democratic right to object is unacceptable. Failure to protect citizen rights to object is undemocratic. (35)
- Stress the importance of community involvement and input BEFORE decisions are made. (8)
- Feedback: if construction is proposed affected neighbours can make comments. Only adjacent neighbours are able to make comments and these are not having much impact. Construction is moving ahead anyway and residents are increasingly frustrated at not being heard. (37)
- City council is thinking they are a top down organization and not a bottom up. (15)
- The citizens of Calgary should not stand for top-down city-wide upzoning without adequate community consultation and feedback. The way this upzoning has been pushed forward is completely unacceptable. Almost no one knows about this. (25)
- BREACH OF TRUST! We bought our house 46 years ago with the understanding that Brentwood was a single family dwelling zone. .... It never occurred to us, or many of our neighbours, that uncontrolled zoning would be applied. .... (5)
- When initially purchasing our property we were guaranteed through the zoning that we would remain a single family area. The current Council has no right to arbitrarily change this zoning without the consent of the owners of a property. The Mayor and Council were elected by the people of the city to do what the majority of citizens want, not what the Councils[sic] members[sic] special interest[sic] are. (4)
- Failure to plan for IMPACTS of increasing density on infrastructure, such as storm water management (and other effects), shows lack of understanding OR “putting off” to the future what needs to be planned-for now – totally poor performance of “planners”. Listen to and understand/work with the local citizens who are affected by blanket rezoning – we are the local experts who know what “planners” cannot know about our communities – do not let developers/development damage existing qualities (35)

- Our community is not a blank slate for development. Residents have committed their money, energy and sometimes decades of their life into Brentwood. They invest and stay because they have some security in knowing what can or cannot be built next to them. Nobody anticipated a 3-storey rowhouse with 8 units. Developers come in to make major changes and really don't care about the aftermath. Residents who lose sunlight, privacy, and much of the enjoyment of their properties either have to live with the impacts or move houses. This is wrong! The City of Calgary has Infill Guidelines, Established Area Guidelines and the MDP, all of which stress the importance of "sensitive" and "contextual" development. Unless redevelopment projects adhere to those guidelines and principles their DPs should be turned down. Only when developers see their projects refused will they improve the quality and compatibility of those projects. The community will benefit when redevelopment enhances rather than harms the community. (41)
- .... I currently live in a bungalow in Brentwood and purposely bought in this community as it was already fully established and was the type of community we were looking for to raise our family. I attended the community information session and was disappointed to hear that the recommendations of the task force were accepted without consultation or input from homeowners. (42)
- Strong opposition to the blanket rezoning (30)

Table 6. Quotes from citizens: concerns about the rationale and goal of blanket rezoning

- The goal of the rezoning. It was proposed under the HATF, but there is no requirement for any buildings to be affordable. There does not seem to be any metric by which 'success' can be determined. (41)
- I believe the City has not been honest and transparent about why they're rezoning and the true implications to existing neighbourhoods. The entire rezoning proposal has been a charade filled with propaganda and half-truths. (43)
- I would like to know what and how much research went into deciding on "blanket rezoning, especially when other cities in Canada have failed to provide affordable housing for those people who need it most. Have the levels of government ever come together to develop alternative solutions to affordable housing. Did they review models of housing affordability in our [sic] countries? (34)
- Apparent Rationale for the city proposal: This proposal appears to do nothing for affordability, but does increase density (of housing units and residents), to the detriment of neighbourhood lifestyle and quality of life. The only justification for the proposed rezoning that could be envisioned is to increase city property tax revenue from housing unit densification .... with little or no capital expenditure required. Ergo, a tax grab on the part of the city in addition to the many other tax increases we have seen lately. I have also seen no mention of the federal incentive grant apparently offered to the City in exchange for this re-zoning proposal. Transparency on this aspect is expected. A zoning change of this extent impacting the character of city neighbourhoods should be an election issue. City council was elected to work for the voters, who were never consulted on this issue. There seems to be no broad based community support for this across existing neighbourhoods, therefore this proposal should not be approved without further dialogue and re-design with affected community involvement. (38)

### 2.3 Affordability and densification concerns

In addition to noting the concern that developers can outbid citizens for single house properties, citizen responses call into question the premises on which City based its proposal for blanket rezoning. Both in some of the citizen responses illustrated in Tables 4, 5, and 6 as well as in some of the quotes in Table 7 (below), it is clear that citizen respondents recognize the disconnect between densification and affordability; without some measures to ensure developers build affordable housing, densification alone does not necessarily achieve affordability. Has the City built its focus on blanket rezoning on false premises? Has the City conflated the ideas of densification and affordability? Furthermore, the lack of consideration of cumulative effects of individual development permit decisions, and thus the incremental nature of change effected through blanket rezoning processes, suggests that there will not be widespread concern generated, thereby enabling the City (and developers) to proceed with significant impacts on (older) communities—without citizen input.

Table 7. Quotes from citizens: concerns about affordability and densification

<ul style="list-style-type: none"> <li>• Lack of affordability justification for the proposal. The city proffers increased affordability as the justification for the blanket rezoning, however no data has been presented to substantiate this position. If a corner house in Brentwood is currently valued at \$700,000 [and] is replace[sic] by 4 units currently selling in NW Calgary for \$600,00 each, where is the affordability advantage. The housing types are not in any way comparable, particularly considering the deterioration in neighbourhood community quality. Neighbouring property values would also be negatively impacted by such development. (38)</li> <li>• How will denification[sic] managed by developers address affordability in the short to middle term. Low assessed value properties will be replaced by multiple more pricey units. (8)</li> <li>• Infrastructure: our community was not developed for mass densification in existing areas. Traffic flow, parking, and amenities would likely be strained and possibly be a mess. (37)</li> <li>• Developers outbidding citizens for single house properties. (34)</li> <li>• How are they going to guarantee new housing will be affordable and there won't be a repeat of Montreal where <u>all</u> developers have instead paid a fine or donated land to city? (16)</li> <li>• It seems to me there is quite a bit of empty space around this city that could be tackled and built on before neighbourhoods need to be torn up by developers who, let's face it, are out to make money and will not build affordable housing anyhow. All they do is outbid prospective young buyers trying to find a family home and ultimately raise the prices. (43)</li> <li>• A recognition that housing affordability is really &amp; truly an issue – along with suggestions that represent better alternative solutions than up-zoning (12)</li> <li>• Housing prices are <u>not</u> affordable in these multi dwelling houses (14)</li> </ul>
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- Affordable housing: I've heard mention that the City intends for this blanket rezoning to address the issue of affordable housing. What's happening is that developers are selling these new row houses for about \$580,000. This doesn't meet the needs of those seeking affordable housing. The City has also mentioned trickle-down effects, meaning that as more expensive homes are available those who can afford them move up until eventually affordable houses are available for those who need them. This takes about 30 years. .... How will you guarantee affordable housing? (37)
- The influence [of blanket rezoning] is likely to be incremental, not all at once, and thus not likely to raise widespread concern as it happens. (11)
- This rezoning will destroy the nature of many communities and will not result in lower housing costs. It should be voted down. (25)
- I am completely against blanket rezoning. It's creating density with a sledgehammer where a more nuanced approach is required. R-CG zoning MUST take into consideration existing neighbouring properties and include guidelines that significantly reduce or eliminate overlooking and overshadowing, and retain an element of privacy. Emphasis on contextual is a must. (43)
- How will developers be encouraged to build affordable, cheaper units rather than luxury units? How much density, eg. people numbers, will be permitted on each block? (44)
- No more immigrants unless we can accommodate them. Stop universities in the city from taking foreign students that they cannot accommodate. (36)
- How will you guarantee affordable housing? (37)
- No measures to determine success/failure to achieve stated goal of 'affordability'. Need much more nuanced thinking about how to increase affordability [increase in density does not equal increased affordability] (35)
- A much slower, more measured approach is needed and if affordability is truly what the city is after, I feel they are sadly mistaken that this haphazard, disruptive plan will be the answer. (42)

## ***2.4 Infrastructure issues***

Three infrastructure issues dominated citizens' expressed concerns; waste management, (storm) water management, and school capacity. Table 8 (below) contains quotes from citizen respondents that highlight each of these three infrastructure issues. The City has indicated that issues such as these will be dealt with as bylaw matters but, as informed citizens have noted, these are physical capacity challenges, not matters that may be resolved through bylaw processes.

Additional infrastructural issues raised by citizens are identified in Table 9 (following). Please note that parking infrastructure issues are identified separately (see Table 14).

Table 8. Quotes from citizens: infrastructural concerns relating to waste management, water management, and school capacity

<p><u>Waste Management</u></p> <ul style="list-style-type: none"><li>• Waste management: 4 homes on one lot will require a total of 12 black/blue/green bins. Mathematically, there is insufficient space for bins/pick up requirements on a 50 foot lot. As well, sewage waste will be increased 4-fold-? infrastructure readiness? (2)</li><li>• No adequate space for up to 24 garbage bins per site (37)</li><li>• Existing trash collection system is incompatible with an 8 unit design replacing a single family home. Potentially 3 garbage containers could be replaced with at least 12 containers, potentially 24 bins in the same space! (38)</li></ul> <p><u>Water Management</u></p> <ul style="list-style-type: none"><li>• Storm water management -- older neighbourhoods do not have installed capacity to handle increased storm water volumes that will result from increase in volume of impervious surfaces (i.e. buildings on 60% of property vs. 40% now--in older areas) (35)</li><li>• As Alberta's water shortage continues to grow, what impact will uncontrolled higher density have on the water supply requirements? Is infrastructure adequate for water, sewer, natural gas, etc., demands? What about flood mitigation, holding ponds, reservoirs, and irrigation of green spaces, gardens and park land? (44)</li><li>• 3-4 days of torrential rain – where will water go if open spaces used for development? Buildings, driveways, roads don't absorb water. Orange bags around drains along roads are no solution. Will the city deal with flooded basements? (6)</li><li>• Watershed: adding more hard surfaces to our communities in the form of roofs, asphalt and pavement increases our risk of flooding and decreases the land available to manage the water. The ground is the best place to store water. So much can be done on our land to slow the movement of water while increasing biodiversity and improving soil health, which improves tree and plant health. (37)</li></ul> <p><u>School capacity</u></p> <ul style="list-style-type: none"><li>• Has the city considered the impact to public schools in the area? Can they handle large population growth? Churchill is already having overflow problems. (28)</li><li>• Schools over capacity – students in their own community can't register in their community school (14)</li><li>• Lack of school availability (28)</li><li>• Schools: the City is saying that our schools are under-utilized and that densifying our communities will put them to better use. Our schools are actually at capacity with many over. (37)</li><li>• What about capacity in the schools when more children are living in high-density neighbourhoods? (44)</li></ul>
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Table 9. Quotes from citizens: additional infrastructural concerns

- Utilities: we had water restrictions last summer, we are told we're currently in a drought situation, and we had power shortages during the deep cold in January. How will a large influx of new homes impact the utilities for those of us who already live here? How will you address utility shortages? (37)
- Lack of cycling infrastructure: Most streets in Calgary do not have adequate, SAFE, cycling infrastructure. For example, Charleswood Drive NW has a PAINTED, UNPROTECTED bike lane that is routinely used by drivers as a second driving lane. Although it has access to pathways and would be a perfect route to the University, the unprotected painted bike lane ends well north of Northmount and cyclists are dumped into a 4 lane car infested road down into the university area. This is poor planning and focuses on drivers and vehicular traffic at the expense of all other road users. It's also not a TRUCK Route but the City refuses to enforce the bylaw. This is true for much of the cycling infrastructure throughout the City. If you want to increase density, YOU MUST provide safe, alternative means of transportation. (43)
- Off leash dog spaces (17)
- Will police, emergency services, and fire employees be increased to meet the needs of more residents? (44)
- Lack of public transit. Many streets in Calgary, including collectors like Charleswood Dr NW, do not have public transit and are not close enough to transit to walk. (43)
- Will speed limits be lowered to cope with more pedestrians? What about traffic flow, calming, and volume of cars? (44)

## 2.5 Concerns about property values

Citizen expressions of concern regarding the effects of blanket rezoning on property values included the following statements (see Table 10). Additional comments about property value concerns are found in Table 6.

Table 10. Quotes from citizens: concerns about property values

- How will property value of adjacent single-detached homes not be affected by building adjacent row-houses? Currently new construction has to "fit" with the current surrounding construction. (37)
- I believe this will impact the value of our homes. As high density housing begins to surround us, individual homes will become less desirable and it will impact prices. (20)
- Property values of adjacent sites will definitely be negatively affected (37)
- My property value (23)                      • Property values (44)                      • Value (14)
- .... With the proposed approach of "blanket rezoning", are developers simply "turned loose" to do as they please without having to comply with bylaws, codes, rules,

guidelines, approvals, ordinances, specifications etc. thereby avoiding/eliminating undesirable results such as occurred in the community of Erlton? In conclusion, I am not anti-developers, but I am not a fan of irresponsible developers. I realize and understand that responsible developers have an important role to fulfill, but what they do mut [sic] be compliant with bylaws, codes, rules, guidelines, approvals, ordinance, specifications etc. so as not in any way to devalue or destroy neighbouring assets. (46)

## ***2.6 Concerns about crime and conflict***

Citizen expressions of concern regarding the effects of blanket rezoning on crime included the following comments (see Table 11; see also Table 15). In terms of conflict, an interesting issue arose during the February 27, 2024 online FCM-organized presentation by City representatives (planners) when a citizen participant pointed out that the required spacing for 12 black/blue/green bins would not allow all bins to be appropriately placed, and the City representative responded by noting that the City was considering allowing the bins to be shared ... can you imagine the potential for conflict among residents of a fourplex over something as mundane as “it’s your turn to put out the garbage bin”?!

Table 11. Quotes from citizens: concerns about crime and conflict

- More people, more crime. Bought in this neighbourhood [Brentwood] to retire, old age. Crime rate. (10)
- The best predictor of future impact is what has happened. Where this has occurred crime has increased, parking is extremely difficult and infrastructure has not kept pace. (18)
- Crime (we left Marda Loop for this reason; it’s unsafe for children). .... We need safe communities where children can play in front of their homes .... (29)
- conflict/crime (13)

## ***2.7 Concerns about community character, sense of place, quality of life, and privacy***

This category of citizen concerns about the effects of the proposed blanket rezoning proposal focuses attention on another issue that has generated intense uneasiness and worry among Brentwood residents and prompted many comments on the feedback forms and individual written responses. Some of the citizen comments found in Tables 5 and 7 as well as Tables 13 and 15 are relevant here also. Generally, citizens were concerned about interrelated losses of the characteristics that make Brentwood a desirable place to live, about their quality of life, about the sense of place (or, context) of their neighbourhood, and about the loss of privacy from the types of housing permitted through blanket rezoning.

Table 12. Quotes from citizens: concerns about community character, sense of place (context), quality of life, and loss of privacy arising from the blanket rezoning proposal

- My concern is with the proposed development along John Laurie Blvd between 14<sup>th</sup> St and Brenner Dr. I have lived in Brentwood and Charleswood for 41 years. I’m 48. I have

a family now where I grew up. The John Laurie pathway has been a hub for the community. It's a connector between the NW communities. It is access to Nose Hill. It's a bike path. It's a dog park. It's a place to meet neighbours, greet friends, learn to bike, go for walks, jogs etc. It's a place to enjoy a sliver of green in an inner-city neighbourhood. Humans need this green space. If we are needing affordable housing, there are better options. This area is why people want to live here. Future development will only over-crowd, de-value a mature, treed neighbourhood that gets its value from nature, birds, animals, people, space, & nature. This is a haven and a slice of nature. Don't overbuild here. This is not the answer for more housing. (31)

- We bought into this community 5 years ago as it is mainly single homes and bungalows. For this we are now paying more than double the city taxes, now you want to destroy our communities. Are we going to be refunded for damaging our community and what it is like? (32)

- Failure to consider long-term implications of blanket rezoning on quality of life of existing property owners is unacceptable. Development industry should not be permitted to destroy contextual community/neighbourhood character – build like types of homes in same areas, don't totally mash-up the housing styles. (35)

- Leave our community the way it is. (36)

- I think that allowing developers almost free hand in building houses will result in a hodge podge of aesthetics in communities and the buildings erected. (34)

- A house is the biggest investment most of us will make in our lifetime and we need to be fairly secure in the knowledge that our choice of community reflects our lifestyle preferences. There are many, many multi family dwellings in Brentwood and several more being built as I write this. The Northland Mall redevelopment, several streets in and around Brentwood Mall, the townhouse development at Shaganappi Trail and John Laurie Blvd have all been, originally or recently, designed and built with this purpose in mind. None of them are a four-plex unit all with secondary suites dropped into the middle or end of a block of single family homes as this “blanket rezoning” would allow. There are many beautiful neighbourhoods in this city that have been properly planned and built from their conception to include a section of single detached homes, streets of duplexes, blocks of row housing and an area of apartment buildings. There is a symmetry, cohesion and architectural beauty in areas like McKenzie Town, Currie Barracks, Panorama Hills. It's not a hodge podge mess of what this rezoning could do in some neighbourhoods both old and new. You could even say that neighbourhoods like Brentwood, Dalhousie and Varsity were properly designed in their time and built to include single family homes, duplexes, rowhouses and apartment buildings which they all currently still have. (42)

- With this blanket re-zoning, several considerations are missing, such as: lack of privacy for single-family units next door to the re-zoned unit. (9)

- I think the fact that Brentwood was recently named as Calgary's top community, 2 years in a row, says it all. Please let 60+ years of zoning precedence continue to stand. (23)

- With this blanket re-zoning, several considerations are missing, such as: Lack of privacy for single-family units next door to the re-zoned unit. (9)

## 2.8 Concerns about what will be built: shadowing, aesthetics

For many citizens, the question of what will be built in the Brentwood community is a vital issue. Principally, responses to this question focused on issues such as shadowing and aesthetics (see Table 13). Other Tables (5, 6, 7, 12, 15) also contain citizen comments that pertain to the nature of their concerns about what will be built in their community.

Table 13.Quotes from citizens: concerns about what will be built

<ul style="list-style-type: none"><li>• What will be allowed to be built in neighbourhoods? (32)</li><li>• Will rental units be interspersed with owned homes? (44)</li><li>• Building design, building appeal. (46)</li><li>• Leave Brentwood R-C1. (40)</li><li>• Shadowing – increased building height results in shadowing of adjacent one storey bungalows. Resulting shading will reduce bungalow owners’ ability to enjoy their own property &amp; reduce direct sunlight necessary for solar panels, lawns, gardens, flowers. (2)</li><li>• Possible excessive shading on unit next door. Likely limited unit layout options available with such a restrictive available space. (9)</li><li>• Shading: a large building on the south side of a home will put it in constant shade which can impact mental health not to mention plant growth. This is a big concern for those who grow food on their properties, which is becoming more and more common. (37)</li><li>• Community Layout: new communities are designed with sections of row houses, areas of apartments, and areas of single houses. They are planned intentionally and have flow to them. The addition of rowhouses into existing neighbourhoods can create areas of congestion. (37)</li><li>• I read the City’s plan for housing projects designed for Indigenous people. I feel this may ‘ghettoize’ some areas, as they will be designated for Indigenous tenants with families for cultural ceremonies and smudging to take place. How will the City plan for these projects? Where will they be located? How many? (44)</li><li>• Older communities such as Brentwood will be hugely impacted by this rezoning. I can’t imagine having a rowhouse or multiplex unit built beside our home. If that happens we will be forced out of our neighbourhood by the Mayor &amp; City Councillors. (39)</li><li>• High-density rowhouses can increase fire danger. • Transient neighbourhoods where temporary renters live can deteriorate more quickly. Tenants don’t tend to take care of properties or care about their neighbours in the community to the same extent as homeowners.</li><li>• Landlords of rental units must maintain and watch over their properties to an adequate standard. (44)</li><li>• Set Back: Many of the new builds are very close to the street, the set back is far too shallow on the majority of streets/roads where these are built (for example 19th in the Capital Hill area). The noise, dirt, and pollution from passing vehicles is a health and safety issue. (43)</li></ul>
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- We're very concerned about the increase in lot coverage, increased building height, and changes in setbacks, particularly on corner lots. Having a small, modest bungalow we will be absolutely dwarfed by what could be built next to us after living here for 30+ years. (45)

## ***2.9 Concerns about parking***

Citizen respondents rated parking as one of their greatest concerns. Comments about the proposed reduction in parking requirements included the following (see Table 14).

Table 14. Quotes from citizens: concerns about parking

- Parking: Most adults in our area own cars. 4-plexes might well result in at least 8 vehicles, impacting street parking, traffic flow in family neighbourhoods, emergency services access, owner/visitor/home repair parking. (2)
- Every lot needs at least 1 parking space for each unit constructed on the plot of land. (12)
- Inadequate street parking for the unit density proposed. Guidelines call for one parking place per unit with a suite. Many, if not most households have two vehicles; therefore parking requirements are totally inadequate. This problem has manifested itself in communities already impacted by the housing density change (e.g. Capital Hill). Neighbour relations are negatively impacted. (38)
- Parking: Even if you're lucky enough to live on a public transit route, have safe cycling infrastructure and ride everywhere, you still may require or want a vehicle. Therefore, parking must be taken into consideration. Allowing developers to reduce parking under the premise that this somehow makes a dwelling more affordable, is laughable. There is absolutely no metric or proof that any alleged savings will be passed onto purchasers or renters. If street parking is the only option, that's where people will park. How will the roads be adequately plowed in the winter? What about congestion and pedestrian safety? What about charging if your vehicle is electric, or if a block heater is required when it's 35 below? If the City insists on going this route then they must do the following:
  - Invest in better public transit for ALL Calgarians;
  - Invest in better multi modal forms of transportation – cycling infrastructure, pedestrian friendly infrastructure ; and -
  - Implement permit parking on ALL streets in ALL neighbourhoods. This will get a lot of vehicles off our streets and into garages that are currently being used as a storage lockers.(43)
- How will snowplows operate on streets with many parked cars? Where can residents move their cars if they live in a snow route? (44)

## ***2.10 Concerns about green space/parks/trees/tree canopy/shrubs***

Citizen respondents expressed the highest levels of concern about green space, trees/tree canopy, parks and shrubs (landscaping) being affected by the blanket rezoning proposal. In part, this level of concern was generated by the city's identification of a potential Land Use change to R-CG in areas along the greenspace/park just south of John Laurie Blvd, running

from Brenner Drive to 14<sup>th</sup> Street. Table 15 contains comments about this issue as well as the potential loss of green space and trees/tree canopy due to development. See also Table 12.

Table 15 Quotes from citizens: concerns about green space/parks/trees/tree canopy/shrubs

- The current and future zoning of the land north of the Conrad Drive back alley is unclear. Why is this current confusion not dealt with by our mayor? (6)
- Will there be development on the southside of John Laurie Blvd. This is unclear. (7)
- John Laurie park development. (15)
- Don't take our greenspace! Stop this from happening. Don't touch our green space. (22)
- Outdoor space for each apt [apartment] (9)
- Leave our green spaces alone (36)
- Children's play spaces. (44)
- Tree canopy – larger buildings covering 60% of the property will compromise mature tree canopies in inner city neighbourhoods, ie trees will be removed or root systems destroyed during building. As well, bigger buildings with more sidewalks, driveways, patios will create a pavement paradise, resulting in more run-off in heavy rains, leading to stressed storm sewers and flooding. (2)
- Natural areas: while this discussion places no monetary value on our green spaces, they are one of the most important parts of our neighbourhoods. They build community, offer opportunity for exercise, and access to nature improves mental health. Green spaces are invaluable and once we lose them, we won't get them back. (37)
- Tree loss: the tree canopy is vital to our neighbourhoods. It provides shade and keeps the heat down, which is getting more important as our summers get hotter. The trees clean the air, they provided habitat for non-human friends and manage water. (37)
- How will you meet the environmental goal of increased tree growth or [sic] 9% by 2026? Calgary is already behind most other major cities and more dense building means less space for trees. (37)
- With this blanket re-zoning, several considerations are missing, such as: Lack of space left for trees and shrubs; Lack of patio or related outdoor space for each unit. (9)
- The city of Calgary rezoning map shows the green space between houses from Bannerman to Barrett Dr is lost to rezoning. As well, the area south of bike path to houses or alleys between Brenner and 14 Street are designated for rezoning severely impacting green space. HUGE CONCERN!! (16)
- This will destroy Brentwood. Green space is untouchable. R-1 is important. (22)
- Landscaping/snow removal: 4 live-in owners on one lot leads to questions about snow/lawn/litter management, which impacts neighbourhood characteristics. (2)
- Lack of outdoor privacy impacting adjacent existing housing as well as new unit housing. This is another cause for neighbourhood conflict caused by design considerations placing

four (potentially eight) units where one unit currently exists. Green space considerations are totally inadequate for residents within the new development as well contributing to neighbouring conflict. (38)

- Tree Canopy: The City will not meet its targets for tree canopy coverage. Allowing rowhouses and townhouses to cover such a large percentage of a lot in addition to all the concrete pathways, steps etc., removes mature trees from a property. The City should implement a tree bylaw requiring a certain number of mature trees to remain on any property – private or city owned. (43)
- Loss of privacy (especially with having eight potential neighbours rather than one), increased noise, and loss of yard and trees, are of particular concern. (45)
- Strong opposition to development along green space on North side of Conrad Drive, extending from Brenner Drive to 14 St. (30)
- stop removing park lands and other green spaces – know that research shows the immense value of these areas for human and non-human health and well-being. (35)
- All greenspace and parks throughout the City, currently zoned R-C1, should be rezoned to S-SPR to ensure that they're not allowed to be developed in the future. (43)

### ***2.11 Suggestions for alternative approaches to blanket rezoning***

As noted above, Brentwood citizens expressed many concerns about the effects of blanket rezoning on their community. Additionally, however, many citizens took the time to identify alternative approaches to the proposed blanket rezoning approach by which to achieve the goal of affordability (see Table 16). Please note that, for the purpose of ensuring clarity here, portions of some quotes presented in Table 16 appeared also in previous Tables.

Table 16.Quotes from citizens: suggestions for alternative approaches to blanket rezoning

- In general, I am totally against this blanket re-zoning. The re-zoning does not address environmental, social, or design issues. Over the years, there have been methods developed that achieve designs that address these issues. As a suggestion, perhaps a re-zoning plan could be established that only applies to sites that meet specific criteria that provide or allow for the required (sensible) design considerations. By this I mean that developed and proven designs for multi-family use exist and can be applied to sites that meet proper criteria for such units. .... (9)
- I request that the greenspace on the south side of John Laurie Boulevard NW running between Brenner Drive and 14 Street be rezoned to **S-SPR**. It is a well-used public greenspace and with rumours of development I want to see it protected as it is. (37)
- .... While increasing access to affordable housing is important, there are better alternatives. (37)

- A much slower, more measured approach is needed and if affordability is truly what the city is after, I feel they are sadly mistaken that this haphazard, disruptive plan will be the answer. (42)
- If the City insists on going this route then they must do the following: Invest in better public transit for ALL Calgarians; Invest in better multi modal forms of transportation – cycling infrastructure, pedestrian friendly infrastructure; and Implement permit parking on ALL streets in ALL neighbourhoods. This will get a lot of vehicles off our streets and into garages that are currently being used as storage lockers. (43)
- I am against blanket zoning of the entire city. I don't believe such rezoning will result in more affordable housing being available. Suggest selective rezoning and builder incentives would produce a better result. If builders are paying less for the land, *voila*, housing will be less expensive. And there are other incentives the city could offer (permits, tax, etc) that would result in less expensive housing being the end result. (7)
- Suggest a system in which a set percentage of new units be affordable or meet affordability criteria – actually S/B provincial requirement. (8)
- Request a plebiscite. (13)
- Downtown development?? There were several buildings sitting empty. (14)
- Build your high density in new areas to be developed. Convert underutilized towers downtown into apartments, condo's[sic]. (15)
- The City of Calgary has designated certain communities (I think 12; Marda Loop, East Village etc) for these specific purposes. We need safe communities where children can play in front of their homes, utilities that can handle loads, accessible parking, and low traffic coupled with adequate green spaces. Affordable housing is achieved through low cost land acquisition, larger scale developments for cost economies, reallocated spending for upgraded transit, business diversity (i.e. non-downtown core) that provides all basic needs and businesses accessible within reasonable distances, reducing need for major public infrastructure upgrades. Upgrades have been studied to cost tax payers 4x as much vs building new when opportunity costs and outages are accounted for. (29)
- All greenspace and parks throughout the City, currently zoned R-C1, should be rezoned to S-SPR to ensure that they're not allowed to be developed in the future. (43)

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# Brentwood Community Association

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Tel. (403) 284-3477 Fax. (403) 284-3951 office@brentwoodcommunity.com  
www.brentwoodcommunity.com

April 15, 2024

## Public Hearing Meeting of Council April 22, 2024 at 9:30 AM

### Re: Blanket rezoning to R-CG

Dear Mayor Gondek and City Councillors,

The Brentwood Community Association has actively engaged and informed its residents since the initial Housing Affordability Task Force Recommendations were released. The BCA has posted information on our website, our community bulletin board, included articles in our monthly Brentwood Bugle, used direct mailouts, as well as community social media sites. In addition, a meeting on February 8<sup>th</sup> was attended by 130 people. Based on the feedback received over the past months, the BCA can confidently represent its residents on this topic.

### What We Heard (WWH) Report

Attached is a copy of the WWH report, based on the many letters and comments submitted at the public meeting and received up to March 20, 2024. This does not include the subsequent verbal comments or feedback received via emails and at other community events. A full summary of the data, as well as verbatim comments are attached.

This letter focuses on the overall reasons that the BCA has opposed this blanket rezoning after weeks and months of feedback from our residents.

### 1. The Role and Scope of the Municipal Development Plan

The City of Calgary's Municipal Development Plan (MDP) is a strategic and statutory policy document as required by the Alberta Municipal Government Act (MGA). The MDP ensures that City building follows an orderly use of land and patterns of building: Section 617, MGA references *"the preparation and adoption of plans to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement"*.

The MDP recognizes that Planning decisions, especially regarding land use and infrastructure, have very long-term impacts. For that reason, 2.2.5 STRONG RESIDENTIAL NEIGHBOURHOODS Policies states, *"The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods"*.

Blanket rezoning paints with too broad a brush and treats all R-C1 properties without consideration of the uniqueness of *"existing physical patterns and character"*. In Brentwood, the typical existing bungalow is under 1200 square feet, is only 1 storey high, and covers about 24% of a 50 x 100 foot lot. In contrast, an R-CG rowhouse that covers 60% of the lot, extends to 3 storeys high and largely eliminates space for grass and trees, is not in any way *"sensitive, compatible"* or *"complementary"* to the already existing homes.

The statutory MDP sets the ground rules for how and where redevelopment should occur. It pays particular heed to ensuring that such redevelopment takes place with respect to the existing community, not irregardless of it.



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## 2. Areas of Change and Stability - the Existing Station Area Redevelopment Plan

The Brentwood CA has an existing Station ARP that was created through thousands of hours of effort from residents in conjunction with the expertise of Planners, including those brought in from outside of Calgary at a not insignificant cost. The core guiding principle was that there would be “Areas of Change” and “Areas of Stability”. This was based on Planning Rationale and best practices: residents are unlikely to use such “planner-ese” or express their wishes in such a way.

The Areas of Change would be the commercial areas of Brentwood Mall, the Brentwood Co-op and portions of the University Research Park (now rebranded as University Innovation Quarter). In those areas, redevelopment “*is welcomed and....significant opportunities exist*” for building.

The statutory SARP pays particular heed to the “Areas of Stability”, which “*include established residential communities surrounding the Brentwood LRT. The character of these places will remain the same...*” Throughout the 129-page document, repeated references state the importance of “*stable residential communities that ... will remain relatively unchanged*” (page 47 of 129). Any change that does occur “*should be sensitive to existing communities, providing for transition in scale, form and character*” (page 61 of 129).

**These are sound, guiding principles that should still be relevant today, and they emphasize the need for stability in much of the community, with other specific and targeted areas slated for change. Blanket rezoning is the opposite of this orderly and methodical process.**

## 3. The Importance of Stability in Established Areas

As any realtor will tell you, the largest factor in selecting a home is “location, location, location”. For most homeowners, zoning is the tool which provides the information about what can or cannot be built nearby. Many of our residents have stated that “I bought R-1 for a reason”, referring not only to their property, but also to the properties around them. While it is true that any homeowner can apply to rezone their property, in the 1960s and the decades that followed, an R-1 property was viewed not as an investment, but as a home.

It is only within the past decade, that there has been an increasing trend to view the financial potential of a property, especially with regards to “flipping it” or using it as an investment for short-term gain. This leads to a loss of certainty and stability within the area. As one resident put it, “*this (blanket rezoning) proposal has me reconsidering where I will live in the future. I am very seriously considering moving out of Calgary even though I am retired and had not planned for this. However, I do not want to live in a city where I am always anxious each & every time a home near me goes up for sale.*”

Another resident contacted the BCA because they were having solar panels installed on their bungalow but are now concerned that there might be a much larger building next door overshadowing their property. They were wondering if it would be worth investing in their home if they didn’t have any certainty about what might happen when the house next door is sold. We were unable to offer any reassurance.

When residents stop investing in their homes, or when residents are considering moving out of their community before they are faced with a redevelopment that negatively impacts them and the value of their property, then the community has lost a valuable asset – stability.



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Stability is not a vague, unquantifiable term: the fact that the Station ARP, created by Planners, repeatedly references the “Areas of Stability” shows that there is both value and merit in the concept.

#### 4. Concerns around Park Spaces within Brentwood

Many areas along the greenspace / park just south of John Laurie Blvd, running from Brenner Drive to 14<sup>th</sup> Street, have a current Land Use of R-C1, but will be rezoned to R-CG.

This has become a major concern for many Brentwood and Charleswood residents, with the Brentwood CA receiving many emails and comments from residents. The City response was “*Many city open spaces and parks have a residential zoning going back decades. Parks is a permitted use, for example, in R-C1 and R-C2. While these parcels are being proposed for rezoning (i.e. shifting from R-C1 to R-CG), this does not mean they are being proposed for development. They will remain park spaces even if they are rezoned.*”

Without Land Use designations and protections to ensure the parcels along John Laurie Boulevard continue as green spaces and park, other assurances that these areas will not be developed will not satisfy the concerns of community members. R-CG zoning allows for a number of “permitted” uses, ranging from parks to a contextual semi-detached dwelling or a rowhouse building, and there is nothing in the LUB that prohibits these open spaces and parks from being developed if rezoned R-CG.

Future city councils and/or administration may sell these parcels for development at their discretion, for any of the stated “permitted” uses. The selling of green spaces for development is not without precedent. For example, the parcel at 3502 Charleswood DR NW, historically used by the community as green space was recently rezoned H-GO, despite feedback from the Triwood CA opposing this redesignation.

**Recommendation:** Since the intent of both the City and area residents is to ensure that these parcels remain park spaces, the BCA would like to work with the City of Calgary and Parks and Corporate Properties to redesignate all of the areas in question to S-SPR, Special Purpose - School, Park and Community Reserve, and to designate the site as Municipal Reserve on the land title.

#### 5. What We Heard from Brentwood Residents

Data was collected and analyzed into Quantitative and Qualitative information. See appendix.

Through repeated review of these data, citizen responses were sorted into 11 broad categories (topics), as follows (not in order of importance):

- general opposition to ‘blanket rezoning’
- concerns about the role of the City/goal of proposed ‘blanket rezoning’
- affordability/densification
- infrastructure issues: waste management, (storm)water management, schools
- property values
- crime/conflict
- community character/sense of place/quality of life/privacy
- what will be built: shadowing, aesthetics
- parking
- green space/parks/trees/tree canopy/shrubs
- suggestions for alternative approaches to blanket rezoning



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What we heard was that residents were extremely concerned about a blanket rezoning approach. Many commented on the need for affordability but they felt that without targeted metrics, the developers were being given a large financial benefit to the detriment of homeowners who had invested their time and energy into their community.

Please read the specific comments from residents who put much thought and effort into their submissions.

## Summary

### 1. The Role and Scope of the Municipal Development Plan

- Ensure that redevelopment complies with the MDP goals for “sensitive, contextual” redevelopment that is compatible to the exiting community character.
- Other documents such as the Established Areas Guidelines and the Infill Guidelines also provide specific recommendations to guard against negative impacts from overlooking, massing, shadowing, and others. Use and apply these guidelines to any redevelopment.

### 2. Areas of Change and Stability - the Existing Station Area Redevelopment Plan

- The core guiding principle in the existing statutory Station ARP document refers to “Areas of Change” and “Areas of Stability”. This was based on Planning Rationale and best practices that still apply. Blanket rezoning is in direct contradiction to those sound and reasoned principles.

### 3. The importance of Stability in Established Areas

- Property owners and communities need certainty so that they continue to invest their time, money and efforts into their communities. Blanket rezoning removes that certainty.

### 4. Concerns About Park Spaces (Rezoned to R-CG)

- This is a major concern for many residents but has a relatively simple solution. Instead of rezoning these park spaces to R-CG, rezone them appropriately to S-SPR.

### 5. What We Heard – Resident Concerns

- A blanket rezoning approach raises many concerns, including massing, shadowing, loss of trees and greenspaces and many others as identified by Brentwood residents in the attached Appendix. Residents deserve to have their concerns addressed, not to be dismissed for having raised these concerns in the first place.

Thank you for the opportunity to submit feedback on behalf of the Brentwood Community Association.

Sincerely,

Bonita McCurry, BCA President

Kirk Osadetz, BCA Vice-President

Melanie Swailes, Peter Johnson, and Lori Santink, on behalf of the Development and Transportation Committee

And,

All the many residents who submitted their letters, phone calls and emails.



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

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

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

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

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



ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a homeowner in Brentwood for the past 34 years, I am very opposed to the rezoning due to concerns over the community aesthetic, the depreciation of my property investment, health concerns during construction and renovations in the area, and an ongoing impact on street parking. I trust better options can be reached by Council. Thank you.



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First name [required]	Fred
Last name [required]	Pynn
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Blanket Rezoning fo R1/R2 ro RC-G
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the blanket rezoning of R1/R2 to RC-G .  
The City has provided no transparent or substantive rationale for blanket-upzoning. No objective assessments have been conducted of the implications of this change for existing R1/R2 communities. Studies of rezoning results elsewhere do not show increases in housing stock or affordability. A thoughtful community forward approach which plans areas for housing options will avoid the serious problems that blanket rezoning will create and be a more effective way to achieve the goals of increased housing supply and improved affordability. Please do not vote for blanket rezoning from R1/R2 to RC-G in Calgary.  
Fred Pynn



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



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 15, 2024

To: City Council

I'm writing in response to the rather enigmatic request for input in the City of Calgary's plan to address the housing crisis!

I am compelled to wonder if this proposed solution is a result of :

- Decades of zonal planning that never considered a housing crisis could ever exist in Calgary and that prospective communities would never need a variety of housing to meet a diversity of needs!
- Accommodating developers who built communities designed to result in optimal sales rather than aligned with a very real diversity in housing needs.
- A tax dollar grab of federal taxpayer funds coupled with a subsequent increased property taxation increase for local taxpayers through upgrades in property value via proposed change in styles of residential buildings in all communities.
- A subtle but effective way of driving senior older home owners out of their homes with the subsequent release of property to developers who specialize in the proposed various types of housing in established communities.
- The lack of realistic understanding of and no real desire to foster community input to the impacts of the changes to established communities that add liabilities such as increased traffic.
- A solution that does not clearly relate to the problem. The housing crisis is a direct correlate to affordability rather zoning.

- The logic that a plethora of homeowners would redevelop his/her own property to add multiple housing opportunities makes little sense.
- A leftist plot to add another dimension of socialistic control to the Canadian way of life.

The reality of my wonderments are couched in the reality of where my wife and I currently live in Woodbine.

Woodbine currently has but two methods of direct access and egress; 24<sup>th</sup> street and 130<sup>th</sup> avenue. Consistently, I have to wait for up to 12 cars to pass for me to back my car off my driveway. Rezoning and resultant higher numbers of residents will furth exacerbate traffic dangers on Woodfield Road.

There are several seniors in our vicinity that have personalized their homes with the intent of enjoying a quality of life in their declining years. It would be shameful to see their life plans be driven by the spectre of rezoning changes and the consequent impacts on them.

Wise people have discovered that a single solution has a different effect on all. That changes when the solutions are targeted on the greater good of all.

Respectfully,



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First name [required]                      Jim

Last name [required]                      Jordan

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      zoning changes

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Keep blanket rezoning to specific core neighborhoods. Blanket refining does not make sense for communities that are outside the core.





Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the citywide rezoning. Attached is a well reasoned & thoughtful discussion on the topic. The first recommendation, which I agree with, is a clear call to abandon the Blanket Rezoning initiative/bylaw. In addition to the the recommendations found in this document please note the following;

1) Council has not looked at increased TOD (transit orientated development).

2) The building of trailer parks, where pre-manufactured homes could be located. This type of home can be mass produced and the production time for units is much faster than anything a local on-site builder could accomplish.

As a final note, please consider this addition note on how the people of city feel about this proposal.

3) During a public town hall meeting (Terry Wong - Wed Feb 21 2024) the audience in attendance voted over 95% against the Blanket Rezoning.

## THE UNASSAILABLE CASE AGAINST BLANKET REZONING

### Introduction

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

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

### Blanket Rezoning PROs and CONs

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

#### PROs

The City of Calgary is advocating for a proposed blanket rezoning initiative as part of its broader strategy to address housing affordability and diversity within the city. Based on the City's published documents<sup>1</sup> these are the primary arguments in favor of this initiative:

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

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

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

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

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

## CONs

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

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

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

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

<sup>4</sup> [https://southwarknotes.files.wordpress.com/2009/12/loretta\\_jees\\_tom\\_slater\\_elvin\\_wyly-gentrification\\_\\_-routledge2007.pdf](https://southwarknotes.files.wordpress.com/2009/12/loretta_jees_tom_slater_elvin_wyly-gentrification__-routledge2007.pdf)

evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts.<sup>5</sup> Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO<sub>2</sub> sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.

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

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

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

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

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

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

10. **Loss of Freedom of Choice:** Freedom of choice is a central tenet of Western Civilization, the freedom to choose between different possible courses of action and by extension, the freedom to live in a neighborhood which reflects and embodies one's preferred attributes in terms of aesthetic, environmental, social and economic characteristics. Up till now the citizenry of Calgary have had the freedom to aspire to and ultimately choose their preferred living environment. In a headlong and misguided rush to enforce equity and inclusivity in all possible circumstances, the City is sacrificing this particular freedom, a choice that has been clearly demonstrated by the majority of Calgary households.
11. **Massive Economic Impact:** An analysis by experienced certified appraisers suggests a potential loss in existing equity for the \$200B of current investment in single family and semi-detached units with a concomitant impact on the Municipal tax base. This potential impact warrants a detailed economic analysis.
12. **Reduction in Home Ownership in Favor of Increased Rentals<sup>9</sup>.** Home ownership has been proven to develop more engaged communities as home owners are more apt to invest in their property and community. This fosters a stronger sense of belonging, participation and community engagement.<sup>10</sup> Ownership provides greater personal control over housing costs compared to renting. Home ownership is also considered a form of forced savings, leading to wealth accumulation (asset-based wealth/welfare) over time as owners pay down their mortgages<sup>11</sup>. This equity is often leveraged for other investments, education, or retirement, contributing to greater economic stability and security overall.
13. **The Blanket Rezoning Model is Unproven.** Based solely on hypothesis, there exists no verifiable proof that the proposed blanket rezoning model provides the results it espouses; whereas Comprehensive Neighborhood Development Plans have been proven with positive results for many decades in Calgary. To deploy an unproven model on the citizenry without ample testing, due diligence and proof of positive results would be unconscionably irresponsible. *Once deployed the negative effects of the blanket rezoning initiative would be difficult, if not impossible to reverse.*
14. **Blanket Rezoning Cannot Respond to Local Needs.** Just as community associations are more attuned to the needs of their community than Municipal Government, which is equipped to understand its citizens better than the Province, which governs it's provincial population at a more appropriate scale than the National Government. Blanket rezoning is

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<sup>8</sup> Statistics Canada 2021

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

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

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

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

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

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

## The Creation of a Perpetually Affordable Housing Supply

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

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

## Land Cost – A Barrier to Affordability

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

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

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

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

## City Land Supply – A Lost Opportunity

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

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

## Community Land Trust - A Mechanism to Perpetual Affordability

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

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

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

## Summary and Recommendations

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

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

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

## RECOMMENDATIONS

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

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

### Authors:

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

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

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

## Addendum A

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

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

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

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

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

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

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

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

**Bill Chomik**, Architect AAA, FRAIC, HON. AIA



**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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

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

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

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

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



Public Submission

CC 968 (R2023-10)

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(hidden)

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

We are in opposition to the City's blanket rezoning proposal of all properties to the RC-G designation. Below are items we feel are not currently being considered by the City, are reasons we feel you should re-consider your position to support this blanket rezoning, and are some reasons for our opposition. We understand that Calgary needs more housing, however we do not feel that a one-size fits all approach is the solution. We feel very strongly that this decision by Council has many long lasting negative impacts that cannot be undone, therefore should not be passed until much more study and consultation with Calgarians is completed. 84,600 people out of Calgary's population in 2021 of more than 1.3 million represents only ~6% of Calgarians. The City is claiming roughly 1 out of 5 Calgarians which is ~20%, however the City's own 84,600 people only represents ~6% of the city's population. The City's number grossly mis-represents the number of Calgarians affected. City is not transparent about what percentage of housing costs is related to city zoning and what percentage is related to other factors. A large factor not discussed and included in the City's information is what percentage is related to the large increase in mortgage rates. Mortgage rates are outside the control of municipal jurisdiction and should not drive blanket rezoning. Calgary has consistently been rated one of the best City's in the world to live in and so comparatively the cost of housing is still reasonable compared to other Canadian cities. According to the CREA, the national average home price in April 2023 was \$716,000 while it was \$559,573 in Calgary; \$1.294 million in Greater Vancouver; and \$1.153 million in Greater Toronto. Calgary therefore was more than 20% lower than the national average around half the price of other major cities Vancouver and Toronto despite being one of the top rated cities in the world to live in. The City of Calgary is not presenting nor considering macro factors. Calgary housing is still more affordable than many other Canadian cities, and people are moving here from elsewhere in Canada. This means they are willing to pay more for houses and are bidding up prices. By adding more housing this will continue to add to that draw. Real estate values are determined by the "highest and best use" the property has. The optimum use determines the value." <https://betterdwelling.com/broad-upzoning-makes-housing-less-affordable-and-doesnt-add-supply/>

Dear City Councillors,

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We understand that Calgary needs more housing, however we do not feel that a one-size fits all approach is the solution. We feel very strongly that this decision by Council has many long lasting negative impacts that cannot be undone, therefore should not be passed until much more study and consultation with Calgarians is completed.

No jurisdiction in the World has done what the City of Calgary is looking to do. The City of Calgary has very recently mis-managed single community re-development plans such as Marda Loop where construction has had to be re-done. This erodes Calgarians belief that a substantially larger impact to their community and the City will be smarty done without major issues.

Topic	Background	Detailed reasons for opposition to blanket re-zoning
The City claims that Calgarians cannot afford housing	City claims that 84,600 or almost 1 in 5 Calgary households could not afford their housing in 2021.	<p>84,600 people out of Calgary’s population in 2021 of more than 1.3 million represents only ~6% of Calgarians. The City is claiming roughly 1 out of 5 Calgarians which is ~20%, however the City’s own 84,600 people only represents ~6% of the city’s population. The City’s number grossly mis-represents the number of Calgarians affected.</p> <p>City is not transparent about what percentage of housing costs is related to city zoning and what percentage is related to other factors. A large factor not discussed and included in the City’s information is what percentage is related to the large increase in mortgage rates. Mortgage rates are outside the control of municipal jurisdiction and should not drive blanket rezoning.</p> <p>Calgary has consistently been rated one of the best City’s in the world to live in and so comparatively the cost of housing is still reasonable compared to other Canadian cities. According to the CREA, the national average home price in April 2023 was \$716,000 while it was \$559,573 in Calgary; \$1.294 million in Greater Vancouver; and \$1.153 million in Greater Toronto. Calgary therefore was more than 20% lower than the national average around half the price of other major cities Vancouver and Toronto despite being one of the top rated cities in the world to live in.</p> <p>The City of Calgary is not presenting nor considering macro factors. Calgary housing is still more affordable than many other Canadian cities, and people are moving here from elsewhere in Canada. This means they are willing to pay more for houses and are bidding up prices. By adding more housing this will continue to add to that draw.</p>
Land value	Single family lots where houses and duplexes can be built cost 1.0x, but multi-residential lots cost 1.5x that of single family lots or more. In this way rezoning the City will increase the cost of all land in Calgary	<p>Real estate values are determined by the “highest and best use” the property has. The optimum use determines the value.” <a href="https://betterdwelling.com/broad-upzoning-makes-housing-less-affordable-and-doesnt-add-supply/">https://betterdwelling.com/broad-upzoning-makes-housing-less-affordable-and-doesnt-add-supply/</a></p> <p>The City is not considering (nor communicating as part of the blanket rezoning, that approving the blanket re-zoning will change the optimum use of the land to a higher densification which will actually drive the value of land in the city materially higher. Therefore using the ‘current land value’ in the City’s decision is poor and is ignoring a true impact from the blanket rezoning.</p> <p>In the SW community of Altadore and South Calgary, developers are already buying up older single family homes for well over \$100,000 more than the City’s assessed value in the last few years because of increased confidence that the City will allow a higher density usage on those lands. This is a clear example that if the City changes the optimum use of land via blanket rezoning, what it will do is increase the value of all land that got rezoned to RCG,</p>

		<p>which will make the housing on that land even more expensive. No City documentation has acknowledged this potential or provided any evidence to counter this issue.</p> <p>Higher density zoned lots command a higher premium. In the last few years, developers have sought out single family lots that they can purchase for less, incur some cost to have the lot rezoned and then develop higher density on the lot. In an article by the infamous suburbanist Wendell Cox, he claims that upzoning worsens gentrification and increases land prices:</p> <p>Densification has its academic critics. Andrés Rodríguez-Pose (London School of Economics) and Michael Storper (UCLA) have concluded that there is insufficient evidence that “upzoning” (an important densification strategy) can improve housing affordability and that it could “increase gentrification within prosperous regions and would not appreciably decrease income inequality.”</p> <p>Patrick Condon of the University of British Columbia has shown that densification in the city of Vancouver has not improved housing affordability. Condon had been an eloquent advocate of densification but describes how the “indisputable” evidence convinced him to the contrary. Condon also provides a reminder that “upzoning” increases the value of land (by increasing the development value). It’s <u>true</u> that land value increases as the development potential increases. Real estate values are determined by the “highest and best use” the property has. The catchy phrase means the optimum use determines value.” <a href="https://betterdwelling.com/broad-upzoning-makes-housing-less-affordable-and-doesnt-add-supply/">https://betterdwelling.com/broad-upzoning-makes-housing-less-affordable-and-doesnt-add-supply/</a></p>
<p>Affordability of units</p>	<p>The City of Calgary’s Planning Director Josh White has claimed that townhouse units can sell for roughly the same amount as the single family house lot that it sold for</p> <p>Councillor Courtney Walcott site error: <a href="https://www.courtneywalcott.com/your_housing_questions_answered">https://www.courtneywalcott.com/your_housing_questions_answered</a>. “The cost of development is comparable in both cases, but the outcome can either be one or two new homes priced at \$645,000 or \$540,000 each, or four new homes priced at \$385,000 each (<a href="#">Housing Needs Assessment</a>, pg. 47).</p>	<p>The City’s planning Director is not actually using real world examples. The Planning Director claims “What we know about rowhouses is that the cost of them tends to be about equal to the land costs. So if you’re buying a \$750,000 parcel of land, a 50-foot lot in Altadore, those four units are going to be about that price. They’re going to be about \$750,000. But if you’re opening up opportunity in areas where land is \$500,000, that means those units will also be about \$500,000.” (<a href="https://www.sprawlcalgary.com/blanket-rezoning-inglewood">https://www.sprawlcalgary.com/blanket-rezoning-inglewood</a>). The actual real world example in just one community around the City Planning Director’s own example, the community of South Calgary, developers are buying \$600,000 single family lots, building townhouses and selling each unit for \$800,000 and in some cases even more. These real world examples show that the real impact of what the townhouse price would be is actually 30% or more higher than claimed by the City’s Planning Director and more than 30% higher than what the full single family lot actually sold for. In this way the City is providing false and mis-leading information to Calgarians.</p> <p>Councillor Courtney Walcott’s website example is not accurate. A better example is that a single family home would be ~\$2MM, or we could build two duplexes on the same lot each for roughly \$1MM each. Another potential would be a quadplex where each unit would cost \$500,000 in the quadplex. Looking at real world examples however shows that the townhouse units in a quadplex are actually selling for \$700,000 to \$800,000 and in some cases even more. These real world examples show that the real impact of what the townhouse price would be is actually 40% to 70% more than claimed by Councillor Courtney Walcott.</p> <p>There are no examples around the world that the strategy of upzoning an entire City actually works. In fact, numerous economists suggest the opposite will be the outcome. With there being no examples in the world of the City’s proposed blanket rezoning working, no concrete information from the City indicating how it will be the first successful jurisdiction and the doubt among economists of the impact, if the City is truly interested in improving housing as it claims, it needs to reduce the risk to Calgarians before taking actions like blanket rezoning. Responsible corporate planning goes through risk reduction stages of project planning to reduce risks and increase the odds of the expected project outcome coming true. The City has thus far not provided a plan on how to reduce the risk several economists express and how the City of Calgary can increase the odds that its actions will create the intended outcome.</p>
<p>Disregard for community designs</p>	<p>The City has spent time and money creating and updating community redevelopment plans</p>	<p>At the City of Calgary’s administration direction, Calgary communities have for decades been planned, including where density within the community would be placed and accommodated. Previous dwellings and buildings have had to follow height restrictions, set back distances, and overall area feel so that citizens could understand the community they were buying into and know the direction the community was going with redevelopment. With blanket rezoning, all of this long-term planning will be destroyed and it cannot be undone. Density and redevelopment had been thoughtfully planned and accounted for within communities. Blanket rezoning removes any thought and caters to developers who are building for profit, not community or long-term city enjoyment. This is where the City should be a check to developers, and allow residents to have a say in the redevelopment. By not thinking bigger picture and allowing developers to build unrestrained under RC-G, the larger planning aspects are not considered including tree canopy impacts, garbage collection, parking, and community amenities. This is why it should remain the City’s duty to develop long term plans that developers must adhere to. Many planning aspects are lost and cannot be gotten back once destroyed.</p>

Increase in Density	The City's material on the blanket rezoning suggests only a slight increase in density, however we feel this misrepresents the true magnitude of densification	The average Calgary property would allow for 8 households (defined by the city as 4 "dwelling units" and 4 secondary suites) after the blanket rezoning. The City is significantly mis-representing the increase in density being proposed as some sources show that there could be 20+ people living on a single lot.
Garbage	Redevelopments do not meet City's garbage collection standard forcing private collection service and driving up the ownership cost for Calgarians	These infill developments do not meet the city's garbage collection guidance as per the City of Calgary's Development Reviews: Design Standards for the Storage and Collection of Waste 1.2.1. It has not been widely shared that most new infill developments would require City collection every week but the City only collects every 2 weeks. Therefore all developments would require private collection (this is likely more expensive than collection by the City and which adds more costs to homeowners). City's cost for collection will likely remain the same because collection will still need to do all routes to collect existing household waste. With no larger community plan, waste will not be properly considered or planned for and could lead to sanitation and health issues in communities.
Garbage collection will lead to higher emissions	Infill developments require private garbage collection adding additional collection trucks to Calgary roads emitting more emissions as both City and private collection is needed	As per the point above that many new infills are not meeting the City's garbage collection standard and will require private collection, the emissions produced from garbage collection in the City will increase. City collection will still produce the same emissions as their routes will not be changed in order to collect from lots needing city collection, but private garbage collection will also be required for the infill developments resulting in more fuel being used and burned driving higher emissions due to lower collection efficiency. This has not been talked about or broadly shared with the public.
Tree Canopy initiative not considered	The City has an initiative to increase the tree canopy but infills are at the City's permission removing mature trees, replacing them with significantly less mature trees and often fewer trees than existed before redevelopment	The City's Urban Forestry Strategic Plan includes increasing our tree canopy from 8.25% to 16%. By allowing mature trees to be removed and replaced with smaller, more vulnerable trees, and having infill developments pushed up closer to the sidewalk so there are no room for trees, this will not be achieved. And with no long term community plan to follow, adding in or giving the time (10-20+ years) for trees to mature, Calgary will be at a canopy loss. According to the CBC's article in May of 2022 by Rob Easton called "Calgary is a City of haves and have-nots when it comes to trees", ( <a href="https://www.cbc.ca/newsinteractives/features/calgary-city-of-haves-and-have-nots-when-it-comes-to-trees">https://www.cbc.ca/newsinteractives/features/calgary-city-of-haves-and-have-nots-when-it-comes-to-trees</a> ) <ol style="list-style-type: none"> <li>1. Calgary is significantly lower than many other urban centres, Edmonton for example has 13% tree canopy and Winnipeg has 17%.</li> <li>2. "The way communities have been planned and developed over decades has helped shape where Calgary has trees and where it doesn't." "It's the cumulative effects of design decisions, planning processes, redevelopment processes, more than anything else"</li> </ol>
Enjoyment of current property	The City claims that the increased density would not materially affect the enjoyment of personal property or value, but real world examples show differently	The City is already approving density form factors that affect neighbouring properties. One such example is the City's approval of townhouse structures in the middle of blocks that utilize a three building design, a front townhouse building, a second townhouse building in the middle of the lot and the garage at the back of the lot. These designs which the City is approving is leading to the existing neighbouring citizens looking at a building wall in their backyard and detracting from the enjoyment of their own property. The City of Calgary approved an application in this exact design down the street from us, so this example is not a theoretical "fear", but an actual example of how the City is already allowing redevelopment to deteriorate the enjoyment of personal property within communities.
One critical city evaluation step removed		Process exists for a reason. Removing it in a blanket manner suggests City was wrong to establish it in the first place. It was critical step that allowed Citizens to be involved in the type of development in an area/in the Land Zoning applications for areas they resided. Having unchecked processes caters to developers who do not have the best long-term intentions for a community; developers are profit driven and short term focused.
Parking	The City is not properly considering the bigger picture on parking if the entire City is blanket rezoned	The City of Calgary has not assessed the long-term viability of parking within established areas. The City is currently evaluating the impact of a single lot's redevelopment on parking, however the impact to a community from the narrow perspective of only a single lot several times over is dangerous and short sighted. In this way the first redevelopers get a free pass leaving a community with issues later on as further redevelopment in the community cannot take place because of constraints. Actual observations of competed townhouses and townhouses with secondary suites show 0.7-2.0 vehicles per dwelling unit outside of garage even on transit oriented developments. This means that a build form with 4 dwelling units and 4 secondary suites has between 6-8 vehicles parked on the street in addition to the garage parking. In one off infill developments, this will not overall negatively impact community parking congestion. But with blanket rezoning, and no consideration for larger community impacts, multiple infill developments in close proximity together will result in severe parking issues for communities. Not to mention that as the country and world push for electric vehicles, how will these vehicles be charged? There is no discussion or long-term plan for this, considering Calgary's bylaws do not allow charging cables to be run from a house across sidewalks to street parked vehicles.

City's cost to execute their housing plan	Not fairly and transparently communicated to Calgarians	The City's housing plan will cost an estimated \$37MM annually. This is comprised of \$17MM more in operating costs (which could be higher if the estimate is wrong) and an additional \$20MM per year of capital costs. This \$37MM more in annual costs will lead to higher property taxes for citizens, and does not help with the concept of more affordable housing. In fact in the next few years, the City's housing plan will further add financial hardship to Calgarians.
Conflict of interest	The City of Calgary is not transparent about how the blanket rezoning masks a conflict of interest	The City's building permit fee is related to the construction costs of a project. Therefore the City's blanket rezoning will increase the size of all developments and lead to larger revenue for the City. In this way the City is incentivized to create larger projects in order to collect larger building permit fees, however this conflict of interest is not being disclosed to Calgarians.

Thank you for your consideration. We hope that the City of Calgary council reevaluates this rezoning policy and does not pass it.

Respectfully,  
Greg and Schuyler Farkas



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

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First name [required]	Cheryl
Last name [required]	Edwards
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council - Planning Matters: Proposed ReZoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Clty of Calgary April 15, 2024.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Cheryl Edwards  
20 Mt. Belcher Place, S.E.  
Calgary, AB T2Z 2G1  
cheryledwards@shaw.ca

April 15, 2024

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

*Submitted through On-Line Public Submission to Clerk's Office*

Re: Why Rezoning Matters to Current Homeowners  
For April 22, 2024 Public Hearing Meeting of Council - Planning Matters: Proposed ReZoning

The City of Calgary Housing Strategy suggests that there are a number of reasons why increased housing density through rezoning should matter to Calgarians. While putting forward Council's ideas of the qualitative benefits to the City of Calgary, the Proposal fails at every point to consider the perspective of, and the impacts to current homeowners.

Rezoning to increase housing density comes with a multitude of issues and costs, none of which have been addressed in any manner by the Proposal. Increased traffic, parking issues, increased use and maintenance of infrastructure, overuse of amenities and diminished property values are all realistic outcomes that will negatively affect current homeowners.

Up until this Proposal, when a homeowner invests in a property regardless of it being a new development or an established neighbourhood, they are given an assurance that their investment is protected by the zoning rules that are in place. The Proposal will provide any individual owner of a home, business or land the right to impact an entire neighbourhood without the due process that was assured by the existing zoning.

Homeowners do not just invest in a house. Investment decisions are made based on factors such as the proximity and availability of educational, recreational, community and retail facilities, amount of traffic and noise, integration of green space and even the look and feel of the neighbourhood in general. And up until now, we have always looked to the City Council to help homeowners protect those attributes and therefore our investments.

This rezoning proposal affects such a significant number of residents, there can be no option but to allow all homeowners of Calgary to communicate their opinion. Council needs to put the rezoning Proposal to a city vote.

Regards,

Cheryl Edwards



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First name [required] Jennifer

Last name [required] Martyn

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning Proposal

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

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(hidden)

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



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First name [required]

Last name [required]

How do you wish to attend?

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

Date of meeting [required]

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

[required] - max 75 characters

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

ATTACHMENT\_01\_FILENAME  
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have heard from my adult children how difficult it is for them to afford housing. One child has stated, despite the good jobs he and his girlfriend have, how hard it will be to for them to afford even a condo. Both my children are somewhat depressed by the situation and have indeed moved out of the province to find a better environment.



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First name [required] David

Last name [required] Morrison

How do you wish to attend?

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

Date of meeting [required] Apr 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 rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Sirs/Mmes, I wish to express my deep dissatisfaction with the proposed rezoning bylaws. I agree with thoughtful development however must vehemently state that I disagree with a blanket approach to rezoning. In many instances rezoning may be a workable solution but I also believe there would be even more locations where such rezoning would be detrimental economically and socially. The City must take this matter seriously from the point of view of the individual land owner, and recognize the position of the majority of us who do not agree with this proposed bylaw. Please reject it as a blanket approach, and investigate a solution on a case-by-case basis. Thank you kindly. - David Morrison



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First name [required]

Ryan

Last name [required]

Williams

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 Re-zoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning all Calgary neighborhoods to RCG will destroy the character of communities. I bought my house in Brentwood because of the character of the community; small homes, large trees, large lots. Changing the zoning of RCG will result in a complete reversal of the community characteristics; developers will buy old homes and build large townhouses, and they will subdivide lots to build duplexes and skinny homes. The space requirements on lots required for the change will inevitably come at the expense of the large old trees which give the community so much of its feel. Maintain the character of these old communities by keeping R1 zoning. The proposed zoning changes have been advertised as giving Calgarians more choice for what they can live in; this could not be further from the truth. Single family homes on large lots will inevitably be replaced with subdivided lots, duplexes, townhomes, backyard suites, and basement dwellings; with trees and space as casualties. I need to look no further than Banff Trail and Capitol Hill for examples of this. Space, trees and older homes have been replaced with high density - look at any lot that now contains a townhouse or duplex - the very elements that gave that community it's feel have been replaced. My submission is not without proposed solution though. Prioritize high density development where R1 does not exist. The Northland Mall is being redeveloped into Condos and a promenade - all without replacing single family homes, green spaces, or trees of adjacent Brentwood. University District is a tremendous development of condos and townhomes and have been built without replacing R1 homes of Varsity, parks or trees. Neither of these have been built on the outskirts of the city, notably. Prioritize high density development where old infrastructure (malls, parking lots) can be redeveloped, or where bare land is underutilized. Keep R1 zoning where it currently exists.



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First name [required]	Gail
Last name [required]	Hill
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published <a href="#">here</a> .)	
[required] - max 75 characters	Land use bylaws and application
Are you in favour or opposition of the issue? [required]	Neither

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(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I feel the carte blanche for densification in communities will destroy the character of many of the older districts where many houses are being torn down to make way for higher density(required by federal government). Increasing housing starts does not guarantee affordability-new car prices have gone down because of more availability but these prices are still very high and unaffordable for many. I wonder about quality of construction-may just be building many structures with poor structural integrity.



**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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First name [required]

Rob

Last name [required]

Milner

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket rezoning of Calgary communities.

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

When I saved up to buy a home in the City of Calgary, I chose the area I wanted to live and raise my family. I did not choose inner-city, because I knew I was buying a home and not an investment property and many inner-city districts were already zoned for multi-family housing or were the process of being re-zoned. So now, because the City want to develop higher density properties for either a higher tax bases or to provide affordable housing for the homeless, I am supposed to accept it and not complain. No. If you want to increase the density in the City, then concentrate on areas where there are already multi-family houses and rental properties. Develop the inner core. There are several sq. miles of inner-city property to develop. If you think you are providing affordable housing for the homeless, think again. You will be just be building cheaply built houses that will be going to others than the homeless, and those units will just be overpriced for what they are worth, due to the demand for housing. The city always have these meetings to tell you what they are planning, and pretending to be listening, when they have already made their decision.



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First name [required] Cherisa

Last name [required] Smith

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council meeting regarding rezoning.

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in opposition of this rezoning. The suburbs are suburbs for a reason. People choose to live here because of the single family homes and the schools offered. Many of the schools in Lake Sundance for example are nearing capacity. Higher density could possibly force children out of their schools. Lake communities will be overrun with more people and may not be able to function as they do now. The lack of parking in the proposal is not right. Our communities are not urban enough to warrant no parking options, most people in these communities need cars to get around for work and their daily needs. Please do not vote in favour of this proposal.



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First name [required]

Rob

Last name [required]

Milner

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket rezoning of Calgary communities.

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

When I saved up to buy a home in the City of Calgary, I chose the area I wanted to live and raise my family. I did not choose inner-city, because I knew I was buying a home and not an investment property and many inner-city districts were already zoned for multi-family housing or were the process of being re-zoned. So now, because the City want to develop higher density properties for either a higher tax bases or to provide affordable housing for the homeless, I am supposed to accept it and not complain. No. If you want to increase the density in the City, then concentrate on areas where there are already multi-family houses and rental properties. Develop the inner core. There are several sq. miles of inner-city property to develop. If you think you are providing affordable housing for the homeless, think again. You will be just be building cheaply built houses that will be going to others than the homeless, and those units will just be overpriced for what they are worth, due to the demand for housing. The city always have these meetings to tell you what they are planning, and pretending to be listening, when they have already made their decision.



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First name [required] Cheryl

Last name [required] Schultz

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2924

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

[required] - max 75 characters Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning, done in an across the board manner is very short sighted. It may cause our city to become very haphazard in how it looks and function. This proposal does not provide community input at all. Concerns about infrastructure for water, more electricity, etc., are not being addressed. Parking availability is definitely not addressed. Our streets will become a mess--and very dangerous for cars, pedestrians, everybody. This proposal needs to be thought through much more thoroughly. Don't destroy our beautiful city with this.



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First name [required] **Darrell**

Last name [required] **Peterson**

How do you wish to attend?

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

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

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

[required] - max 75 characters **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 not in favor of this matter. This will not resolve "housing concerns" and will result in a decrease in home value (proven by many, many academic and other studies). This is truly a cash grab by the City (agreeing to this in exchange for federal funding promoting a liberal ideology) and will only benefit developers and a relatively small number of individuals.



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First name [required]

Liesl

Last name [required]

Hanlan

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Meeting Hearing of Council - blanket rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME (hidden)

blanket rezoning letter.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see that attached document outlining the reasons for my opposing the blanket rezoning of Calgary.

April 15, 2023

Mayor and Councillors:

I am writing to express my strong disapproval of the City's proposed blanket rezoning plan, as put forth by the mayor.

First and foremost, the mayor made no mention of her intention to rezone the City during her election campaign. Had Calgarians been aware of this agenda, the election outcome could have been significantly different.

As a resident of Ward 13 for two decades, one of the cherished aspects of our neighborhood is its established older architecture, mature trees, sense of safety, and tight-knit community. The owner-occupied homes are generally better maintained than the few rental properties in our area. However, the rental properties, though limited in number, exhibit neglect from absentee landlords and minimal efforts from tenants to maintain their yards and respect their neighbors. The proliferation of rentals threatens to diminish the quality of life we've enjoyed thus far.

Woodbine/Woodlands are highly sought-after neighborhoods, and the addition of cheaper units could lead to parking and maintenance challenges, along with issues stemming from a transient population. The cultural fabric of our community, characterized by long-term residents and close-knit relationships, would be jeopardized by the influx of indifferent landlords and tenants.

Rezoning will:

1. Depreciate the value of existing homes.
2. Exacerbate traffic and parking congestion in neighborhoods ill-equipped for increased population density.
3. Heighten crime rates due to lower housing costs attracting a less stable demographic.
4. Increase fire risks with densely built units.
5. Diminish scenic views in some cases.
6. Prompt residents to relocate from the city altogether.

As both a business owner and a longtime resident of Calgary, I adamantly declare that if this plan proceeds, my family and I will have no choice but to leave the city. While downtown densification may be appropriate, suburban living should not be denied to those who have diligently worked for it. We demand a plebiscite on such a profound alteration to our way of life, or better yet, the complete abandonment of this ill-conceived proposal.

Liesl Hanlan

63 Woodfield Drive SW (Ward 13)



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First name [required]

Tom

Last name [required]

kaluzny

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 Neighborhoods

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my concern regarding the proposed blanket rezoning. The World Economic Forum boasts publicly that they have and I quote, Infiltrated the Canadian Liberal Government. The WEF is an unelected foreign body whose goal is to have a One World unelected Government. They are very transparent about their plans to control municipal governments world wide. In short they need someone to do their dirty work locally and have control of law enforcement. It seems that the City of Calgary Mayor and many of its Alderman are parroting the plans set forth by the WEF through this corrupt Liberal Government. This rezoning fits perfectly into their plan to have an unelected body of elites control everything. Many Calgarians would like to know if in fact you support the World Economic Forum in its attack on humanity and also would demand transparency on whom you are in contact with and what is spoken about when you speak to our Federal government. Also it is our understanding that there are international mayors Traveling the globe to speak on behalf of the unelected WEF and we would need to know if in fact you have met with one of them and what was spoken about.

Please Respond  
Thank you,