



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]	Laura
Last name [required]	Samson
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 favour
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

I would like to provide my support for the proposed rezoning. I live in a Heritage Community, Haysboro. I look forward to seeing the city densify the inner city. Inner city communities have amenities already established, such as shopping, restaurants and schools. My children's school has been at risk of closing for the last few year due to declining enrollment. Our city and our province cannot afford to continue to sprawl.



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First name [required] Michael

Last name [required] McLaughlin

How do you wish to attend?

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

Date of meeting [required] Apr 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 Calgary Submission.docx



ATTACHMENT_02_FILENAME
(hidden)

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

2240 28 Street S.W.
Calgary Alberta T3E2H6

April 7, 2024

RE: Blanket Rezoning Calgary

I'm writing to voice my strong opposition to the proposed blanket rezoning. My reasons for opposing are these:

1. Fundamentally it's just not appropriate to stack 4 plexes or more next to single family homes where people purchased the homes with the expectation of peaceful quiet enjoyment of their property and not living in the shade inducing oppressive wall of a 4 plex abutting property lines.
2. Blanket rezoning effectively turns community development over to builder whose only desire is to make more money – which comes at the expense of communities and individual home owners
3. Blanket rezoning does not allow for effective community or resident input on development matters because development becomes a rubber stamp
4. Developers know how to work the system already: development permits are often obtained with a lower level development scope with a minimum or zero level of community consultation. But then the DP can subsequently be modified without public notice or opportunities for input. For example; a builder submits plans and obtains a DP for 4 unit townhouse. After the DP is issued , the builder may seek an amendment to the DP to include 4 basement suites which may very well be approved without public knowledge or input because the process for determining whether further public consultation rests with a city staffer who has no public accountability. . This process is not democratic and favours builders over community.
5. Overbuilding does not make Calgary communities good places to live for reasons including:
 - a. Noise – more units results in more people more cars, more coming and going, more reverberation noise as building heights increase
 - b. Having stacks of row houses haphazardly built at the builders desire with no architectural consideration for fit with community and neighbouring structures make communities look like ghettos
6. Tons of resources and planning went into developing local Area Redevelopment Plans not to mention the resources and planning completed by the city. Principles of these plans included building density in areas that make sense such as along major transportation routes or within walking distance of those. To write that off is simply not fair or in keeping with good community planning concepts.
7. From a political perspective, blanket rezoning appears to be stimulated in part by the promise to receive federal government money. A matter this important and impactful for communities and homeowners needs to have more than public hearings. Public hearings with full information are a start but the additional step of a plebiscite is more appropriate for such a foundational change. City administration needs to keep in mind that they serve the city of Calgary and its

community and not federal political parties. It's important to note that other cities have turned down federal money presumably to be able to maintain local control of development – and that is a better model.

8. Understandably, the fact that the federal government created the current “housing crises” through a policy of very high immigration levels puts pressure on local communities to manage the impact. Building expensive inner city housing row houses and 4 plexes and while labelling them as “making affordable homes” is disingenuous and is more lip service than smart planning.
9. The concept of affordable housing is referred to often but in reality and with a bit of perspective it is not entirely honest in its interpretation and might be more of a PR tactic. Inner city housing developments as built are not “affordable” by any stretch of imagination. What is affordable is condo and apartment style mid and high rise structures... exactly that which is not taking place in formerly R2 zones (at least not yet an never should be). The concept of affordability is disingenuous and appears to not be well examined in reality.
10. We need to keep in mind the principle of diversity of housing and community in mind. Diversity in this context means providing and allowing various forms of living to coexist... meaning areas of R2, areas of higher density and higher building heights but not all on top of each other.
11. Political accountability needs to be maintained. Passing off controversial parts of the job to city staff with zero accountability “to reduce the amount of time council spends on development matters” is simply not acceptable and does not serve the public. If city mayor and council wish to streamline the process there are other ways to do that including building much better rules around how development can or can't be done throughout the city... and then enforcing those rules. Looking to or updating previous ARPs, LAPs and other community and city planning tools have already addressed these issues.

I think it's a fair observation to note that public respect for political institutions is eroding. This is exactly the type of issue that brings appropriately high levels of concern and interest and can result in erosion of public trust

Submitted by:

Michael McLaughlin



Public Submission

CC 968 (R2023-10)

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



ATTACHMENT_02_FILENAME
(hidden)

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

April 8, 2024

Dear Members of City Council,

I am writing my first ever letter to council to express my disappointment and concern over the rezoning proposal being introduced to the citizens of Calgary who have paid you to represent them.

First off, the process for investigating and presenting the rezoning proposal is questionable. I would like a response to my two main concerns.

1. Why was there no representation of any community association on the task force? Community associations represent the neighbourhoods most impacted. The expertise of community association voices could contribute significantly to appropriate questions regarding the housing crisis in Calgary.
2. The continued confusion around the blanket rezoning for the space on the south side of John Laurie between Breton Close and 14th Street speaks to the lack of intentionality and consideration that frequently accompanies blanket decisions. The community has been lead to believe that the rezoning map of part of the green space is both intentional and an error. Representatives of the city have been consulted and are responsible for the confusing responses. I can only wonder if the lack of clarity is indicative of lack of careful consideration of many aspects of the decision for blanket rezoning.
3. I am frustrated by the lack of clarity of the purpose of rezoning. The messaging from the city has been that there is a lack of housing while implying that affordable housing will be addressed through the blanket rezoning. Yet I received an email from a Manager of City Planning who explained that inclusionary rezoning is not a part of the blanket rezoning plan. The purpose is to provide increased market value homes. It is hard to have confidence in a council making such an impactful decision to a city when the messaging is unclear.
4. I do support rezoning and understand the necessity of the provision of both market and inclusionary housing. I am against blanket rezoning knowing that one size never fits all. City Council owes it to the citizens of this city to take more time to develop rezoning plans, e.g., is there a percentage of a community that should be considered for multi-home development. Are there areas within an existing community that could be designated for development so that older neighbourhoods reflect new neighbourhoods where sections are developed as single family, townhouses, apartments. The amount of money federal funding is

- committing is small compared to the overall costs of development the city is considering and the impact on the community.
5. If there is such an urgent need for housing, why was the topic not an election issue? It seems the crisis hit City Council conveniently after the election.

Further questions I would like a response to are:

1. How does the rezoning proposal promote the environmental concern of increasing tree growth in Calgary? I believe the goal, 9% by 2026 is already lower than in most other major cities in Canada. E.g., Toronto. Overviews of locations that have undergone 'rezoned building' show a significant decrease in tree population and green space.
2. The promotion of the construction in rezoned areas by saying that new builds must 'fit' into the current neighbourhood does not match the decisions that Planning has already approved. A neighbour seeing her backyard view of the neighbour's house has been replaced by a multiplex eleven metres high with three air conditioning units buzzing all summer. She is now living in a fish bowl and of course the value of her home has decreased despite the city asserting that house values are not going to be impacted by rezoning. I would like an explanation for how home values are not going to be impacted.
3. How do you guarantee rezoning will address the concern for affordable housing? (see point number 3 above regarding market versus inclusionary rezoning)
 - As has been experienced in Montreal, developers would rather pay fines or donate pieces of land rather than build affordable housing.
 - As has been witnessed in Vancouver, densification has not made housing more affordable. Why would we endeavor to make the same decision despite the data indicating otherwise? A response please.
 - Rezoning has not addressed the issue and it is not even the intention of blanket rezoning in Calgary. Affordable housing is designated to remain an issue.
4. Would new neighbourhood construction already in the plans for the city not address affordable housing in a way in which new communities are already being constructed? A section for individual homes, a section for town houses etc?
5. Why are communities that already have more multifamily housing units greater than the city average included in rezoning?

As a member of a city that prides itself on its sense of community, I can not support blanket rezoning when clearly more effort needs to be put into the planning of how the city can address the need for both market and inclusionary housing. The one size fits all approach is more a reflection of lack of knowledge and a lack of effort on the part of counsellors to work with citizens, community associations and conscientious developers to develop solutions that preserve both the sense of community that makes the neighbourhoods of such a large city unique and address a need for increase in both market value and inclusionary housing.

Please press pause and do the work required to implement a more intentional and thoughtful rezoning plan.

Sincerely,
Jackie Chapman-Brown



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First name [required]

Robin

Last name [required]

Havlicek

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

Housing Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Established communities in Calgary are based on their beauty and property sizes, if you allow duplexes in any neighbourhood it diminishes the value of the properties that surround it. This just isnt a good idea. Use space above grocery stores, use buildings that have not been in use for years. Re-Purpose and maybe allow Business owners to have living quarters above their shops.



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First name [required] Cameron

Last name [required] Bishop

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Calgary is my home city, and a place I care about deeply. While I am away in Ontario for schooling, I hope to be able to come back to my home town, and be able to afford to housing. RCG zoning is the key to keeping Calgary affordable, and packed with the services we know and love. We can already see the positive effect that zoning reforms have on Edmonton, and cities across the world. Without change, Calgary will either follow the path of expensive cities like Toronto, or be forced to sprawl out like many cities in the US, such as Atlanta, Houston, Dallas, etc. While this may combat the housing shortage in the short term, more suburban sprawl will only hurt the city's finances in the long term, with an increased cost of maintaining all the new infrastructure when it comes time to replace it. Cities are dynamic, living organisms, and restrictive zoning just reinforces expensive housing, with extreme densities in places where it is zoned, and low density everywhere else. Additionally, removing the 8-months of bureaucracy will make building more homes, with local developers, much easier. This is a no-brainer reform that will have profound, positive effects on the future of Calgary, without it, I may never be able to afford housing in my own home town.



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First name [required] Kathleen

Last name [required] Deakin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Re-Zoning

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

ATTACHMENT_01_FILENAME (hidden) A Letter from the VRCA President and the Director of Planning - City Wide Re-Zoning V2.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

To the Mayor & Council,

Establishing blanket-wide and knee-jerk reactions to the current housing crisis in Calgary is not going to fix the issue. More thought and planning needs to go into how the city needs to respond. The number of people moving to Calgary is putting pressures on our first responders, healthcare system, utilities and so much more. Construction has more than doubled and there are new homes, condos, apartments being built all over the city. The problem, however, is affordability. Greed needs to be addressed. A rent control strategy needs to be implemented so that Landlords do not increase the rent beyond what people can afford, which is what is happening right now. Address greed instead of implementing blanket strategies that are not going to work and will only increase the issue and eventually make Calgary a city no one wants to move to.

A Letter from the VRCA President and the Director of Planning

Citywide Residential Re-Zoning

We have attended a number of meetings to try to understand the Citywide Residential Re-Zoning Strategy.

Currently, single-detached homes are designated R-C1. The City is proposing to change this Land Use Designation to Residential – Grade -Oriented Infill District, R-CG.

What does that mean?

This means that a single-detached home, semi-detached home, townhouses or row houses and two secondary suites can be built on this lot.

- R-CG allows for the lot coverage to increase from 45% to 60%.
- It reduces front setback.
- There is no requirement for side setback.
- R-CG allows for an increase in height from 10 m to 11 m, so the building can be 3 stories.
- Two buildings are allowed on one lot.
- The parking requirements are 0.5 stalls per unit.

In the current zoning process, if the owner of a property designated as a single-detached home wants to build a building other than a single-detached home, the zoning must be changed. A public hearing must be held and affected residents can voice their opinion. In the new process, no re-zoning is necessary and no public hearing is required. Hence, no public input.

My House

So, let's use my house as an example. My house is a single-detached home which is currently designed as R-C1. If this change is approved and I sold my house to a developer, then a row housing development could occur on my lot. There would be no public engagement. There could be 4 units and 4 secondary suites. My current house occupies 35% of the land. The row housing could occupy 60% of the land, almost doubling the size of the building. There would be no space left for trees. There would be parking for 2 cars. I currently have parking for 4 cars. My front setback is currently 5.5 m. My side setback is 2 m. The side setback would be reduced to 0 m. The new building would be 3 stories, not 2 stories.

Neighbourhoods

Calgary is a city of neighborhoods, each with its own unique character. We are suggesting that Area plans, along with public engagement, be developed for all neighbourhoods in the City of Calgary. Density is appropriate near transportation hubs and closer to the City Core. But less appropriate in areas that lack the infrastructure to support dense populations.

The Valley Ridge Vision Statement

Valley Ridge, surrounded by nature, provides vibrant and peaceful community living encouraging neighborly pride and caring for residents of all ages.

We believe this change would challenge our Valley Ridge Vision Statement.

RECOMMENDATIONS

We are recommending that Area plans, with public engagement, be developed for all neighbourhoods in the City of Calgary. These Area plans would identify specific area/sites to be re-zoned for duplex, townhouse or row housing. Density is most appropriate near LRT stations and closer to the City Core, which does not align with the community of Valley Ridge.

Have Your Say

City Council will be holding a Public Meeting on Monday April 22.

Have your say by submitting an email to the City Clerk, no later than **Monday April 15** at [Calgary.ca/PublicSubmissions](https://calgary.ca/PublicSubmissions).

Dave McCarrel, VRCA President

Merl Radke, VRCA Director of Planning



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First name [required]	Haley
Last name [required]	Reynolds
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation (zoning) amendment
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 have lived in this community for almost my whole life thus far. There's a reason I wanted to come back and live here again as I got older. These neighbourhood's carry a history to them and a uniqueness that most of our city has lost. There's a community here still even as things change. With these proposed bylaws we lose a sense of community and our areas are packed together like sardines. We lose the space that we cherish. Our backyards where people spend their time and decompress from a busy life, will then be shadowed and stripped by taller houses and new developments. You are not in control of who is building these houses beside you and I know people who have experienced stories of things being thrown in their backyard, garbage etc.. I understand we are in a housing crisis, but tearing apart communities and packing as many houses as possible into a space is not a solution. Nor does it even make sense in the big picture.. Overall and as stated I am in opposition of this amendment.



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First name [required] Rizalde/ Cristeta

Last name [required] Tabios

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Not interested

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 not interested in any form.



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

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First name [required] Denize

Last name [required] Denize

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a property owner in the City of Calgary. I am 100% against blanket city rezoning - I have given my reasons to city representatives and council members only to be dismissed with a curt "we are going through with this and you will like it"

Council members who have any ties to property development should recuse themselves from voting as it is a conflict of interest.

Council's refusal to take a vote on this only confirms their fear the citizens do not want it. I vote NO



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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
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I wish to advise Council I am against the citywide proposed Rezoning for Housing. Our established neighborhoods have been built with community development in mind. Some of this has included high density housing (call it what it is) in the past, but has been approved in a process that includes the impacted areas. This proposal would diminishes our established communities input on change that shape the way of life we have built over time with our neighbors and friends.



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First name [required] Robert

Last name [required] Merchant

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] Neither

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a retired architect, long involved with community planning matters, sat on planning advisor committees, member of SDAB. I was in favor of adding townhouse districts to the City Land Use Bylaw as the missing middle. However the rules applied to the new districts R-CG and H-GO have serious flaws which are causing problems in compatibility within the lower density areas they are being placed. The districts allow up to 5 units on a 50' (15.3 m) lot with secondary units in each, only require 3 parking stalls, have reduced setbacks on all sides. almost no amenity space, no landscaping requirements, hidden entries on side yards and at the rear off lanes, and have much greater site coverage. As many as 30 bedrooms have been added to a standard lot, but only 3 parking stalls provided, in a City where the average vehicles per household is 2.1. These issues make the developments possible incompatible with neighbours and greatly affect the neighbours' use and enjoyment of their property. I recommend that Council revise the rules of these districts before making this major change on zoning. Secondary suites should be counted as units or greatly restricted in townhouses. Parking should be returned to at least one stall per unit. Setbacks should match the neighbours. All entries should face the streets. Site coverage should be limited to 50%. Setbacks to immediate neighbours should be at least 3.0 meters. Landscaping should be required and at least 30% of the lot coverage. The examples used of New Zealand and Minneapolis by the planners are misleading as the number of units those cities allow per lot is much smaller and have NOT relaxed parking requirements.



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First name [required] Wesley

Last name [required] Fairs

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against densification in existing neighborhoods.. While you may be able to squeeze more people in, we still have the same roads and same amount of street parking. As an example, if you replace a single family dwelling that has a garage with a 4 unit structure that has no requirement for onsite parking, you now have a parking issue. Using my neighborhood as an example, the single family dwelling most likely has 2 cars which fit in their garage. If they have 3 cars one gets parked on the street. The street has room for this. The 4 unit structure now has a least 4 cars parked on the street. It doesn't take many of these structures to completely mess up any on street parking. My house has condos very nearby so we already have a bit of a problem. Across the street from me there are 8 people living in the house with 4 vehicles. Two of those are always parked on the street. This is manageable now, but won't be with increased densification. Congested streets lead to a requirement for parking permits. The last thing I want is to have to pay to park in front of my own house. If you want more densification, design this into new neighborhoods and ensure there is adequate parking, roads, and green spaces etc. Older neighborhoods were designed for a certain number of people and squeezing more people in just causes too many issues and doesn't make the area better to live in. And please don't make the argument that we shouldn't be driving our cars. That is still the quickest, most efficient way to get around and get things done. I want the freedom to make my own choices about transportation and not be forced into something else that doesn't work for me.



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First name [required] **G Suzanne**

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 **rezoning**

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

ATTACHMENT_01_FILENAME (hidden) **Proposed Rezoning Public Meeting April 22. 2024.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

Regarding: Public Hearing on Planning Matters – rezoning – on April 22, 2024

I am writing to express my serious concerns about the proposed rezoning of neighbourhoods in Calgary.

First of all, to pretend that the rezoning will somehow address a housing crisis is ridiculous. It takes longer to build a house in an already developed neighbourhood, than in a new development, therefore if the city was simply concerned about providing more new housing, they would pursue new developments.

Secondly, existing neighbourhoods were built and serviced according to the number of homes/units being built. Changing the zoning afterward will have serious implications for road use, power, and sewage, not to mention parking space.

Many long-term residents of the communities that the city is suggesting to rezone bought homes there because of the specific benefits that the zoning provided.

I am adamantly opposed to the proposed changes.

Sincerely,

Suzanne Benner



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First name [required] **Jessa**

Last name [required] **Bedford**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Citywide rezoning**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This initiative is well-intended and everyone agrees affordability is a problem. However, blanket rezoning as currently proposed is disproportionately broad and inappropriate in several circumstances, especially when taken with other stated city objectives and without due acknowledgement by council or administration as to the spillover effects and unintended consequences created this policy.

The first obvious spillover effect is parking congestion and impassable roads during winter - this already occurs in RCG-1 areas with un/regulated secondary suites and even where infill isn't yet common. Parking restrictions will become necessary and since not all areas are equitably serviced by transit, expect intense blowback.

Second, infill has deleterious environmental effects on the city's tree canopy and other greenspace and landscaping, which provides shade, carbon capture, biodiversity and other benefits (which contradicts council's own tree proposal). Mental health is affected by this and also the loss of sunlight from high buildings. This isn't trivial - natural connections are immeasurable keys to mental health and quality of life.

Third, the correlation between density and affordability is theoretical but not borne out in evidence. Calgary has yet to see any meaningful impact on prices from new infill and usually it has had the opposite effect. Calgarians also rightfully do not trust that council and administration are objective about this - an independent review of the evidence must be presented to Calgarians and since no councillor ran on this issue, something this important should be determined by plebiscite.

Until council and administration can address the spillover effects and garner sufficient credibility and buy-in from Calgarians, perhaps a better and more direct route to affordability would be for the city to focus on rezoning derelict or abandoned commercial/industrial properties for new density and affordable housing. These areas are already established, well-served by transit, and close to jobs and existing schools. This would both address some of the blight and unused property we see in prime areas, improve tax revenues, help revitalize areas in and around downtown and the inner city, and avoid the problems that blanket rezoning of RCG-1 would create.



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First name [required] Scott

Last name [required] Osama

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to blanket RCG rezoning. This will devastate our older communities. The 60% lot coverage and 11 m height will cause the greatest issues. So many trees will be lost. People's privacy and enjoyment of their yards will be lost. The only ones that benefit are developers. This will NOT create affordable housing. Put density along the LRT and along major traffic corridors where there is access to transit. Developers can still pay to rezone property to RCG and the City will collect the funds for those applications. NO to RCG everywhere!



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

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

[required] - max 75 characters	Land Use Designation amendment to Implement Home is Here
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to oppose the implementation of the Land Use Designation amendment to Implement the Home is Here Housing Strategy. A change of this magnitude to zoning must be debated during an election campaign or put to a city wide plebiscite during or separate from a municipal election



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First name [required] Donald

Last name [required] Hier

How do you wish to attend?

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

Date of meeting [required] Apr 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 make it known that as owner of residence #127 Sunset PL SE, Calgary, I am TOTALLY AGAINST this proposal.

This rezoning of existing and long established neighborhoods will completely and utterly change and destroy the look, feel and face of our communities. In addition, these communities were not built to encompass all the aspects that will accompany this rezoning. Such as increased parking issues, increased traffic congestion, increased demand on already bulging schools in these areas, just to name a few major concerns.

I am not against providing for more housing, but do it in a planned and fully transparent manner. People buying into these "new" areas know exactly what they are getting.

This decision will impact and affect the face of Calgary forever and leaving this landmark and immense decision to the present city council, including yourself, is not only a travesty but is incomprehensible. It needs to go to a plebiscite where EVERY CALGARIAN has a say.

.... Donald Hier



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in firm opposition to the blanket rezoning proposal. While I support densification near Transit infrastructure and also in new communities as needed and developed, I am opposed to the blanket rezoning of established neighbourhoods who up until this proposal were zoned R-1 or R-2.

Homeowners purchased their homes in specific neighbourhoods under specific conditions such as zoning. To change the zoning from under them, is to change the conditions under which they purchased, which aside from being unethical, equates to materially changing the conditions of a legal Contract after the fact. To me, that is a Breach of Contract.

In all of the cases I have observed where row houses are developed after razing single homes, the row houses are not "affordably priced".

Calgary is in need of more lower-cost housing supply. However, I believe that high-rise apartment buildings near Transit stations are where the focus should be. I recently attended an information meeting on this issue where I learned that the City currently has enough land zoned to build 400 000+ housing units, even without doing the blanket up zoning. There was also a City report from the Fall of 2023 cited, where a COC expert indicated the City currently had enough land for their housing needs for the next number of years. So I ask why is this rezoning necessary? Who will really benefit from this rezoning? While the question is rhetorical, I will state the answer anyway - Developers will benefit, and perhaps the City with increasing the property tax revenue received from 4 dwellings, where there was previously one. As for affordability? I am not seeing rezoning as a means to increase affordability.

Row houses built in inner city neighbourhoods will not be affordable. For example, does anyone believe that a row house unit built in Mount Royal will sell for \$300 000? What about in Hillhurst? Wildwood? Lakeview? Varsity? No, developers will not be building affordable housing in these previously R-1 and R-2 neighbourhoods. They will be building luxury row houses, which will do nothing to solve our housing supply and affordability problem. Instead, these previously R-1 district neighbourhoods will be forever changed, with parking and a whole host of other concerns.

I am terribly disappointed that despite so many citizens being opposed to this rezoning proposal, that it will be passed. Please reconsider.

At a minimum, a plebiscite should occur.

Sincerely,
Janet Boswell



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First name [required]	David
Last name [required]	Pelletier
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	Public hearing on the Land Use Designation amendment
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Are you in favour or opposition of the issue? [required]	In opposition
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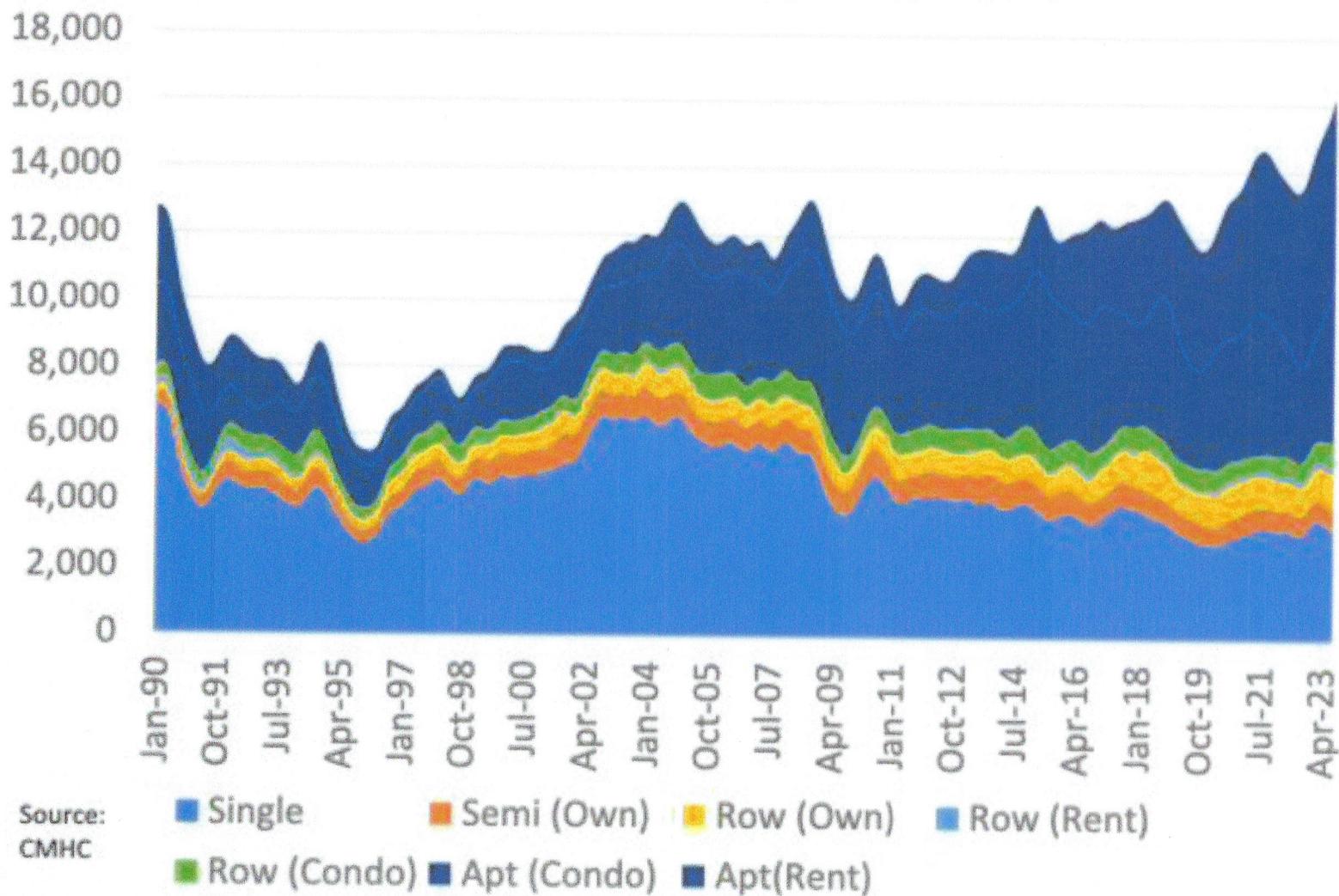
ATTACHMENT_01_FILENAME (hidden)	Scan 1.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

Housing Unit Completions (Trend Cycle)



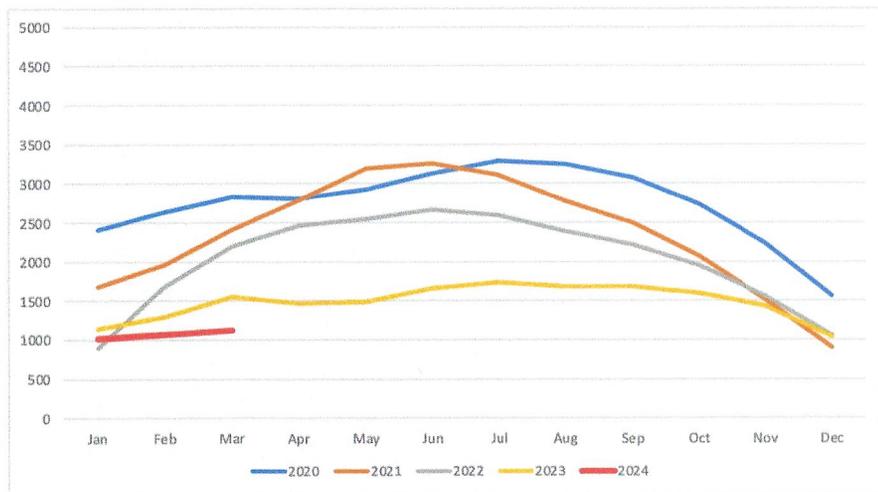
Source:
CMHC

The market.

Inventory trends and sold pricing

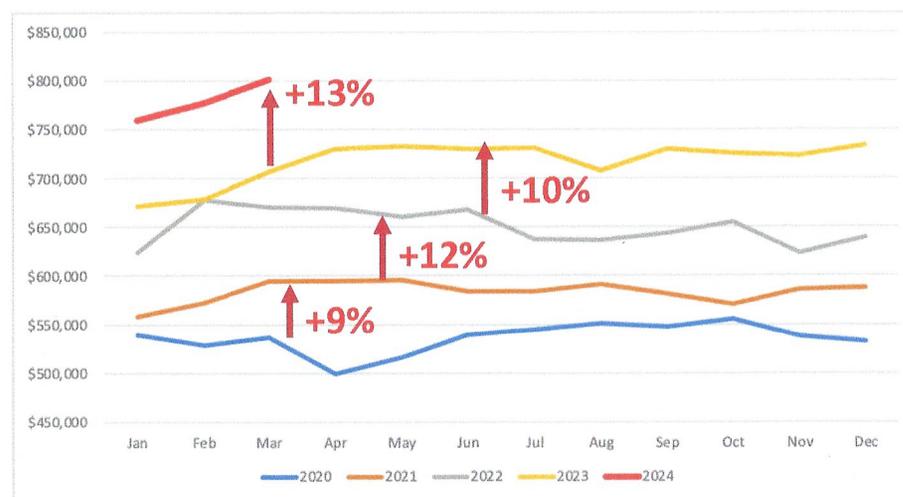
The relationship between inventory and Average Sale Price has never been more clear. Inventory drives appreciation in Average Sale Price, this has never been more clear than what we have experienced these past two years.

Inventory



Average Sale Price

+34%





FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]	Cheryl
Last name [required]	Gleave
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 24, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket Rezoning is NOT the Solution to Calgary's Housing Challenges
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 house purchase is our largest long-term asset investment. It is not just a house we purchased - it is our home and neighborhood we invested in. Neither yourself, nor the limited number of Calgary city councilors have the right to arbitrarily change our life-long-community decisions. Doug Ford Premier of Ontario has ruled out 4plexes. Join the intelligent side of the debate. Alberta saw the largest net interprovincial gain in records dating to 1972. You're lazy, poorly thoughtless, one size fits all solution to blanket rezone will not work. You are negatively impacting the character, cohesion of communities & the health & well-being of citizens given the lack of uncertainty. 44 communities & counting are rallying together to fight this initiative. Parking & Traffic Congestion. Removing parking for backyard suites. 0.5 stalls / unit for R-CG, small setbacks is unconscionable. Calgarians are angry. Millennial are not interested in owning a home. The middle class is being attacked. Wealthy communities like Bel-Aire will never be rezoned. 20% of homeowners are investors. 1% are the likes of AirBnB. Why is the City refusing to look at these 2 sectors yet willing to attack the middle class? A study was done indicating "we are unaware of any instance in history where an oversupply without a concurrent financial anomaly has caused a reduction in average house prices." Builders will build low quality complexes faster. Builders want 25% profit on all construction, again on the backs of the middle class communities. Known fact City Councilors want 4 revenue streams vs. 1. Rezoning is self fulfilling from a budgetary perspective. Rezoning will have a significant loss of single family homes. Empty nesters want to remain in their existing neighborhoods. You are taking away our freedom of choice. The city neighborhood lifecycle outlined is outdated. The elderly aren't leaving their homes or neighborhoods, kids are staying longer or moving back, people are not downsizing and want to live with like minded people. Calgary's affordable housing sits in the middle of Canada. Blanket rezoning model unproven and does not respond to local needs. City Council did not campaign on rezoning. I grew up in Calgary & I cannot let our unpopular city council be bribed by the federal liberals for \$228M, destroying the fabric of our communities and my biggest investment in the process. Not everyone can afford a home. History can attest to that. It is a privilege to own a home, not a right.



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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] Satish

Last name [required] Iyer

How do you wish to attend?

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

Date of meeting [required] Apr 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)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to rezoning of housing. It could destroy my property value.



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First name [required] Harvey

Last name [required] Negrich

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to blanket rezoning to RCG. Having 9 units on 1 lot is too much density. The biggest issue is 60% lot coverage and 11 m building height. Our trees will be destroyed if developers can get away with demolishing all of our older homes. Older homes allow our seniors to age in place. Blanket rezoning does NOT create affordable housing. The only people who would benefit from this rezoning would be developers. Keep 45% lot coverage 10 m building height. Protect our trees. Keep our older affordable bungalows. NO to blanket RCG rezoning.



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First name [required] Wendy

Last name [required] Menard

How do you wish to attend?

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

Date of meeting [required] Apr 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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Firstly, I want to thank the council for the time they dedicate to public service. I appreciate your continual efforts in providing affordable housing for our great city. However, I believe that the Blanket ReZoning proposal fails to address a couple factors.

Drastic transformation of a neighbourhood can have positive impacts. The East Village comes to mind. The area had lost its vibrancy and became increasingly dangerous, a change was necessary. That said, a Blanket ReZoning proposal places the power of this change in the hands of developers, not the citizens living in these communities. Without their ability provide input, people will lose interest. Their willingness to participate in social and political events will decrease, as they feel their voices no longer matter.

The city has made many statements on their support for environmental causes. I recall a recent talk about enforcing private homeowners to protect the trees on their property to avoid environmental impacts of losing them. This proposal sends a mixed message; individual citizens are taking up the responsibility to protect natural vegetation, yet the Blanket ReZoning project allows developers to knock down mature trees and greenery with no replacement.

In addition, there is a lack of infrastructure and services in these proposed areas. The Blanket ReZoning does not consider the layout of these established neighbourhoods. An increased in parking, traffic, and population density will negatively impact the area, as seen in Brentwood and Crescent Heights. With a higher density of people, things like emergency services will also be put under more pressure than they already are. Who is going to pay to increasing the necessary presence of a fire department or EMS? The city has a great deal of problems to address, adding to the workload without proper planning will only overwork the current staff.

As of now, the city does not seem to have considered the larger effects of the Blanket ReZoning proposal. In building large, multiplex housing, there also needs to greater attention to the wellbeing of current residences, traffic coordination, access to services and the local environment. There is no real vision for what our city will look like or how it will function under a Blanket ReZoning, a well thought out plan needs to be done if neighbourhoods are going to be redeveloped with the input of all that would be affected. Please consider this in your decision.



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First name [required] Kristen

Last name [required] Clarke

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I live in the historical neighbourhood of Scarboro, in the centre of SW Calgary. We choose this location for the large greenspaces, large set-backs and beautiful historical homes that have been maintained by residents for 100 years. This community is a central part of Calgary's history, with this neighbourhood being designated by groups across North America as culturally significant because of its design by Frank Olmstead. On a daily basis we notice the continued stream of resident and non-resident foot-traffic through our neighbourhood, because of these distinguishing characteristics. Residents of Scarboro, including myself, are deeply concerned about the lack of affordable housing, however there is no evidence that blanket re-zoning actually addresses that issue. Practically, when looking at neighbourhoods such as Scarboro, blanket re-zoning will not provide affordable housing due to land prices and instead will result in developers destroying 100 year old homes with expensive duplexes or row housing for the elite. My community is deeply engaged in the West Elbow Local Area Planning process, which provides thoughtful guidelines for historical assets and land use planning, which should not be circumvented by City Council's rash decision to introduce blanket re-zoning without actual evidence about how it will address the housing shortage. If City Council is truly concerned about affordable housing, it should create a plan to incentivize developers to develop affordable housing on the numerous tracts of land throughout the city that are owned by the City of Calgary. There are many other more thoughtful ways to address the housing crisis without blanket re-zoning of Calgary's historical assets.



Public Submission

CC 968 (R2023-10)

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First name [required]	Walter
Last name [required]	Thorson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council Monday, April 22, 2024, RC-G Zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Public Submission RC-G Upzoning Public Hearing.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my strong opposition to the City's RC-G blanket upzoning proposal. This submission to council presents my objections and concerns with the current proposal, and also offers an alternative idea of how we might work better at the individual community level to achieve densification objectives. My primary concern is that the current proposal tramples over the protections and process rights of existing property owners by eliminating the requirement for developers to prepare community-supported rezoning applications for densification projects. Like many other Calgarians, I believe that many of these projects will put Developers' profit ahead of net community benefits or actual affordability outcomes, and will radically impact the character and enjoyment of our adjacent properties and shared streetscapes. Preventing undesirable community outcomes is precisely why zoning laws exist in the first place. They promote orderly development, keeping control of traffic flow, noise and activity levels to make sure all of these are appropriate to each specific neighborhood and the specifics of each re-development. There is no question that clustering of densification presents one way to mitigate impacts on communities. This is demonstrably the case in new communities, where there are already established zoning controls to prevent the emergence of a random hodge-podge of different housing forms and massing effects. Developers understand that their success in new communities depends on offering a variety of housing forms that are carefully situated in clearly delineated clusters to prevent exactly the kind of negative impacts the RC-G reclassification will undoubtedly unleash in our older communities. This kind of collateral damage will only be avoided with greater levels of planning oversight and participation, not less. Established communities need careful stewardship to ensure they densify and evolve in ways that meet the needs of both existing and new residents. The City's current proposal ignores the objections of the majority of existing community members. In what world does Planning and Council think that they can assume they have been given the mandate to impose such a sweeping change on Calgarians without first validating that the desired outcomes can even be achieved? At present we have not been shown any compelling evidence that RC-G can produce affordability and densification outcomes, but we are the ones whose process rights are being taken

Public Submission – April 22, 2024 Public Hearing on Blanket RC-G Rezoning

I am writing to express my strong opposition to the City's RC-G blanket rezoning proposal.

This submission to council presents my objections and concerns with the current proposal, and also offers an alternative idea of how we might work better at the individual community level to achieve densification objectives.

My primary concern is that the current proposal tramples over the protections and process rights of existing property owners by eliminating the requirement for developers to prepare community-supported rezoning applications for densification projects.

Like many other Calgarians, I believe that many of these projects will put Developers' profit ahead of net community benefits or actual affordability outcomes, and will radically impact the character and enjoyment of our adjacent properties and shared streetscapes.

Preventing undesirable community outcomes is precisely why zoning laws exist in the first place. They promote orderly development, keeping control of traffic flow, noise and activity levels to make sure all of these are appropriate to each specific neighborhood and the specifics of each re-development.

There is no question that clustering of densification presents one way to mitigate impacts on communities. This is demonstrably the case in new communities, where there are already established zoning controls to prevent the emergence of a random hodge-podge of different housing forms and massing effects. Developers understand that their success in new communities depends on offering a variety of housing forms that are carefully situated in clearly delineated clusters to prevent exactly the kind of negative impacts the RC-G reclassification will undoubtedly unleash in our older communities. This kind of collateral damage will only be avoided with greater levels of planning oversight and participation, not less.

Established communities need careful stewardship to ensure they densify and evolve in ways that meet the needs of both existing and new residents. The City's current proposal ignores the objections of the majority of existing community members.

In what world does Planning and Council think that they can assume they have been given the mandate to impose such a sweeping change on Calgarians without first validating that the desired outcomes can even be achieved? At present we have not been shown any compelling evidence that RC-G can produce affordability and densification outcomes, but we are the ones whose process rights are being taken away by this proposed change.

As Calgarians, we must all do better than this.

I believe there are better ways than RC-G to gain the support of affected property owners for densification outcomes. For example, I believe there is huge potential for the City to instead work through individual community associations to set in place neighborhood-specific, multi-year, densification targets and plans that are developed and ratified through community engagement and participation that is centered at the community association level. I realize this is an equally radical proposal to what the RC-G advocates are pushing, (perhaps even more so), but ultimately I believe it

would result in much better solutions. We need to localize our engagement more, rather than imposing sweeping changes city-wide and taking away local representation and process rights.

Giving residents the opportunity to engage through community-led development review boards that are in some tangible way accountable to government-set targets is one idea you might want to float with Calgarians to see if it resonates. Funding could even be tied to communities being measured on and achieving quantitative densification targets, along with a variety of other key performance indicators and resident satisfaction scores. To me, this would be a much more attractive and participatory way for us to solve the housing crisis together, rather than pitting stakeholders against each other the way RC-G is destined to do.

Council can, and must to better for Calgarians than the current short-sighted proposal.

I strongly encourage councillors to reject the proposed bylaw changes, and to engage with the citizens to explore more localized ways of getting tangible results in each of our unique communities.

Respectfully,

Walter Thorson

Calgary Varsity



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First name [required] Dewitt

Last name [required] Mullin

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 Rezonind Public Hearing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I do not believe the Blanket Rezoning is required to accomplish this Council's wish to increase housing starts in Calgary. The purchase of a resident home is probably the largest single purchase an individual will make in his lifetime! An astute individual will carefully research the area and subject property for characteristics he wants to live in. I prefer a single family area with adequate parking and parks to raise my family. I would also consider the amenities which would assist in the selling of my property when i decide to move on to say a retirement home. If zoning changes are made which i believe could affect the disposal of my property, I would be very unhappy with those people who caused this. Calgary has adequate zoning regulations now .To make Blanket Changes does not make any sense to me! If Council make these unnecessary zoning changes, be prepared for legal lawsuits if they cause a loss of property values.



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First name [required] **Brenda**

Last name [required] **Mickelson**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Planning Matters for Public Hearing**

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

ATTACHMENT_01_FILENAME (hidden) **Comments for April 22 2024 Public Hearing_BMickelson.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the city council proposed changes to residential property zoning, and would like to ensure you have my feedback. My comments are included on the attached letter.

April 8, 2024

To: City Council
Public Hearing Meeting of Council – April 22, 2024

RE: Rezoning for Housing – Land Use Designation amendment proposals

I am opposed to the city council proposed changes to residential property zoning. I am disturbed at the current democratic process in this city when this issue was not tabled as an election issue, and then a plebiscite was also voted against by City Councillors on this issue that affects all city voters. My comments on the proposal are as follows:

1. The proposal for R-CG ultimately allows as many as 12 households on a 50 foot lot, without neighbourhood engagement. I chose to invest in, and live in, a suburban area where homes have yards and are lived in by the homeowner where pride of ownership is apparent. Understandably, with community involvement, higher density has evolved, such as in Parkdale and South Calgary, and this engagement needs to continue, relative to inner city growth.
2. This proposal is overly simplistic and says nothing about how it will assist low income needs or homelessness. Making non-strategic, blanket changes to zoning leaves the development decisions to be determined by developers and homeowners who, understandably, will make profit-oriented decisions (ie. maximum density for maximum return on investment) – isn't this why zoning exists in the first place - to manage this potential behaviour? Rezoning to R-CG, as defined, I strongly believe, will erode the quality of life in our current R1 community simply for profit.
3. Within communities that have moved to higher density (eg. West Hillhurst, Parkdale, South Calgary), home prices have not fallen to affordable low income levels, rather R2 homes sell for the same price as the original R1 home they have replaced. This proposal is not about affordability or accessibility.
4. Revealed in the FAQs is the intent to start applying levies on all residents for infrastructure connections where capacity upgrades are required with new housing. As a current R1 homeowner, I will become responsible for costs associated with having more neighbours, which is of no benefit to me! Currently, I believe, developers absorb these infrastructure costs, and, ultimately, these costs are passed to the buyer through home prices – this is a fairer exchange since it is the buyer creating and benefitting from this construction. I am against this recommendation.
5. Secondary/Backyard Suites: Another bylaw change “quietly” revealed in the rezoning information is the removal of required parking for secondary and backyard suites. While I agree walking, biking, and public transit should be encouraged, we must reflect that we live in a northern climate where, without a vehicle, we cannot live or work safely. We are not geographically, environmentally, or culturally like Europe, New Zealand, or Oregon. Let's see all City Councillors sell their vehicles and commit to travelling on bikes or public transit 100% year-round before you force this on your voters! I am against this proposed bylaw change.

Other approaches to address the “housing crisis” that I suggest the City consider in place of blanket rezoning include:

- Adding to new community density: The City has approved several new communities within the past few years, yet I don't see anything built higher than 4 stories in these new areas. Why aren't high rise apartments being prescribed as part of these developments?
- Use of City land and commercial areas: The City should utilize city owned land where they also have control, as the property owner, to ensure development fits demand, including social needs. Single story commercial spaces should be required to incorporate residential housing. For example, we should see this all along Macleod Trail.
- Non-primary homes: Ensure existing homes are being lived in. The City should consider requiring all homes to be the homeowner's primary residence (eg. Banff), helping to avoid homes being left vacant in this city for a majority of the year. Corporate entities should not be allowed to be residential property owners, individual taxpayers (voters) should own homes/condos/townhomes.
- Airbnb's: Restrict these to short rental periods (such as 2 - 4 weeks in total per year) to ensure all homes are occupied by residents or renters working and living in Calgary. Let the hotels handle our tourism needs.

Regards,
Brenda Mickelson
Homeowner, full-time resident of Ward 14, and City of Calgary taxpayer for 20 years



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

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First name [required] Kathy

Last name [required] Weiss

How do you wish to attend?

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

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 blanket rezoning, etc.

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My comments are directed at the Mayor and city councillors. You were all elected to represent your constituents and vote the way the majority of your constituents feel on the matters before you. You do not do that. The majority of you affirmed a climate emergency which does not exist and which was never campaigned on, you brought in gender neutral bathrooms, change rooms, drag queen story time, pornographic books in children's libraries and SOGI in children's curriculum, which was never approved by Calgarians. Thank goodness for Premier Danielle Smith's common sense parental rights legislation. We are not allowed to peacefully protest unless the subject is approved by council and then only 100 metres from the location. The unproven exorbitant cost of the electric buses you are purchasing will destroy our road systems further and it is a fact now that they do not function in a climate like Calgary has. Edmonton's entire fleet of 60 buses are all down. Your playbook matches what the liberal/NDP coalition is attempting to push on Canadians, which is communism, and the stripping of our rights and freedoms. You raise our taxes while giving yourselves a hefty bonus/raise. There is no fiscal responsibility in our city council, while Calgarians struggle to put food on our table. You try to placate us by saying you have received grants for this and that expenditure. There is no such thing as a grant. All the money you have, including your salary, grants, etc. is money that has been taxed away from us. We worked hard to buy our homes in neighborhoods that we liked and now you have decided to change all that with your blanket rezoning bylaw. Calgarians have no faith or trust in many of you on council and that was extremely clear from 99.9% of the people who signed with us during the recall Mayor Gondek campaign. Thankfully once again, our sensible Premier Danielle Smith will revisit the requirements to recall the mayor and individual councillors and amend the requirements so that they are achievable for the next campaign. Mayor Gondek needs to resign. She has made a mess of our city and is very disliked.



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First name [required]

Lauren

Last name [required]

Hamilton

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Calgary Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition of the re-zoning of my neighbourhood's property. The reason people choose to live in this neighbourhood is for it being quiet and not busy. It is not pleasant to have row homes towering over your house next door. Please allow for zoning or building of alternative housing options in a different area that can be dedicated specifically to townhouse-style and semi-detached housing, which does not affect a long standing single-detached neighbourhood.



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First name [required] Gordon

Last name [required] Demke

How do you wish to attend?

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

Date of meeting [required] Apr 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 Monday, April 22, 2024

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

ATTACHMENT_01_FILENAME (hidden) Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Thank you for the opportunity to participate by written submission.

April 08, 2024

Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100, Station 'M'
Calgary, Alberta
T2P 2M5

Re: Electronic Submission to City Council Concerning Blanket Residential Rezoning

We are the owners of property located at 23 Hawkview Manor Bay N.W., in the community of Hawkwood. We are represented on Council by Jennifer Wyness, Councillor for Ward 2.

Our property is presently zoned R-C1 which is a residential designation used for single detached homes. The proposed rezoning is R-CG (Residential-Grade-Oriented Infill) which is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include secondary suites. Regarding secondary suites, the proposal is to allow a property to have both a basement suite and a backyard suite, and remove the need to provide a parking space on the property for the backyard suite.

The area surrounding our home would similarly become a R-CG district, making it easier and legal to build various types of homes, including single-detached, semi-detached, row houses and townhouses.

We have grave concerns about the proposed baseline rezoning of residential properties in Calgary, and in particular our property identified above. We therefore request that the proposal be rejected for the following reasons.

First, we object to the process. The matter at hand is so broad reaching and unprecedented in Calgary's history that it should be dealt with in a plebiscite rather than a public hearing conducted by Council. The matter affects all residential properties, and represents the single largest investment of many families.

Second, we are doubtful that the plan will meet the objective of providing significant affordable housing in the City of Calgary. The link between the plan and the desired outcome is too indirect. More specific targeted measures are a better approach as there is a direct and more predictable link between the action taken and the outcome. Councillor Wyness has suggested a number of targeted actions like zoning for apartments around C-train stations, short-term rentals, landlord education, and secondary suite funding (see Jennifer Wyness, Ward 2 Councillor, "The City of Calgary's Housing Strategy 2024-2030"). Targeted actions are in our view lower risk than the planned baseline rezoning.

Third, the proposed blanket approach to rezoning (R-CG, R-G, H-GO) may offer simplicity, but disregards the costs associated with aggregation. One-size-fits-all fails to recognize all the features that characterize a particular property.

Fourth, new communities reportedly already have the R-G zoning which allows for a variety of housing options similar to R-CG. Prospective residents know the zoning at the time of purchase. To rezone where owners' made decisions based on existing zoning is unfair. It is in our view more equitable to grandfather those rights. To not do so amounts to 'a taking away without compensation'.

Fifth, we do not see easy reversal or what recourse there is if the baseline rezoning does not accomplish the objective of creating net additional affordable housing stock. That makes the plan high risk. The objectives (benefits) are potentially not met, the actions cannot be reversed and the negative consequences remain.

Sixth, the City website (see Calgary.ca/rezoningforhousing) notes that the Calgary Real Estate Board expressed concerns about rezoning, but dismissed this as stemming from a lack of understanding. In our view their input would be invaluable and a decision should not be made without it. It is also suggested that the proposed rezoning was not influenced by the Federal Government Housing Accelerator Fund. This in our view would be an infringement by the Federal Government into a matter of provincial jurisdiction.

Seventh, in our particular situation parking would be an issue as it relates to secondary suites. We are located in a cul de sac with no alley.

Eighth, under the proposed rezoning plan there is less certainty that a like-for-like home will be built on a neighbour's property.

Nineth, the blanket rezoning proposal removes a step available currently to voice any concerns about a proposed development, that being the Land Use Change Amendment Application.

Tenth, it is unknown what the impact on our property value will be as a result of blanket rezoning. Any reduction is borne by the property owner without recourse of compensation.

In summary, we respectfully request that Council members vote against the proposed rezoning plan for the reasons listed above. We view the plan as too risky, there is no concrete evidence as to the likely impact on property values, there is no recourse or exit strategy if the plan fails in meeting the stated objectives, and that there are other lower risk targeted measures that could help meet the City's housing objectives. Thank you for the opportunity to make this submission.

Name of Writers: Donna and Gordon Demke

Mailing Address: 23 Hawkview Manor Bay N.W., Calgary, AB T3G 3A1



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First name [required] Wesley

Last name [required] Twiss

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to city-wide rezoning to RC-G. It will negatively affect the market value and marketability of 350k homes occupied by 900k people. It will devastate homeowners' lifestyle due to loss of privacy, inadequate parking and overcrowding. Community disruption will continue for years as R1 homes are demolished, one-by-one, to make way for RC-G units and expensive capacity upgrades to infrastructure. Typical RC-G residences are unsuitable for seniors due to multi-storey designs.

Blanket upzoning is a radical large-scale public works experiment, a confiscation of wealth and a partial extinguishment of property rights. The City will unilaterally sever the zoning contract which residents rely on, without their permission. The City has provided no transparent or substantive rationale for this change, nor has it conducted objective assessments of its implications for R1/R2 communities. Calgary has declared it has sufficient land, without further annexation, for 35-40 years of population growth, so we do not need this radical change. Auckland, the poster child for upzoning, has reversed its requirement for upzoning as a "failed experiment". The City has offered no rationale for overriding the property rights of individuals in the public interest. Council has no electoral mandate to implement blanket upzoning, nor do you have residual political capital. There are proven, less intrusive and lower risk alternatives available to increase housing stock and affordability.



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First name [required] Marilyn

Last name [required] Sims

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 against the re-zoning of older neighborhoods, no affordability change

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Myra
Last name [required]	Penberthy
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 April 22, 2024 Rezoning Valley Ridge R-C1 to R-CG
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning Valley Ridge.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Letter attached

230 Valley Brook Court NW
Calgary Alberta T3B 5S1

April 8, 2024

Attention: City Clerk, City Council

Re: Public Meeting on Monday April 22, 2024

I am In Opposition to the Rezoning of Valley Ridge from R-C1 to R-CG for the following reasons:

1. We purchased our home in Valley Ridge Estates because it was a neighborhood of single family homes, and architectural controls for new developments, as outlined in the development plan for this area.
2. . Our subdivision has been under construction from 1997 (when we moved in) until now, 2024 (27 years). It is finally complete with the completion of Stony Trail ring road. We are finally enjoying a bit of peace and quiet. We would like that to continue or at least be able to have input on new proposed development.
3. We do not approve of handing over redevelopment to developers who do not live in this area to maximize their profits and City of Calgary taxes to the detriment of the entire community. We moved here to minimize city density, and have already been subject to broken promises from developers (the original plan was for a riverfront park in Valley Ridge which was never built).

Thank you for voting against the proposed rezoning of Valley Ridge.

Best regards,

Myra C. Penberthy



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First name [required] Jerry

Last name [required] Hellman

How do you wish to attend?

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

Date of meeting [required] Apr 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 to R-CG

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 letter is in response to the "notice of public hearing on planning matters" document that was sent to us recently regarding the decision by city council to not put the matter to a plebiscite, but rather to just unilaterally approve the rezoning without proper input from the land owners. This unilateral decision was followed by a notification that a "public hearing" will be held on April 22, 2024.

1) It is my view that City Council has made a decision which rightfully needed to be made by the land owners in each affected neighbourhood individually. We are the land owners, not city council. We are the people whose investment and enjoyment are being affected. Any change to our zoning needs to be approved by a majority of land owners in each of our neighbourhoods. We are the ones who will be directly affected.

2) We bought in our neighbourhood intentionally because we wanted to live in an R-1 zoned community. There may be many areas where the residents would freely support a zoning change to allow semi detached, secondary suites and row house style housing. That is not us, and city council is over stepping its authority by ramming this change through without our community agreement.

3) City council has had endless opportunities to take steps to increase housing availability. For example, the city closed down a mobile home park on 16th avenue a few years ago and evicted all residents. Maybe in your infinite wisdom, you could undo that decision, and suddenly there would be many housing units available.

4) We don't want a mayor and council who wants to act as dictator by making all decisions that affect residents. That isn't your job. Please stay in your lane and do a better job of oversight of administration, look for ways to save taxpayers money by rooting out waste in the way our city is being managed and run. There is likely 25% waste in the system, and no one is doing anything to uncover and eliminate it. If you want, I can give examples. This decision belongs to the residential land owners.

5) Decisions like blanket rezoning need to be put to the people. It is not a unilateral decision for the mayor and council. It affects each of us directly. It is our decision. Please do the right thing and put this to a plebiscite. A public hearing in which only a few citizens will have access to the meeting and the opportunity to speak does not provide proper consultation on this massive city-wide change.



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First name [required] Xin

Last name [required] Li

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 in Calgary

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I 100% do not agree with the re-zoning plan around Calgary. It is a disaster and garbage plan for Calgary's future. The municipal only can see the short-term benefit, they are destroying Calgarian's housing right and their wellness.



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] Kristoffer

Last name [required] Anderson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am supportive of the City of Calgary's efforts to improve home affordability through initiatives to increase supply and reduce administrative burdens. However, I do not believe the City has adequately addressed concerns from existing homeowners including, but not limited to 1) impact assessments to current property privacy / views; 2) cost to upgrade infrastructure such as utilities; 3) a realistic plan to adapt current roadworks to accommodate more traffic, electric vehicles, parking, etc. Residents should be allowed to vote on the City's proposed new zoning instead of a Mayor and Council (who do not have high approval ratings) pushing through such a long-lasting change to Calgary.



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First name [required]	Brad
Last name [required]	Lusk
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Planning Matters for Public Hearing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Comments for April 22 2024 Public Hearing_BLusk.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the city council proposed changes to residential property zoning. Please see my attached comments.

April 8, 2024

To: City Council
Public Hearing Meeting of Council – April 22, 2024

RE: Rezoning for Housing – Land Use Designation amendment proposals

I am opposed to the city council proposed changes to residential property zoning. I am disturbed at the current democratic process in this city when this issue was not tabled as an election issue, and then a plebiscite was also voted against by City Councillors on this issue that affects all city voters. My comments on the proposal are as follows:

1. The proposal for R-CG ultimately allows as many as 12 households on a 50 foot lot, without neighbourhood engagement. I chose to invest in, and live in, a suburban area where homes have yards and are lived in by the homeowner where pride of ownership is apparent. Understandably, with community involvement, higher density has evolved, such as in Parkdale and South Calgary, and this engagement needs to continue, relative to inner city growth.
2. This proposal is overly simplistic and says nothing about how it will assist low income needs or homelessness. Making non-strategic, blanket changes to zoning leaves the development decisions to be determined by developers and homeowners who, understandably, will make profit-oriented decisions (ie. maximum density for maximum return on investment) – isn't this why zoning exists in the first place - to manage this potential behaviour? Rezoning to R-CG, as defined, I strongly believe, will erode the quality of life in our current R1 community simply for profit.
3. Within communities that have moved to higher density (eg. West Hillhurst, Parkdale, South Calgary), home prices have not fallen to affordable low income levels, rather R2 homes sell for the same price as the original R1 home they have replaced. This proposal is not about affordability or accessibility.
4. Revealed in the FAQs is the intent to start applying levies on all residents for infrastructure connections where capacity upgrades are required with new housing. As a current R1 homeowner, I will become responsible for costs associated with having more neighbours, which is of no benefit to me! Currently, I believe, developers absorb these infrastructure costs, and, ultimately, these costs are passed to the buyer through home prices – this is a fairer exchange since it is the buyer creating and benefitting from this construction. I am against this recommendation.
5. Secondary/Backyard Suites: Another bylaw change “quietly” revealed in the rezoning information is the removal of required parking for secondary and backyard suites. While I agree walking, biking, and public transit should be encouraged, we must reflect that we live in a northern climate where, without a vehicle, we cannot live or work safely. We are not geographically, environmentally, or culturally like Europe, New Zealand, or Oregon. Let's see all City Councillors sell their vehicles and commit to travelling on bikes or public transit 100% year-round before you force this on your voters! I am against this proposed bylaw change.

Other approaches to address the “housing crisis” that I suggest the City consider in place of blanket rezoning include:

- Adding to new community density: The City has approved several new communities within the past few years, yet I don't see anything built higher than 4 stories in these new areas. Why aren't high rise apartments being prescribed as part of these developments?
- Use of City land and commercial areas: The City should utilize city owned land where they also have control, as the property owner, to ensure development fits demand, including social needs. Single story commercial spaces should be required to incorporate residential housing. For example, we should see this along Macleod Trail.
- Non-primary homes: Ensure existing homes are being lived in. The City should consider requiring all homes to be the homeowner's primary residence (eg. Banff), helping to avoid homes being left vacant in this city for most of the year. Corporate entities should not be allowed to be residential property owners, individual taxpayers (voters) should own homes/condos/townhomes.
- Airbnb's: Restrict these to short rental periods (such as 2 - 4 weeks in total per year) to ensure all homes are occupied by residents or renters working and living in Calgary. Let the hotels handle our tourism needs.

Regards,

Brad Lusk

Homeowner, full-time resident of Ward 14, and City of Calgary taxpayer for 20 years



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First name [required] Barry

Last name [required] Johnson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing project

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 appears that the Mayor , and her councilors , still believe they are smarter than regular Calgarians based on the mailout information (if only we could all be educated to see the light) but just put this Rezone nonsense to a Plebiscite and listen to the citizen voters - please .



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

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

[required] - max 75 characters Petition against rezoning. What can be expected in the public meeting?

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 opposing the zoning amendment. Do I need legal assistance in dealing with this amendment proposal? I'm looking for associations or groups that oppose the proposal. What happens when the opposition fails?



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First name [required] David

Last name [required] Murray

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation Amendment

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

ATTACHMENT_01_FILENAME (hidden) CITY OF CALGARY REZONING.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the citywide Land Use Designation change from R-1 to RCG for the following reasons:

1. **Community Appeal:** Approving the proposed change to the Land Use Development on a city-wide basis to allow the building of various Multi-family structures, will substantially change the makeup of communities such as mine and in my opinion will have an adverse effect on the desirability to live in those neighborhoods where blanket rezoning takes place. In my case my wife and I chose our current neighborhood of Parkland and the specific street we live on because it consisted of single-family homes not a neighborhood allowing Multi-family complexes. I also firmly believe that by allowing construction of Multi-family residences alongside Single-family homes in neighborhoods not already zoned for this, it will detract considerably from the overall character and identity of those communities.
2. **My Home's Value Will Decrease:** Simply put my home will not have the same value if a Multi-family residence is constructed beside it or on our cul-de-sac. Further more I do not believe that the City of Calgary has the right to impact my homes value by changing the Land Use Designation without my approval.
3. **Power Infrastructure:** It is my belief that the current Power Infrastructure in older neighborhoods is not equipped to handle additional capacity that Multi-family residences would require. Added stress would occur from additional loads required for air conditioning units, stoves, clothes dryers and possible EV charging Stations. No where in the City of Calgary's information is this addressed.
4. **Roadways:** In the majority of older communities' access to and from the community has been restricted through the number of access points. Without additional access points the proposed rezoning will cause increased congestion in and out of the neighbor making transportation less convenient.
5. **Parking:** According the information provided by the City of Calgary in the RezoningForHousing it appears that the City is reducing the number of parking spaces required for new developments. This will have a large negative impact on street parking. As a result, laneways and alleys will see a substantial increase in vehicles being parked in them. This will add to the burden for City workers collecting garbage, recycling and composting bins as well as any additional City work required on electrical transformers/lines etc.
6. **Other Infrastructure:** Infrastructure requirements for older neighborhoods were established when the neighborhood was planned and built. These requirements were established given the number of residences built in the community. To just add density without additional planning for increased infrastructure is just shortsighted in my opinion. No where in the City's information package is the need for additional schools, policing, fire, road service or waste collection addressed.

The City of Calgary has not put forth or pursued any other alternatives such as:

- A. **Mobile Home Parks:** Create designed communities of Mobile Home Parks which provide true affordable housing.
- B. **High Density Residences:** Provide incentives to developers to build high density housing complexes near existing infrastructure such as LRT Lines (Trico Developments in Shawnessy and along Macleod Trail near Heritage Drive are great examples).

- C. **Mini Housing:** Provide incentives to developers to build communities of mini houses. These would truly be “affordable” and would also help positively impact the Homeless situation in Calgary.
- D. **City Owned Spaces:** The City of Calgary owns a great variety of land. Designate some of this (including portions of parks if necessary) to the development of high-density housing.



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First name [required] Richard

Last name [required] Merryfield

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Apr. 22, 2024 Rezoning Public Hearing Input

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)

Name: Richard Merryfield
Phone: (403)923-3011
Email: rmerry@telusplanet.net
Address: 859 Parkridge Road SE Calgary Alberta T2J 5B8 Canada
Community: Parkland - Ward 14

Created On: 4/7/2024 11:35:42 PM

Follow up requested: Yes

311 CSR:

Comment for Ward: Ward 1 - Sonya Sharp; Ward 2 - Jennifer Wyness; Ward 3 - Jasmine Mian; Ward 4 - Sean Chu; Ward 5 - Raj Dhaliwal ; Ward 6 - Richard Pootmans; Ward 7 - Terry Wong; Ward 8 - Courtney Walcott; Ward 9 - Gian-Carlo Carra; Ward 10 - Andre Chabot; Ward 11 - Kourtney Penner; Ward 12 - Evan Spencer; Ward 13 - Dan McLean; Ward 14 - Peter Demong

Nature of Request: Comments or concerns about a City Policy, bylaw, or Council decision

Subject: BLANKET REZONING IS BAD POLICY

Comments: With the approach of public hearings, I am strongly reiterating my position on this matter. Mary Moran's article in the September 15, 2023 Calgary Herald and significant ongoing public outcry reinforce that blanket rezoning across the entire City of Calgary (essentially allowing building "whatever, wherever") is reckless and very bad policy. A "build where it makes sense" approach is far preferable as Ms. Moran pointed out. The federal Liberal government has recently dangled a great deal of conditional federal money as a result of political fallout they are receiving from their inaction on housing construction in recent years. Please do not let their unreasonable zoning requirements lead to bad citywide policy decisions in Calgary. Sincerely, Richard Merryfield - Homeowner in Ward 14 859 Parkridge Road SE, Calgary ph. 403-923-3011

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



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First name [required] Cece

Last name [required] Yang

How do you wish to attend? Remotely

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

Date of meeting [required] 2024-4-8

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

[required] - max 75 characters 04/22 2024 Public Hearing Meeting of Council

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am on behalf of my family and neighbors of Evergreen community . we strongly oppose the new policy of rezoning Evergreen community to build more condos and houses. Evergreen is a rather new constructed community to provide better quality life for various residents from different culture and countries. we don't want our current life standard to be affected by this new housing policy . thank you so much for hearing from our opposition and comments.

all the best
cece



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Just wanted to state that I am opposed to the rezoning of properties. There is so much land still available to build properties on. What about all the spaces that are for sale/ lease because businesses couldn't afford to stay open. This is just going to increase property taxes on people, and people can't even afford the cost of living as is. Another noted issue is that you build all of these properties and then people can't even afford to rent/buy them. We don't need the federal money, all they are trying to do to this country is make us socialist. Please don't follow in the footsteps of Edmonton, follow in the footsteps of those who have put there foot down and said no to it. Show Calgary's solidarity.



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First name [required] Steve

Last name [required] O'Neill

How do you wish to attend?

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

Date of meeting [required] Apr 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) No to rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mr. Demong,

I came from humble roots and experienced the sort of crowding that cramming a lot of people in a neighbourhood creates. Lack of parking, noise, crowding, violations of personal space, transient population, theft, vandalism etc.

When I was young, I vowed to myself that I would escape that. So I worked hard to put myself through university and after graduation worked two jobs and sometimes three in order to afford a single family home in a nice neighbourhood.

When I finally saved enough money, I paid a premium for a building lot in a R-1 neighbourhood to ensure I would not have to live cheek to jowl in crowded conditions, constantly competing for scarce resources and enduring intrusions in my personal space.

After buying my lot, I designed and built, with my own hands, my own house while working full time. It was exhausting, but it made the attainment of my dream possible, and I didn't diminish someone else's property to achieve that.

For many years, my family and I have enjoyed the fruits of my labour but now, the mayor and her team have decided to take that away. Rezoning will reduce both the dollar value of my home, and the quality of life that I worked so long and hard to earn.

The mayor, has decide this is necessary to deal with a housing crisis, but I think It will make it worse. If you make more room, more will come and a vicious circle will form.

A solution to the housing crisis would be to encourage migrants to choose smaller, more affordable centres in Alberta. That would accomplish two things. It would give new-comers a more affordable life style ,and it would reduce the pressure on Calgary.

It is wrong and unfair to expect those of us who have worked so hard for decades to give up what we have built in order to make it easier for those who would chose to come here. In making a choice to move to Calgary people must consider all factors including, do they have the resources to pay for what they want.

That is no different than what I did many years ago, when I decided I wanted to move up to a better environment. If potential new Calgarians do not have the resources to move here, then they should work to improve their financial situation, or they should find another destination. They should not expect others to pay their way for them.

Existing neighbourhood should be left alone. It would be appropriate to zone new neighbourhoods for multi-use, then newcomers will have a choice.

The cost of my continued support in the fall of 2025 is your vote against the motion to rezone Calgary.

Sincerely

Steve O'Neill

The above is a letter that I sent to my councilman regarding the proposed land use rezoning in Calgary.

I have given this issue much thought since I sent that letter and I came to the realization that there is a far more negative effect that will result from rezoning namely, intolerance.

I grew-up a social liberal. I believe in the equality and worth of all people regardless of race, colour, creed and place of origin. In spite of this I am beginning to feel resentment towards newcomers. The quality of life in Calgary is being negatively effected but newcomers.

Last week I stood in an over-capacity waiting room for a blood test. My appointment was for 12:10 pm, I was called at 1:22 pm. During my wait, I was surrounded by people conversing in multiple languages. English speakers were a small minority.

According to Statistics Canada, as of January 2024, there were 2.5 million Indian citizens living in Alberta. They all needed homes, education for their kids and medical care. Their presence is degrading the quality of life in Alberta. That is not because they are Indians, rather it is because the sheer numbers of them, other migrants and foreign students are severely stressing finite resources. The governments answer is to take from those of us who have worked so hard to build lives here.

When I was young, I wanted to live in Vancouver. I couldn't afford it. So I chose an affordable location to live. I worked hard without government assistance and I played by the rules and I built a good life for myself and my family. I expect the same for newcomers. That is not happening, and I am beginning to resent newcomers regardless of where they come from.

As I said earlier, I grew up a social liberal. I wonder how others of us who are less tolerant are feeling about this problem. I don't think we have a housing crisis, I think we have an immigration crisis, and I believe this is going to create a less tolerant society.

Government policy should be such that it protects what it's citizens have worked for and earned, while making appropriate opportunities for newcomers, but not at the expense of those who have already paid their own way.

Sincerely,

S.P. O'Neill
147 Suncrest Way
Calgary AB. T2X 2H2



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

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First name [required] Vanessa

Last name [required] Yates

How do you wish to attend?

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

Date of meeting [required] Apr 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 re-zoning of 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)

As a ward 14 Homeowner, I wish to bring to your attention that I am totally against the blanket re-zoning of Calgary. It will so alter the dynamic of different areas.



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First name [required]

Elaine

Last name [required]

SAVAGE

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Calgary rezoning

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)

Most properties have smaller lots than in the past (can on fit one car in front of each house, if you rezone for multi-family residents it will cause a lot of aggravation for residents for parking and traffic congestion. Also houses are already spaced very close together causing fire hazards should one house catch fire, it is very easily spread to neighboring houses. Please reconsider!



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First name [required]

Norm

Last name [required]

Erlendson

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 City Wide

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)

Text corrected - Rezoning blanket proposal across Calgary does not consider unique character and established areas already populated by single family homes. Not every neighborhood in Calgary should be high density. These areas already pay their fare share (higher) of property taxes to the city and the residents have chosen to live away from high density neighborhoods for this reason. We all understand that high density dominates the downtown core which is why we live FAR AWAY FROM from the core and the beltline etc. Rezoning will also drop the value of these areas with no oversight.



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First name [required] Bonita

Last name [required] McCurry

How do you wish to attend?

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

Date of meeting [required] Apr 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 am very concerned about this Blanked Rezoning initiative. I live on Northmount Drive and are installing solar panels on the West side of our house. If our neighbour sells to a developer and they build these gigantic apartments, we will lose our Solar panel sun. We are trying to be energy efficient and the City doesn't care how this new rezoning affects others next to the building site. I know we need low income buildings, but I do not see how allowing the developers to build these apartments controls the rent they want to charge. I see these going up in Killarney and the rents are ridiculously high, so how is this helping low income families? The recycling and garbage bins take over the allies and the neighbouring houses because there is no land left after the building is done. I hope you consider the fallout that this rezoning will cause.



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First name [required] Lindsay

Last name [required] Luhnau

How do you wish to attend?

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

Date of meeting [required] Apr 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] Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am concerned/wondering if there can be a clarification about restrictive covenants and how they will work along with the rezoning. Will The City move to have them all removed/challenged in court?



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First name [required]

Kevin

Last name [required]

Meyer

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

Dear Members of Calgary City Council,

I am writing to express my strong opposition to the new blanket zoning laws that allow townhomes and multi-dwelling homes to be built in single-home neighborhoods. These changes, in my view, will have a significantly negative impact on our community, affecting both the character of our neighborhoods and the value of our homes.

Many of us have invested significantly in our homes and neighborhoods, with the expectation that they would remain primarily single-family residences. Allowing developers to buy single homes and replace them with tall multi-dwelling structures with no height restrictions or setbacks will drastically change the landscape of our neighborhoods. This change goes against the very essence of why we chose to live here and will erode the sense of community that we have worked hard to build.

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

Furthermore, I am concerned about the impact these changes will have on parking in our neighborhoods. With the construction of multi-dwelling homes, the demand for parking spaces will inevitably increase, leading to congestion and parking issues on our streets. This will not only inconvenience residents but also pose safety risks and reduce the overall quality of life in our neighborhoods.

I urge the City Council to reconsider these zoning laws and instead focus on preserving the character and integrity of our single-home neighborhoods. We understand the need for development and growth, but it should not come at the expense of the quality of life of current residents. We believe that there are alternative solutions that can accommodate growth without compromising the values and principles that our neighborhoods were built upon.

Thank you for considering my concerns. I hope that the City Council will take into account the views of the residents and work towards a solution that benefits the entire community.

Sincerely,



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First name [required] Marnie

Last name [required] Shaw

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

"proposed citywide rezoning to a base residential district, or zone. This change will help increase the supply of housing to meet demand." This may help increase housing; but, even if it does it will not necessarily do so in a good way. This has not been well enough thought it. For example: "It poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality." A more targeted approach, as mentioned in this article <https://calgary.ctvnews.ca/calgary-s-proposed-rezoning-plan-not-the-right-solution-creb-says-1.6767141> , would be better.



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First name [required]

Tami

Last name [required]

Colbon

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I don't agree with allowing multi family units on a single lot, what happens to street parking, EV plug-ins, etc. if you allow multi family units what happens to my sunlight for my garden? If you rezone the park area across the street from me for housing, I loose my view which was a reason for buying this place and the kids loose their soccer and baseball fields. Are we not supposed to encourage kids to stay active in sports to stay healthy, how can we do that if we take away the parks for them to play on? Adding all these multi family housing will not help with low rentals anyway as they will still charge outrageous rents for these units. The only way we will see lower rents is when the interest rates come down. Thank you



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First name [required]	Jeff
Last name [required]	Rice
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	Housing Rezoning Plans
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 very concerned with the City of Calgary rezoning plans to change most R-1 zones in the city. The consequences of moving to this format will create even more problems than Council is trying to solve by creating more housing. Before living in Calgary for the last 20 years, I lived in Fort McMurray where there seemingly were no rules on secondary suites during the boom days and it was a nightmare to park every night, each neighborhood had so many people living in it that you could never get a parking spot, and the communities became so rundown and community areas changed drastically with transient residents moving in and out that ultimately just reduces property values and makes these areas not desirable for people and families to live. Changing these zoning rules will have short term gains for a perceived housing crisis, but will only have long term negative consequences and force families like mine to look at moving to surrounding communities outside of Calgary for the community atmosphere they prefer. This city is already becoming too expensive to live and if the conditions become less desirable then it only makes sense that more people will have to move. I think usage of existing density developments (Truman West districts) and filling the downtown core that is terribly underserved for housing would be more beneficial and serve the folks that want a dense urban city life, don't change folks lives in burbs that want the life they choose to buy into.



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First name [required]

Lydia

Last name [required]

Dragich

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Land Use Designation zoning amendment to implement the Home is Here

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 current proposal for rezoning for the following reasons;

Preservation of community character: Rezoning will lead to changes in the character and atmosphere of a residential community. The existing zoning regulations were put in place to maintain a certain quality of life, and rezoning will disrupt the established balance and harmony of the neighborhood.

Increased traffic and congestion: Rezoning will attract more commercial or industrial activities to the area, resulting in increased traffic and congestion. This will negatively impact the quality of life for residents, as well as pose safety concerns for pedestrians and children.

Strain on infrastructure and services: Rezoning will lead to increased demand for public services such as schools, healthcare facilities, and utilities. If the existing infrastructure is not adequately prepared to handle the increased population or usage, it may result in strain on resources and a decline in the quality of services. Most notable is the Lake in the community.

Negative environmental impact: Rezoning will lead to the destruction of green spaces or natural habitats, which can have a detrimental effect on the environment. It will also result in increased pollution, noise, and other environmental concerns. Traffic and parking issues are intensified.

Decreased property values: Rezoning will negatively impact property values. Rezoning allows for the construction of buildings that are not in line with the existing character of the community, it may deter potential buyers and lead to a decline in property values.

It is only private construction companies that purchase lots to build larger, multifamily dwellings so they can maximize their profits. They are not vested in the community except to make money. They don't consider any of the detrimental effects the large multifamily dwellings can have in an area.



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First name [required] Graeme

Last name [required] Ryder

How do you wish to attend?

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

Date of meeting [required] Apr 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 Apr 22, 2024. Proposed rezoning will support more 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)

Calgary Blanket Residential Zoning.

Council has a difficult issue to resolve; namely affordable housing for the estimated thousands of migrants that will come to Calgary. Residents in certain established areas of Calgary are distraught at the prospect of rezoning which will allow developments that significantly increase population density on lots in their areas. The chasm between these two positions is wide and seems unlikely to narrow. In the time leading up to, and including, April 22, 2024, the advocates of each position will explain why theirs is the right one. It serves little purpose to reiterate here the various reasons put forward by those advocates in support of their position because most people are already acquainted with each side's arguments. As such, I will confine my reasons for being opposed to blanket rezoning to the following:

1. Council is elected to serve the people of Calgary.
2. The issue under consideration is sufficiently material that it should have input from the people of Calgary.
3. Council recently chose to deny a vote by the people of Calgary on the issue.
4. Council's denial of that vote, and their reasoning supporting the denial, have left many people in Calgary concerned. Concerned that the hearing on April 22nd is to be heard by a council, the majority of which have already reached a decision on their position.
5. A number of people bought homes in single-family dwelling areas of Calgary and paid a purchase price and annual city taxes that reflect the character of the area they chose to live in. Many of those people perceive that council will now rezone their area with little consideration given to the reasoning put forward by knowledgeable parties saying that developments in those areas will result in a minimal number of affordable housing units.
6. The knowledgeable parties have also laid out logical alternatives that would seem much more likely to result in affordable housing. Those suggestions should be considered and acted upon to produce needed affordable housing.
7. A more thoughtful approach to the affordable housing issue is far preferable to the divisive and largely unproven approach that appears likely to be thrust upon current Calgarians.



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

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First name [required]	Glenys
Last name [required]	Godlovitch
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
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)

ature of Request: Comments or concerns related to Planning and Development applications

Subject: Pet ownership, planning & development

Comments: Besides all the concerns about overreach of elected mandate, right to know and have a say, loss of sense of neighbourhood, noise, infrastructure, impact on systems not built with such densification in mind at the time of construction (sewers, water, roads etc), increased parking problems etc, I have concerns about the interplay re: (1) Pet ownership bylaw limits: will the new scheme mean there can legally be 48 dogs + 48 cats on land currently limited to 6+6? It sounds outrageous, intrusive and dangerous; (2) How many backyard fire-pits will be allowed? Will it be 8? (Too many!) What is the Fire Dep's assessment overall of increasing density in residential areas where increased parked vehicles on streets may obstruct them? Overall, I am opposed to the proposed change on very many grounds. Thank you, Glenys Godlovitch



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First name [required]	valerie
Last name [required]	tobler
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	re-zoning for housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Hello and Thank you for listening to Calgary "HOME OWNERS" and Please not just the Developers.
They only make their money on their builds and then leave us all to live with it!!
Forever
I Hope and pray you listen and look at re-evaluating Re-zoning

I live in Mt Pleasant and the whole thing about the older NW / NE neighbourhoods is that they are Family Friendly!! Which means a Family!!
Single or duplex homes are suitable for these older areas. The parking / parks and the neighbourhood can handle these and they fit in and leave it still beautiful.

The problem is that the City is allowing a plot with 8 /10/ 20 apartments jammed in on a 50 ft lot. The installation of Row housing brings the values of our homes down in these areas. Row Housing is not attractive in any way and I feel so sorry that the City is allowing people to be crammed into these dark tiny rooms. It is bad enough how they look on a corner lot but if they are allowed in the middle of a block that will be devastating to the value, feel, safety and what brought us to this neighbourhood in the first place.

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

There is no parking for all these vehicles - the City is sadly mistaken if they think just because this is inner City the people buying these Row Houses won't have vehicles. This leaves no parking space for the other homes. Plus with the vehicle increase in a small area the safety of everyone is impacted.

If more inner City spaces are needed then build an apartment building in an appropriate location which would allow it to have proper parking and facilities within it. Also it would most likely provide a more enjoyable space for buyers or renters to live in. Not a Row House that's about 10ft wide!!

So my opinion is NO to row Housing and NO to the rezoning of the older communities

Picture yourself living next door to a Row House with no appeal at all and 10 -20 - 30 new neighbours!!
Think if you live in your forever home and have this built next door to you or your families home and how let down you would feel with nothing you can do about it!!!

Thank you again and please do not allow the Re-zoning

Valerie Tobler
403-888-0401
valee@telus.net



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to a blanked re-zoning of our city that will greatly increase our population density and put additional strain on our already taxed infrastructure. I chose to build my home in my currently Calgary neighborhood as per the design and zoning at the time I made the investment - changing design after my purchase would be a poor decision of the city council and would have me reevaluate my decision to continue to have my family live within the city. I am a long time city of Calgary resident and pay my fair share of all taxes that support my community, including property tax.

I can understand some residents of this city would enjoy a higher density design. And some residents, such as my family, would prefer a lower density design. Applying a blanket approval for increasing the allowed density in all Calgary neighborhoods is discriminatory and fails to take into account the wants and needs of those that do not share this belief.

My proposal is to designate some areas of the city where those residents can make their own choice to live. For example - why not re-develop a section of the large vacancy rate that is downtown from vacant commercial to high density residential. Or, build a few new communities, or sections of new communities, with higher density residential. This, combined with our current zoning, would offer Calgary's a choice where to live.

Unless there was a community who's residents voted in favor of this re-zoning, please leave our communities as currently designated. This is what we signed up for when we made the decision to purchase our homes. A blanket re-zoning takes away our choice of what our neighborhood will look like in the years to come.



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First name [required]	William
Last name [required]	Fayers
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary rezoning for housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

To: The Honourable Gyoti Gondek, Mayor of Calgary and City Council Members.
As long time residents of a quiet, friendly, and established neighbourhood in N.W. Calgary, we feel compelled to voice our strong objections to the proposed blanket rezoning policy. Firstly, we strongly believe that this issue should go to plebiscite and not be decided by a majority on City Council. We feel this is a panic reaction caused in part by the Federal Government negligently managing the immigration policy. Building duplexes, fourplexes, row houses and the like on previously zoned single family lots will definitely change the whole structure and atmosphere of our communities. With the proposed increase in density there will be parking problems and a potential strain on all of the infrastructure e.g., water, sewer, electricity and gas services, plus other local amenities. We feel that this blanket rezoning policy does not in any way assist low income earners to gain a step-up on to the property ladder. These proposed infill dwellings will inevitably be for middle income renters/owners. What then will be done to address the low income housing issue when this occurs? The only people who will gain from this proposal will be the developers and property managers (landlords). As we drive through northwest communities, we see a great deal of evidence that multi family housing units are being constructed. The amount of these units is truly amazing, and a great use of the available land. Surely this construction 'boom' should go a long way to alleviate any assumed housing shortage? Established neighbourhoods should be left alone and remain untouched.

Sincerely,
William and Mary Fayers
Calgary



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First name [required]	Keith
Last name [required]	Dexter
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	7.2.4 Policy Amendment and Land Use Amendment in South Calgary (Ward 8)
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My wife and I strongly object the re-zoning of our property to R-CG (otherwise described as increased density townhouses and 4-plex etc.). We specifically purchased our property and built a detached house to avoid density. The rezoning proposal would cause huge parking issues (developers do not factor in two-car allowances in multiplex housing). The suburb infrastructure including parking, road access, schools, and likely power, gas and water is not designed for this density. We also anticipate lower property values. If the city needs higher housing density then build specifically planned high density communities, in new areas, with the required infrastructure. Calgary environs have lots of adjacent land for expropriation!



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

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

[required] - max 75 characters Opposed to upzoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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

Dear Mayor and Councilors of the City of Calgary, I am writing to express my strong opposition to the proposed blanket rezoning, which I believe will have detrimental effects on our communities. As a resident of the R1 zone, I have invested my lifetime savings to purchase a house in a beautiful and peaceful neighborhood. The proposed rezoning will destroy the harmony we have established with our neighbors and reduce the value of our properties. Moreover, the proposed rezoning will lead to the creation of more rental units and attract more strangers to the neighborhood, resulting in less privacy and increased noise levels, which will disrupt the peace and quiet that residents have enjoyed for years. Traffic will also increase significantly, leading to congestion in residential areas and chaotic on-street parking competition. Rapid development and density will put a strain on utility services, schools, and public facilities, leading to a deficiency in resources and services, which will adversely impact residents' quality of life. Finally, the proposed rezoning will lead to the reduction of natural areas and tree canopies, which will adversely impact the quality of life of residents. Considering these concerns, I urge you to reconsider the proposed blanket rezoning, which will have no appreciable impact on housing affordability. Instead, I suggest a more targeted approach that considers the unique characteristics of each neighborhood and balances the needs of residents and developers. Thank you for your attention to this matter.

Sincerely,

Jason Yuen



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

Some comments on potential blanket up zoning for Calgary for your consideration.

I am very concerned with Council's intent to increase housing density by way of a blanket order for all of Calgary. I agree that more housing is required but that must be managed appropriately by individual neighbourhoods and not by a city wide mandate, otherwise the nature and uniqueness of neighbourhoods will be destroyed.

The blanket mandate is an easy fix for Council but there are other options available that have not been given sufficient consideration. Council needs to develop a better plan rather than giving property developers a free for all.

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

I live in a neighbourhood where most of the lots have a restrictive covenant whereby only one dwelling unit can be built on the lot. As Council appear to be unwilling to enforce that covenant the onus would be on individual owners to take the issue to court if a neighbour decided to ignore the covenant. This process would be at considerable cost to both parties each and every occurrence. It is totally unreasonable for Council to force me to protect my rights and neighbourhood in this manner.

Many older established neighbourhoods do not have the infrastructure to accommodate higher density dwellings as they were designed for single family lots therefore multiunit dwellings should not be permitted in neighbourhoods that predominately have single family dwellings.

High density dwellings in certain areas may be appropriate if they do not degrade the tree canopy and green spaces on residential lots.

Regards,



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First name [required] Ken

Last name [required] Trumble

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning is rushed, and there are insufficient limits.



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First name [required]	Jian
Last name [required]	Zheng
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]	2024-4-22
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Citywide Land Use Designation (zoning) amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] William

Last name [required] Robertson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Upzoning of residential lots

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 adamantly opposed to the proposal to amend the Land Use Bylaw to change the zoning for low density residential housing. All this will do is be a opportunity for developers and investors to make a bunch of money and drive the price of real estate and rentals up even further. It will do absolutely nothing to improve or provide for more low cost housing and rental. If we want to build more houses we need to move out further in the suburbs. We have been an R-1 zoning forever in our beautiful city and it should stay that way.



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

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

I oppose the blanket rezoning proposal.

Reasons: Too far, too fast.

I feel angry, ignored and frustrated. You are ignoring R1/R2 homeowners to accommodate newcomers and to fix policy mistakes made by one level of government (unsustainable immigration levels), mistakes by our Premier (Alberta Welcomes You ads) where no thought as to how to house these folks was made. The City is now trying to fix all these pressures with the only thing left. On the backs of R1/R2 homeowners. Just a few years ago blanket secondary suites were approved. Already a potential doubling of density was made to R1/2 landowners. Let this change take hold and accelerate and facilitate more rapid adoption before making extreme and rash rezoning decisions. Instead the City is back for more. Rezoning would be the easiest decision now but potentially to most damaging as it will be hard to reverse unintended or poor community outcomes.

I carefully and thoughtfully made a choice of a R1 property and faithfully relied on City zoning rules. Now kaboom! Everything could vanish with the wave of a City wand. From potentially 2 units now 8 units could be built beside me for another 400% densification. This is not reasonable densification. It is not fair or equitable to change all the rules. It goes too far, too fast.

With just a 1 page vague and generic form letter to my home, my life and the biggest financial asset I own could change forever. Then in another paragraph of this letter, an additional MINOR CHANGE is proposed to secondary suites. Instead of a basement OR backyard suite, BOTH would be allowed. So even more impact. THIS IS NOT A MINOR CHANGE.

I have spent many frustrating hours on your website trying to understand exactly what blanket rezoning means. For changes this dramatic, 1 page notices in the papers, billboards on the street and even a TV appearance from the Mayor is warranted. More community discussions are needed. Our community meeting was sold out with many folks not able to attend. If you truly want to hear from Calgarians listen to our serious concerns.



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First name [required] Ailene

Last name [required] Mahinay

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters I wish to comply with government plans, and turn our home into a quadruplex

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We are in-complete favor for these plans for homing due to wanting expand on property and income.



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First name [required]	mary
Last name [required]	wonfor
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	calgary planning ccommission report CPC2024-0213 calgarys housing strategy
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Carl

Last name [required] Weinman

How do you wish to attend?

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

Date of meeting [required] Apr 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] Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

We live in the community of Haysboro and recieved an extremely brief city leaflet missing many key details about the new rezoning to be debated on April 22nd at city hall.

We cannot make it to the meeting but wanted to provide these comments.

We don't understand why Haysboro (and other Scenario 3) neighborhoods are subject to even greater densification than the scenario 1 and 2 options, especially after taking numerous years of consultation to reach the Local Area Plan that was just implemented.

In general, isn't what's good for one, good for all?

Also is there any truth to the rumour that there is no change to the Mount Royal neighborhood?

Additionally and in general we understand the pros and cons of densification however think a more balanced approach would have been more palatable.

A quick example like moving to R2 in ALL R1 locations and higher densification on "major roads" for 10 years and then reconsidering after that. That would more than double the amount of lots available. I think more people would get behind this than the current proposed free for all, that most homeowners we talk to are adamantly against.

Additionally the expectations of rezoning helping the affordability crisis is far from a guaranteed outcome as shown from a number of studies that you are probably already aware of.

<https://betterdwelling.com/broad-upzoning-makes-housing-less-affordable-and-doesnt-add-supply/>

Also if 65 percent of people that show up on April 22nd are against this how will you vote? It is our strong belief that your job is to represent the wishes of your constituents and not your personal opinions. This is a contentious issue that is not completely obvious and your constituents wishes should carry the day and is why many councillors and citizens wanted a plebescite.

Also this should NOT be motivated by accessing federal tax dollars which are always additional federal debt that will be paid for by future generations independent of their theoretical current value.

I think you should bend a little on this issue to attempt to maintain some goodwill with many citizens in Calgary.

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



Public Submission

CC 968 (R2023-10)

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First name [required] Sheng

Last name [required] Lu

How do you wish to attend?

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

Date of meeting [required] 2024-4-22

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

[required] - max 75 characters Rezone the low density mixed housing (R-G) district.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Do not agree to rezone the low density mixed housing (R-G) district. My family don't want to lose green in our community. Also , Education and hospital resources are shortage already , and more residents mean more risk of security. I don't want my kids to face danger and violance nearby. I moved into my neighborhood because of its low density, but now you're trying to violate my rights. You can just plan a new lot to set the residents you want , instead to change the existing zone.



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First name [required] Jingjing

Last name [required] Luo

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezone plan of Evergreen

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)

The city should consider rezone of the grandpa communities or just build the condos in the new neighbourhoods. It's totally not economical to rezone Evergreen- it will destroy the house value of Evergreen residents and waste a lot of government funding, considering the houses in Evergreen are only around 20 years old. The city should save the government money (which comes from taxpayers) and use it in a wise way. Please stop the plan to rezone Evergreen. Thank you!



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First name [required] Yingchao

Last name [required] Guan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

City should focus on rezoning new developing communities instead of comparatively mature communities. Most of residents in the Evergreen neighbourhoods are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that may be over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.



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First name [required]	Fan
Last name [required]	Cui

How do you wish to attend?

What meeting do you wish to comment on? [required]	Council
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Date of meeting [required]	2024-4-22
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What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters	City: negotiate with the federal and provincial governments to receive
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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Comments - please refrain from
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First name [required] Zhujing

Last name [required] Wang

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As an home owner in the Evergreen Community, I am opposed to the rezoning plan of the community land. There is enough new developing communities around the city with vast lands can be developed into high density housing types. It is more affordable for the city and developer to purchase land and saving tax payers' money. With the growing population of the city, there will have to be new investment in infrastructure no matter what. It is not fair to change the purpose of the community land without the agreement of most of the current residents.



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First name [required] Ye

Last name [required] Ma

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters About the plan to rezone Evergreen

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 city has a lot of space in the new neighborhoods to build condo homes to meet the need. On the contrary it will cost much more to tear down the houses in Evergreen and build the condos. We like our community as the way it is and do not want any changes like "rezone". It will decrease the home value of all the residents in our community. We are strongly against the rezone plan.



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First name [required] Christina

Last name [required] Zhu

How do you wish to attend?

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

Date of meeting [required] 2024-4-22

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

[required] - max 75 characters I stay the refuse side of the rezoning action in Evergreen community!

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Nicole

Last name [required] Konde

How do you wish to attend?

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

Date of meeting [required] Apr 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 - Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) RezoningLetter.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my concerns regarding the proposed rezoning of single-family homes to RC-G in our community. As a long-standing resident of Calgary, I am deeply invested in the future well-being of our neighborhoods and the preservation of our city's unique character.

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1. **Balancing Growth with Infrastructure Needs:** With increasing population density comes the imperative to ensure our infrastructure can adequately support the needs of residents. I am particularly concerned about the potential strain on transportation networks, schools, and other public amenities if RC-G rezoning proceeds without careful consideration of these vital factors
2. **Addressing Housing Affordability:** As a young adult navigating the challenges of finding affordable housing, I am attuned to the importance of maintaining a diverse range of housing options in our city. Rezoning to RC-G may inadvertently exacerbate affordability issues, potentially pricing out individuals and families from accessing suitable housing options.
3. **Protecting Green Spaces:** Calgary's green spaces are invaluable assets that contribute to our residents' physical and mental well-being. Any rezoning efforts must prioritize the preservation of these natural areas, as they are essential for recreation, biodiversity, and maintaining the aesthetic appeal of our neighborhoods.
4. **Community Engagement and Participation:** Meaningful community engagement is essential in shaping decisions that directly impact residents' lives. I urge thorough consultation processes that afford residents the opportunity to voice their concerns and contribute to the development of rezoning policies that reflect our collective aspirations for Calgary's future.

Thank you for your attention to this matter, and I look forward to your thoughtful consideration of these concerns.



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

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First name [required] Jessica

Last name [required] Kovacs

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) BHCA Rezoning Opposition Letter.docx.pdf



ATTACHMENT_02_FILENAME
(hidden)

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



Beddington Heights Community Association
375 Bermuda Drive NW
Calgary, AB T3K 2J5

City of Calgary - Clerk's Office
700 Macleod Trail S.E.
P.O. Box 2100, Station M 8007
Calgary, Alberta T2P 2M5

April 7, 2024

To City of Calgary Council,

Regarding the proposed blanket re-zoning to RCG, and the April 22, 2024 public hearing on the same, we the Beddington Heights Community Association board wish to make our opposition known.

Our community has seen challenges with increased density following the permitting of secondary suites through out our community. When additional housing units are not carefully considered in the context of access to transit, parking, and nearby amenities they are a threat to the enjoyment of our homes.

We ask that Calgary City Council vote against the proposed rezoning following the April 22 public hearing. The existing land use redesignation process is sufficient to manage the change associated with re-development on a case-by-case basis.

We appreciate your consideration of the impacts to residents now and in the future.

Sincerely

The Board of Directors
Beddington Heights Community Association

For current updates, visit beddingtoncommunity.ca and follow us on social media:



@BeddingtonHeightsCommunityAssociation



@BeddingtonCA



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First name [required] Michelle

Last name [required] Konde

How do you wish to attend?

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

Date of meeting [required] Apr 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 - Council meeting - Public hearing

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

ATTACHMENT_01_FILENAME (hidden) CouncilLetter.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I retract my earlier statement. Upon further research, this rezoning is a terrible idea that hasn't been carefully thought out. Urban planning is important, and I fear there are elements not being considered. The city is not considering the effects of this blanket rezoning and the impact they will have in the future; they are only concerned about the present situation. Take examples from previous example where this simply did not work. Attached my is letter.

I hope this letter finds you well. As a concerned resident and student in Calgary, I am writing to express my deep reservations regarding the proposed rezoning of single-family homes to RC-G in our community. I recognize the importance of urban development, however, I believe that the current proposal raises significant issues that could negatively impact our neighborhoods and the quality of life for residents.

Infrastructure Challenges: One of my main concerns is the strain that increased density may place on existing infrastructure. With more residents moving into the area, we could see issues such as traffic congestion, overcrowded public transportation, and limited access to essential services like schools and healthcare facilities. It's crucial that any rezoning plans are accompanied by robust infrastructure improvements to accommodate the needs of our growing population.

Parking and Transportation: Parking shortages and increased traffic are already pressing concerns in many parts of Calgary. The introduction of RC-G zoning may exacerbate these problems, leading to more cars on the road and insufficient parking for residents. As a student who relies on public transportation and biking, I'm particularly worried about the impact on pedestrian safety and the accessibility of alternative transportation options.

Affordability Challenges: As a student, I'm acutely aware of the challenges many individuals and families face when it comes to finding affordable housing. While denser developments may offer more housing options, there's a risk that they could drive up property values and rental prices, making it even more difficult for students and lower-income residents to find housing within their budget.

Impact on Community Identity: Our neighborhoods are more than just places to live; they are vibrant communities with unique identities. Converting single-family homes to higher-density developments under RC-G zoning could alter the fabric of our communities, potentially eroding the sense of belonging and cohesion that residents cherish.

Loss of Green Spaces: Our green spaces are vital for our physical and mental well-being, providing areas for recreation, relaxation, and community gatherings. I'm concerned that rezoning to RC-G could lead to the loss of green spaces and trees, further diminishing the environmental and aesthetic appeal of our neighborhoods.

Community Involvement: Finally, I believe that decisions about rezoning should be made with input from the community. Each neighborhood has its own unique needs and priorities, and it's essential that residents have a say in shaping the future of their communities. A more inclusive and transparent decision-making process would ensure that the concerns and perspectives of all stakeholders are taken into account.

In conclusion, I urge you to carefully consider the potential impacts of the RC-G rezoning proposal on our neighborhoods and residents. Instead of a one-size-fits-all approach. By working together, we can create vibrant and sustainable communities that meet the needs of all residents. Thank you for your time.



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First name [required] hanjun

Last name [required] Wang

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 government re-zone in the SW evergreen community.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against the city's plan to re-zone SW Evergreen community. to be opposed anyone who broken our community..



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First name [required] Roger

Last name [required] Luo

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 community

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Edith
Last name [required]	Konde
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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, blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	CityCouncil.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please find my letter of concerns attached.

I am writing to express my strong opposition to the proposed rezoning of single-family homes to RC-G in our community. While I understand the need for development and growth within the city, I believe that blanket rezoning initiatives like RC-G may have detrimental effects on our neighborhoods and communities.

There are several concerns I have regarding the RC-G rezoning:

1. Infrastructure Strain: Increasing density through blanket rezoning without adequate infrastructure improvements could strain existing resources such as roads, schools, parks, and utilities. Without proper planning and investment, residents may experience increased traffic congestion, overcrowded schools, and reduced access to public amenities.

2. Parking and Traffic Concerns: RC-G zoning often allows for higher-density developments, which could exacerbate parking and traffic issues in already congested areas. Insufficient parking provisions for multi-unit dwellings may lead to overflow parking on residential streets, impacting the safety and convenience of residents. Additionally, increased traffic from additional dwellings could create further congestion and safety hazards in our neighborhoods.

3. Housing Choice and Privacy: Residents should have the ability to choose the type of housing that best suits their needs and preferences. Blanket rezoning to RC-G may limit housing options, forcing residents into denser living arrangements that do not align with their lifestyle or privacy preferences. Additionally, houses built too close to each other may infringe upon residents' privacy and diminish their enjoyment of their homes.

4. Impact on Housing Affordability: There is a concern that the conversion of single-family homes to higher-density developments under RC-G zoning may not alleviate housing affordability issues. Instead, it could lead to an increase in property values and rents, further exacerbating the affordability crisis for many residents. It is essential to consider the long-term implications of rezoning on housing affordability and ensure that measures are in place to mitigate adverse effects.

5. Case-by-Case Review: Each rezoning case should be reviewed on a case-by-case basis to ensure that proposed changes align with the specific needs and characteristics of the neighborhood. This approach allows for greater consideration of community input, potential impacts, and alternative solutions that may better serve the interests of residents.

6. Loss of Green Space: Converting single-family lots to higher-density developments may result in the loss of green space and mature trees, which are essential for the health and well-being of our communities. Preserving these natural assets is crucial for maintaining biodiversity, mitigating urban heat island effects, and enhancing the overall livability of our neighborhoods.

7. Impact on Community Character: Converting single-family homes to RC-G zoning may fundamentally alter the character of our neighborhoods. These areas are often cherished for their sense of community, green spaces, and peaceful ambiance. Introducing denser housing options could disrupt this delicate balance and diminish the quality of life for current residents.

Instead of blanket rezoning, I urge you to consider more targeted and thoughtful approaches to development that prioritize community input, sustainability, and long-term planning. Collaborative

efforts between residents, developers, and city officials can ensure that growth enhances rather than detracts from the unique character and livability of our neighborhoods.

Thank you for considering my concerns regarding the RC-G rezoning proposal. I trust that you will carefully weigh the potential impacts on our community and make decisions that prioritize the best interests of all residents.



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I totally disagree the proposed Land Use Designation amendment which redesignate our Evergreen Community because it is a Low Density Mixed Housing District. My family has been living here more than 7 years. We love here because it is quite, peaceful and safe. I don't want any change in our community like introducing more house and more people here and increasing the risk. I don't understand why city of Calgary don't consider any land in our city. There are lots of empty lands inside this city, and city don't use them to develop new community?



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First name [required]	Irene
Last name [required]	Issakidis
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary Planning Commission Report CPC2024-0213 Calgary's Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

This strategy is being forced upon citizens who are very much opposed to their neighbourhoods changing. My family chose a particular neighbourhood specifically because it was established, with wide lots, plenty of trees, green space and parking, not to mention strict architectural restrictions. It does not include high density housing, such as row houses and that is how we like it. Suddenly, all the architectural restrictions that were put in place for a reason are being discarded with this blanket policy. We pay a premium in property taxes for this privilege. In turn, high density housing will affect property values, which will thus affect property taxes. High density housing is not meant for all neighbourhoods. Beyond these points, it is disappointing and frustrating that council is not listening to the citizens that put them in power.



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First name [required]

Na

Last name [required]

Chen

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

Evergreen rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Xiao Xiao

Last name [required] Zhou

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Regarding changing the for Everngreen from Residential - Low Density Mixed

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We have purchased the home and moved to Evergreen recently because of it's the low density nature of the community. Because of this, I would be voting aginest on the decsion to fundamentally change the community composition.



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First name [required]	Jolene
Last name [required]	Dressler
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 my community
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)

100% against rezoning of Silver Springs NW. - ALL trees would be eventually removed, contrary to Calgary's mandate of 1 tree for 2 people; where would people park (4 plex PLUS a backyard suite!!!; Seniors need bungalows not steep infills, where can we go?; SS has basically 2 routes in and out, rush hour? gong show; solution: ALL new communities built should be duplexes and fourplexes with adequate parking and yards for children why do new communities get to build a majority of great big houses no one can afford, zone THEM R-CG and R-G and downtown - turn those empty downtown buildings into apartments, Thank you



ATTACHMENT_02_FILENAME
(hidden)

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

BLANKET REZONING

March 31, 2024

While I recognize the need to provide affordable housing for all, forcing – yes forcing – neighbourhoods to become all the same is criminal. It completely ignores one of the key reasons Calgary is often chosen as a “best place to live” because there is variety: many green spaces, communities that have distinct characters (Mount Royal, Marda Loop, Forest Lawn, Brentwood etc.) and a range of biodiversity (Fish Creek, Nose Hill Park, Riley Park) as well as historic structures. These communities that have existed for decades and have their own style, density, features, etc. to become all the same is criminal. And I don’t say this lightly. My Master’s Degree is Urban planning – from University of Calgary.

This is an absolutely ridiculous idea to implement across the city a “blanket” rezoning in large chunks for the reasons below:

1. Infrastructure Issues with the huge increase on sewer, water, electrical etc.
2. Destruction of green spaces and old tree growth by entirely covering a lot with density
3. Elimination of future (and probable) existing community gardens – the space will be needed for people
4. Parking issues – which already exist and will become intolerable and likely result in parking passes and even more costs to the tax payer
5. Density destruction and community fracturing: People in older communities (Brentwood, St. Andrews, Highwood) that have lower density picked these places and saved up to be here in R-1 for a reason and blanket density isn’t it.
6. Increased Crime: It will be harder to monitor criminal activity because we will no longer know our neighbours - Increased people means increased crime.
7. Lack of privacy
8. Loss of sun and scenic view when new structures block the sky
9. Increased noise from people and cars
10. Neighbourhood fights over different property uses – which will be so evident with that many people stuffed into a lot.

I do not want this density shoved down my throat, clogging my space, reducing my ability to relax and increasing my stress with more people, less resources, more crime, less ability to control my space and relax. This is no small change – it will impact over half a million residents of Calgary.

My community is your “Scenario 1” which would allow for a typical 50 foot lot to have a maximum of FOUR units and the potential for each unit to have a Secondary Suite and a Backyard Suite. Let’s do the math here. My one family lot would go from 4 units PLUS four Secondary Suites PLUS four Backyard suites = TWELVE DWELLINGS. HAVE YOU LOTS YOUR MINDS????? Can you imagine this scenario on an entire street in a few decades?!!!!

The current density for my side of the street – with 22 single houses for the North side of Beaver Road N.W. is as follows: 22 one lot families of 4 (most are less than this but let’s just say four for arguments sake) = 88 people.

Proposed Density: 12 dwellings on a previous one family lot with 4 people in each dwelling totalling 48 people per lot x 22 lots = **1,056 people**. Even if there were only two people in each “dwelling” this still is an increase from the previous 88 people to **528**.

If I wanted to live with that sort of density, I would have chosen New York or Tokyo. I didn't and I don't want it and I have no desire to live packed in with this many people in my neighbourhood when we already have parking issues because the other side of the street has commercial businesses that take up spaces from 8 am until 5 pm every weekday. Not to mention we've had the water truck here because of issue with the water pipes and also the city has had to come fix the sewage issue here in the last few years. Imagine if the people output of sewage goes from 88 to over 600? Think you'll be busy??

And let's talk about sense of community and place. What is the point of having different kinds of communities that people specific choose to live in if you're going to stuff them all like sardine boxes? You are completely trashing the value of our established community properties **financially and environmentally and socially**.

SLOW DOWN ... take it in smaller chunks with communities involved in where they feel density could be put. You don't live in my neighbourhood so don't make decisions for me concerning a community about which you know nothing. **DO NOT DO THIS AS IT CURRENTLY STANDS. Allow each neighbourhood to decide the most appropriate place for increased density so that it benefits all residents and still allows for a sense of community.**

Feel free to contact me – I am disgusted with this decision and would love to share further.

Robyn Turner
3536 Beaver Road N.W.
Calgary, Alberta. T2L 1X1
(587) 225-2907
Email: RCTCanada@gmail.com



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

[required] - max 75 characters	Public Hearing on Planning Matters
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Are you in favour or opposition of the issue? [required]	Neither
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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)

There are legitimate concerns around the excessive street congestion that will be caused by the proposed RC-G standard of 0.5 stalls/unit. We purchased our property because the neighborhood was quiet, the streets were not jammed with cars, and visiting friends and family could park in front of our property when required. If we wanted a cluttered parking-lot atmosphere, we could have bought elsewhere. We have lived here for over 20 years and made large investments to maintain the property and improve energy efficiency to meet our needs. We are not opposed to reasonable densification, but we are not interested in seeing the ambience of the streetscape degraded into a cluttered parking-lot atmosphere. The reality is many homeowners have more than one vehicle, often including the latest trend of excessively large trucks that cannot fit in a garage. On top of this, tradesman have adopted the use of large trailers which are either parked in driveways, or left parked out front while attached to large trucks. Most properties in our neighborhood have parking for 4 vehicles in their garage and driveway, but these recent trends sterilize the usage of garage space and are already resulting in the spillover of many vehicles into the street.

The proposed parking standard of 0.5 stalls/unit seems naive or ideologically oblivious to these realities. It is laudable to attempt to solve the housing cost issues caused by poor Federal policies. But council needs to be reminded they also responsible for mitigating the negative impacts of these zoning changes on voters whom they are supposed to represent. Adopting the proposed 0.5 standard would be gross negligence of that responsibility. It needs to be amended to at least 1.5 to 2 stalls/unit in some areas to reflect current realities and protect the standards of communities that voters chose to live in. Otherwise at the next election we will be forced to choose a representative willing to replace this totally inadequate standard with more pragmatic policy. Please get this right the first time.



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First name [required]	Teresa
Last name [required]	Field
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	COUNCIL MEETING PUBLIC HEARING
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

1. Do not like City having more control over our neighborhood planning
2. Likely congestion and parking issues will materialize -leading to additional costs
3. Landscape of our communities/neighborhoods will change - suburbs are chosen by people to get away from overly busy/congested structures
4. Do not trust council to leave green areas alone



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not opposed to greater densification done selectively in appropriate areas. I am strongly opposed to blanket rezoning. I think it is wrong to assume one size fits all.



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First name [required] Leanne

Last name [required] Squair

How do you wish to attend?

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

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters Zoning by-law and ammendment

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)

With respect to the proposed rezoning by-law; in its current state it does not guarantee affordable or accessible housing for people with disabilities that require it. Barriers with regard to the built environment and the costs have not been taken into consideration. People who use mobility devices require a van that requires more parking area in a neighbourhood, and I have seen no consideration for parking. I acknowledge there is a housing crisis, but we need to be intentional about where R-CG parcels are best to have more density housing on a typical 50 foot lot. Blanket rezoning is not the answer. Our neighbourhoods have not been established in this matter, so it's challenging to accommodate what R-CG would warrant.

What happened to our 'Housing First Model'? Turn the old Greyhound Bus Station into a temporary shelter space to try to eliminate the encampments that are all over Calgary. Modular homes could be installed more quickly into areas that are already available. The current plan is exclusionary zoning, not thinking of the equity of people that require accessible and affordable housing.



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First name [required] Abhijith

Last name [required] Kumar

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of Housing

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)

Dear Council Members,
Housing is a human right, but living in Calgary, I do not get the sense that it is true. I am a 30 year old male, with a full time job, I struggle to find decent housing in the city, it is causing me anxiety thinking about the time when my fiance will move in with me, will have enough to afford a house? or will we be on the streets. I believe that the council will be make the right call. History will remember this moment, I hope you will make the right decision.



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

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

[required] - max 75 characters Discussion regarding rezone of R-1 to R-G. Also comment on parks.

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 NOT in favor of rezoning a single detached area to allow semi-detached and row-house. This increases the density of the area. Parking will become an issue. Add 1 or 2 more families to a lot and it is obviously going to be a problem. Don't fool yourselves. With density comes more noise. I bought my house in a single detached area. You should NOT be able to change that on me now. Also, adding more options for park area is simply setting parks up to be redeveloped by greedy developers. You can argue all you want that parks are protected because approvals will prevent it, but that won't happen. This is the demise of Calgary's green spaces.



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First name [required]	Oksana
Last name [required]	Baziuk
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	Public Hearing Meeting of Council: citywide Land Use Designation amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Comments submission_amendment to Home is Here_O.Baziuk.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I object to the Blanket rezoning initiative currently proposed, amendment to implement the Home is Here: The City of Calgary' Housing Strategy approved by City Council on 2023 September 16. I strongly encourage City Council to review the document "The Unassailable Case Against Blanket Rezoning" authored by Sano Stante and Stephen Shawcross (<https://rideauroxboro.com/wp-content/uploads/2024/03/The-Unassailable-Case-against-Blanket-Rezoning.pdf>). The counter arguments presented are accurate and well described. As a resident in an RC-2 zone which has allowed the development of backyard suites I can personally substantiate the counter arguments "1. Negative Impact on Community Character and Cohesion, 2. Environmental, Climate Change and Green Space Concerns, 5. Parking and Traffic Congestion, 6. Loss of Single-Family Homes 7. Lack of Certainty and Its Proven Impact on Health and Well-Being". Blanket rezoning will continue to negatively affect the quality of life for current residents, a degradation which started with the allowance of backyard suites.

"The Unassailable Case Against Blanket Rezoning" proposes solutions to address the housing affordability issue based on sound planning principles which consider social, environmental and economic objectives. I highly recommend for City Council to review and implement these recommendations to thoughtfully reshape the urban landscape versus implementing the "one-size fits all" blanket rezoning approach currently proposed.

Oksana Baziuk
1123 Regent Cres. NE
Calgary, AB T2E 5J6
587-226-6155
obaziuk@telus.net

2024-Apr-07

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

City Council,

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Oksana Baziuk
Community of Renfrew Resident



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First name [required] Chun Choi Polin

Last name [required] Kan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing regarding rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my rejection regarding the proposed rezoning for housing in Edgemont community. 1. I am worried about the potential negative impact on safety within our community. Rezoning for housing may attract an increase in crime and bring unfamiliar individuals into our neighborhood, thereby increasing the risk and reducing security. 2. Rezoning resulting overcrowding from increased housing developments, and limiting the available space for recreational activities that are essential for the well-being of our community members. 3. The proposed rezoning could potentially strain our existing infrastructure, particularly concerning the accessibility of resources and facilities for our children and elderly residents. Most importantly, the rezoning for housing has the potential to significantly diminish property values in our area, directly impacting my investment and quality of life in Calgary. I urge you to reconsider the proposed rezoning and to prioritize the long-term well-being and stability of our community.



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First name [required] Rhonda

Last name [required] Wookey

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning For Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

With respect to councils rezoning for housing project, I as a long time resident of the neighborhood of Cambrian Heights have grave concerns. My husband and I made the move from another inner city neighborhood 20 years ago to escape the issues that you are now proposing to bring to our community. We made a conscious choice to live in an older established neighborhood, where the homes are smaller but the yards are bigger. There is space between houses and the house is not pushing the boundaries of the property line; and parking is easily obtained in front of your own residence. We have made a sacrifice of overall home square footage, for entire living experience. There are established green spaces that were part of the foundation of the community and were the reason we chose to invest in said community.

Your decision to rezone your neighborhood effects us personally in every way, our day to day living spaces, traffic congestion in streets that were not designed to handle the increases being put upon them, and more importantly our very financial future as our home is our single biggest investment. When reading through the city's notices and press releases about the proposed changes, I find it insulting that every valid concern a citizen has about these changes has been deemed a "myth!" My challenge to the city is that the housing crisis they are speaking of will not be fixed by allowing infills to be built in my neighborhood! This proposal is reckless and is being brought about out of hysteria and an out of control immigration policy by our federal government. We will never be able to go back and repair the damage that you are proposing to do to my neighborhood! I am pleading for you to reconsider this decision as it will not solve the problem you are proposing it will! This is our home, we made a choice to live in this neighborhood because of the zoning; it is grossly unfair of you to change that nearly 70 years later. Make your proposed changes to new communities going forward, that way home owners know what they are buying into!



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First name [required]

Michelle

Last name [required]

Screpnechuk

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing engagement

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

In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

Dear Mayor Gondek and Councilor's

Thank you for your service to the city of Calgary. Your time and energies are appreciated.

As a member of the Mount Royal community, I want to express my opposition to the proposed blanket upzoning. I cite a few key points to support my view.

Blanket Upzoning is not Required to Meet Current Housing Needs

- Calgary presently has zoning in place in established areas to provide for an additional 262,451 units.
- Greenfield sites have vacant land capacity to accommodate another 178,235 units for a total of 440,000 units.
- Upzoning disproportionately impacts older inner-city neighbourhoods without recognizing or protecting their unique nature.
- The proposed blanket upzoning is indiscriminate and ignores the principles and goals that might support densification. For example, densification is most beneficial where there is adequate upgraded transit. However, by taking an approach that allows upzoning in any location, regardless of access to transit, leads to unnecessary development away from transit and hollows out existing neighbourhoods.
- Upzoning should therefore be targeted to areas that have increased transit and should not be used without thought or consideration in a blanket approach.
- Most of Calgary's mature trees are in areas that will be disproportionately impacted by blanket upzoning. Increased dwelling units, including both permitted main houses, secondary units and backyard suites and driveways, squeeze out vegetation on lots that once had only one dwelling.

Thank you

Michelle Screpnechuk

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



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First name [required] **Barbara**

Last name [required] **Hogan**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 Designation Zoning Amendment**

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

ATTACHMENT_01_FILENAME (hidden) **Planning Commission Letter .pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

City of Calgary

City Planning Commission

Dear City Council,

We are writing to strongly oppose the Land Use Designation amendment to redesignate our parcel to R-CG.

The reasons for this are many, but most importantly we believe that state of community directly impacts the mental health of all residents in the community, most especially children. Children need green space, access to public parks, and access to green spaces attached to their own homes.

The National Scientific Council on the Developing Child from Harvard University has just published a working paper entitled ***Place Matters: The Environment We Create Shapes the Foundations of Healthy Development***. In this ground-breaking document, the authors discuss how our communities, homes, and natural environments affect children's development and lifelong health.

One thing that is clear throughout this document is that access to green space is vital to the health and well being of our children. "Access to safe green spaces—such as parks, playgrounds, and recreation areas—is associated with better physical and mental health, lower stress, and lower rates of obesity and type 2 diabetes, among many other benefits." (page 5).

In considering the R-CG proposal, we drove through Capital Hill NW and noticed that all of the multi-family homes that have been built have little to no yard space and no privacy. There are no trees planted, and the landscaping that is present is often hardscaped with features such as patios and concrete pads. There is a lack privacy in yards and unequal access to green spaces.

When we purchased our home in Varsity, we wanted a community to raise our children in with yards, sidewalks, and green spaces. We chose Varsity because of the style of house and yard. By changing the zoning to R-CG, it has the potential to change the entire feel of the community. If we had wanted multi-family housing in the style you are proposing, we would have looked at a different community.

Please review the Harvard document for other compelling reasons to halt the amendment to rezoning.

<https://developingchild.harvard.edu/place-matters-the-environment-we-create-shapes-the-foundations-of-healthy-development/>

Thank you for considering our thoughts and feelings. This proposed zoning change is not good for the children in Calgary.

Barb and Roger Hogan

5208 Vallance Cres NW, T3A 0T6



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First name [required] Genevieve

Last name [required] Eder

How do you wish to attend?

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

Date of meeting [required] Apr 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 Council Public Hearing Rezoning of Housing/Land Use Designation

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I have concerns about The City of Calgary's proposed Land Use Designation amendment. As a resident of an inner city community, which has already undergone rezoning and redevelopment over the last several years, I have firsthand experience with this issue. I believe that the types of land change uses currently happening in the inner city, have been overly rapid and have increased density too intensively. We are losing character homes, experiencing environmental degradation, and fracturing our neighbourhoods. I do not believe that rezoning the rest of the city in a similar manner, is a good idea.

Densification of the inner city has eroded the character and charm of our neighbourhoods. Properties with historic value and unique architectural features are torn down and replaced with generic buildings. Mature trees and bushes are cut down, thereby eliminating the large yards and gardens which used to make inner city properties especially appealing. Reducing private green spaces is harmful to the environment. Urban macro- and micro-ecosystems are lost. Large swathes of concrete surround these dwellings, such that almost all of them require air conditioners to be run the entire summer, as they have created a heat sink around the building. The buildings tower over adjacent dwellings, putting the neighbours into a permanent shadow. The high density infills are built so close to the fence-line, that there is a lack of privacy between neighbours.

Most of the multifamily dwellings that have been built in my community are owned by developers and investors, who then rent and lease the units. These are not units which an individual or family could ever aspire to owning, settling into long term, and then becoming a permanent fixture in the community; rather, these units allow real estate investors to profiteer off of the current rental shortage. This is not a viable good solution to Calgary's housing crisis. While we knew our neighbours previously, we do not know the numerous and transient residents of these large scale rental developments. I believe these developments are ruining the human fabric of our neighbourhoods, and isolating us from our neighbours.

While I understand that addressing the housing shortage in Calgary is imperative, the proposed Land Use Designation is a poor plan. I hope that the City Counsellors take into consideration my input, and the opinions of other Calgarians, before adopting any future rezoning plan.



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First name [required]	Astried
Last name [required]	Schneider
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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_02_FILENAME
(hidden)

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

The proposed changes will seriously impact the value of existing single detached homes and create traffic congestion in the community. This has been demonstrated in Shawnee Slopes where a number of condos and townhouses have been built in what it used to be a golf course, houses have lost value and the traffic around fish station is extremely congested, this is unacceptable when there is other space available throughout the city, why ruin residential areas?