



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]	Linda
Last name [required]	Krebs
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	Rezoning - proposed land use designations
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)

Rezoning in this area will increase traffic along already very busy streets. Also Louis Riel school from my home is kindergarten to grade nine and is so full a lottery system has to be used for enrolment. There are over a dozen school buses lined up along Oakfield and Oakwood Drives every day and Rezoning would only add to the congestion. I cannot park in front of my house because of a bus zone and parking at side is difficult because of school use. More residences and more vehicles would compound issue. I strongly disagree to Rezoning from single family designation.



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First name [required] Connor

Last name [required] Meinke

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 Meeting of Council

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

ATTACHMENT_01_FILENAME (hidden) Calgary Rezoning Final.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I have a full PowerPoint presentation I'd like to present to the council.

R-C2

R-CG

R-CG

Calgary Rezoning

Why it's necessary



More Housing
is The Answer

© 2013 Encyclope

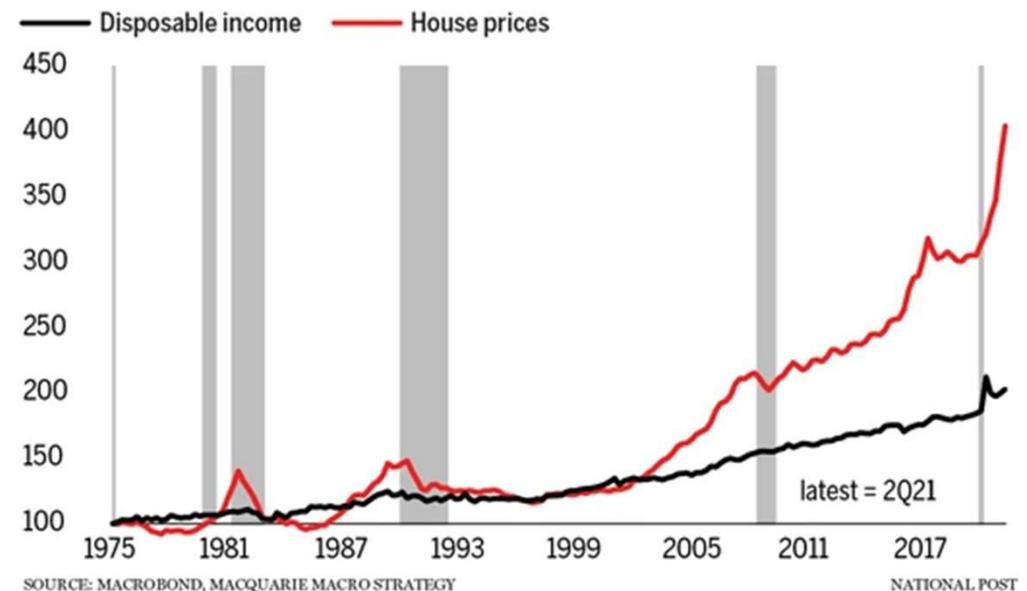
When Did The Housing Crisis Start?

- In 2000, when interest rates plummeted, and housing started to be considered an “investment” rather than a need
- So what does upzoning mean for the city?

HOUSING AFFORDABILITY IN CANADA

House prices to disposable income have soared

REAL HOUSE PRICE VS. REAL DISPOSABLE INCOME (Q1 '75 = 100)



Case Studies

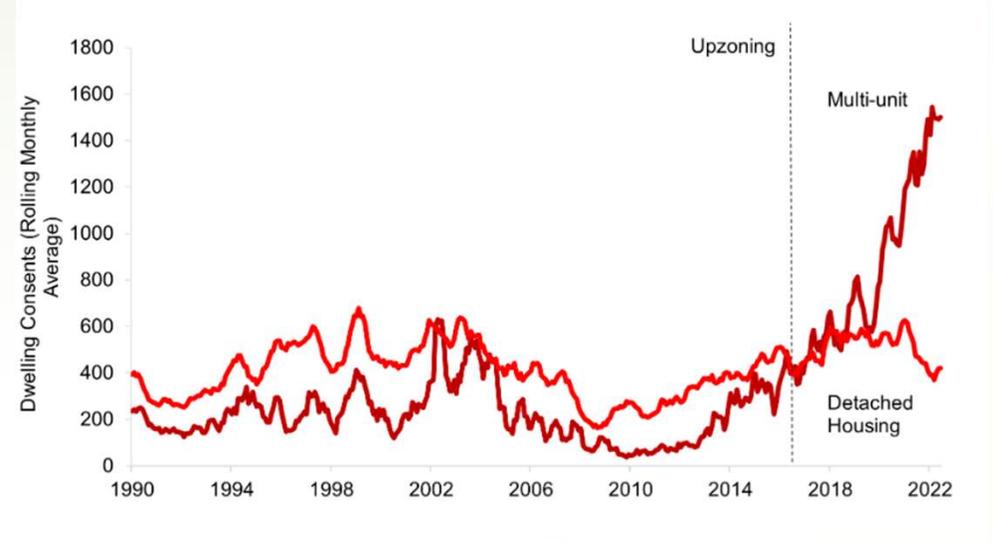
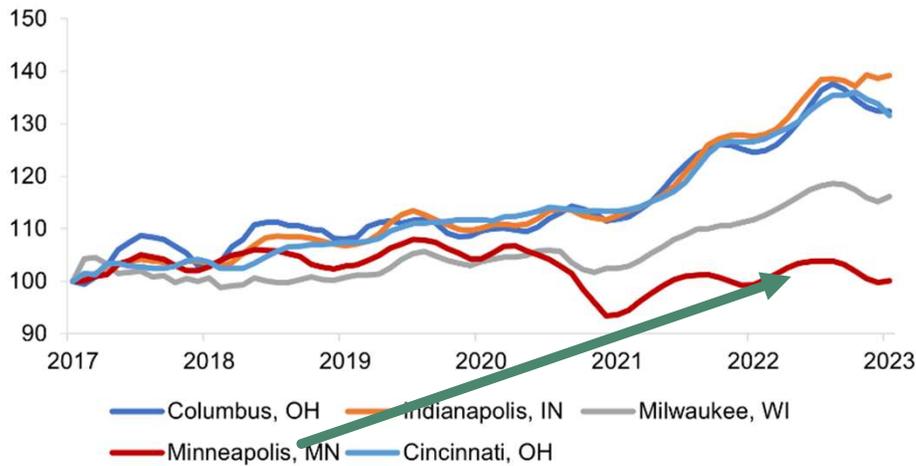
Minneapolis Case Study

- Rents only increase 1% from 2017-2022 while housing stock increased by 12%
- Required minimum densities based on proximity to transit
- Established minimum building heights for new developments
- Upzoned their whole city
- Reduced homelessness by 12%

Studies conducted in Australia found that inefficient land use and exclusionary zoning (single family homes) lead to housing prices increasing by 29-42%

Other studies show that pedestrianized places provide more income to business. Upwards of 10%.

Change in Rents



How Zoning Reforms Affect Housing Supply and Rents

Table 3: Average House Price Decomposition

\$'000 (per cent of total), 2016

	Perth	Brisbane	Melbourne	Sydney
Dwelling structure	242 (41)	267 (49)	268 (34)	395 (34)
Land	346 (59)	275 (51)	524 (66)	765 (66)
<i>Physical land</i>	<i>140 (24)</i>	<i>116 (21)</i>	<i>201 (25)</i>	<i>276 (24)</i>
<i>Zoning effect</i>	<i>206 (35)</i>	<i>159 (29)</i>	<i>324 (41)</i>	<i>489 (42)</i>
Total	588 (100)	542 (100)	793 (100)	1,160 (100)
Zoning effect as a percentage of physical input costs	54	42	69	73

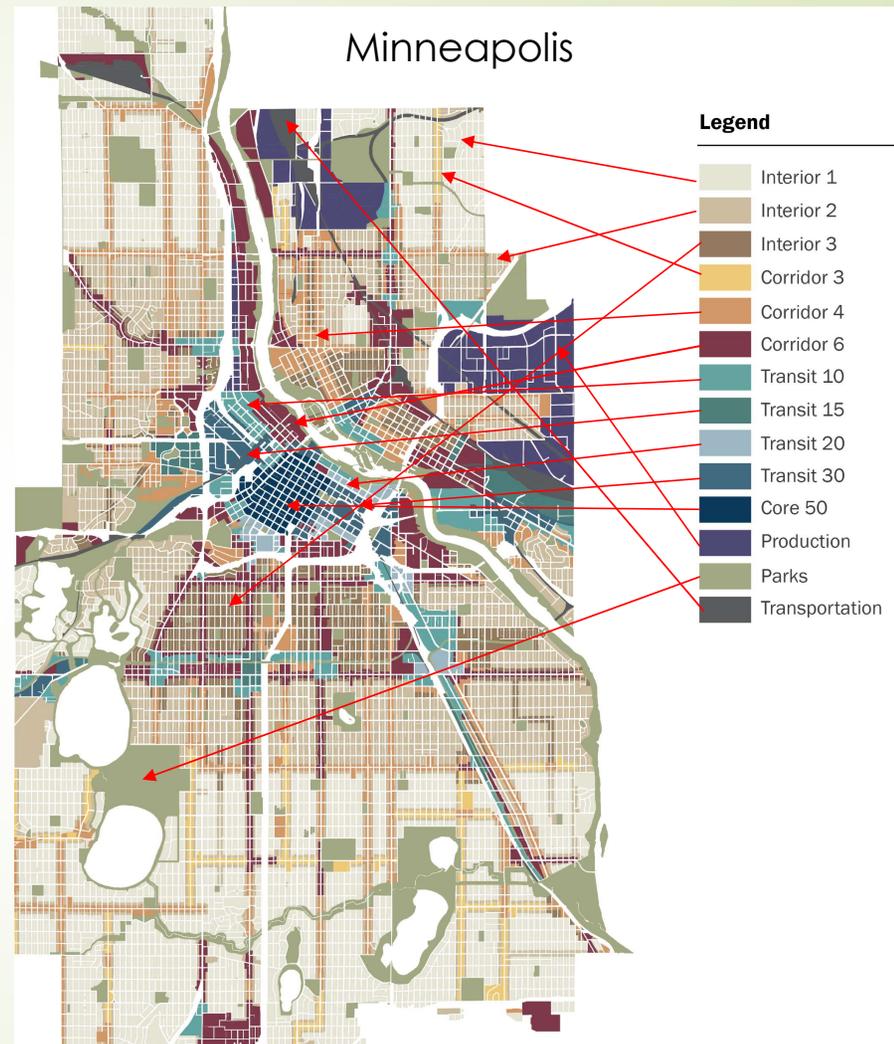
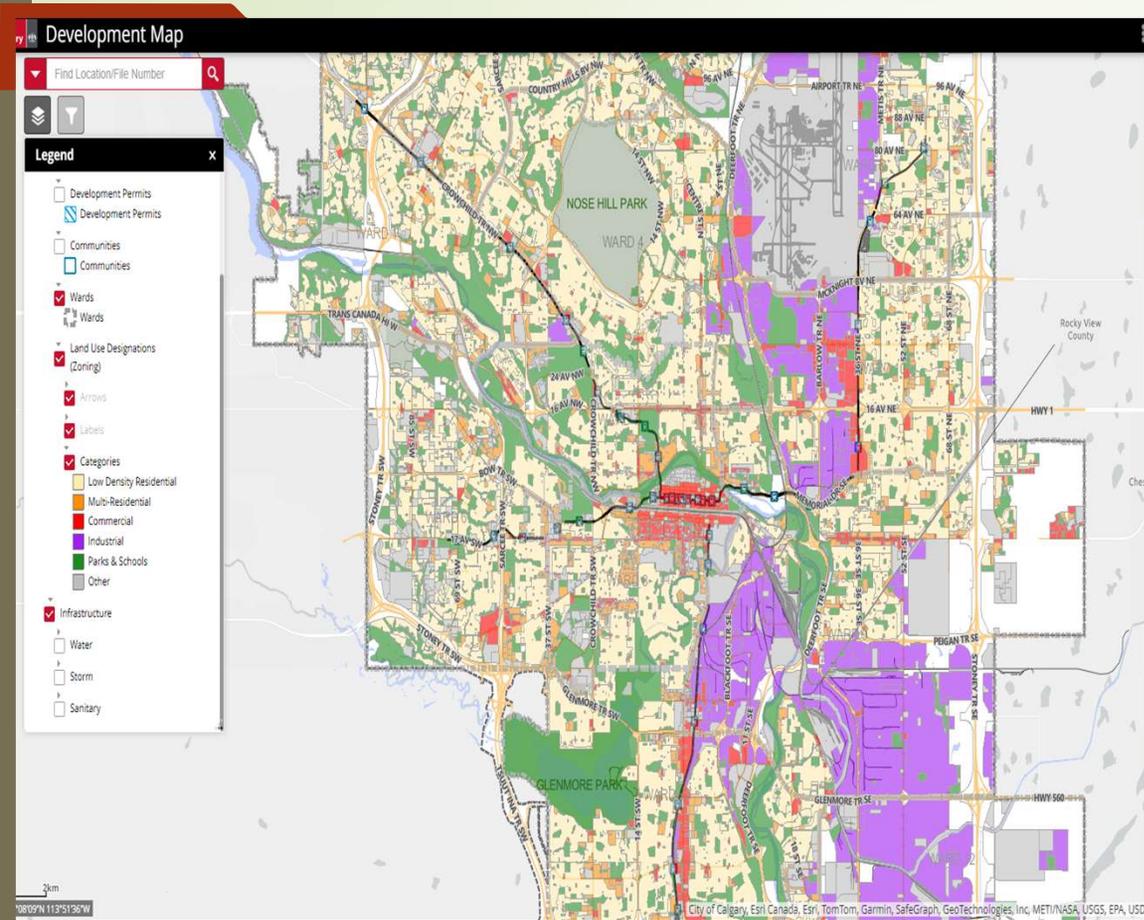
Sources: Authors' calculations; CoreLogic

Exclusionary Zoning Drives Costs Up



What's My Hope?

- I honestly don't expect Calgary to upzone the whole city. My hope though is that we can find some middle ground.
- Follow what other places like Minneapolis has done and zone based on area practicality.
- Essentially upzone places near transit, so that living car free is a viable option. By both reducing costs and increasing housing supply.



BUILT FORM OVERLAY DISTRICT

INTERIOR 3

DESCRIPTION

The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas.

Built Form Guidance: New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.

BUILT FORM MAP



Interior 3 Parks Goods & Services Corridor

Last Updated 10/10/23

FLOOR AREA RATIO (FAR) ¹

Use	1-3 Unit Dwellings ²	4+ Unit Dwellings	Cluster Developments	All Other Uses ³
Maximum FAR	Single-family: 0.5 Two-family: 0.6 Three-family: 0.7	UN, RM: 1.4 All other districts: 1.6	0.7	UN, RM: 1.4 All other districts: 1.6

¹ Premium for enclosed parking is the only option for increasing FAR of uses other than 1-3 unit dwellings.

² Administrative increases to maximum FAR for dwellings with 1-3 units may be allowed as authorized by sections 540.120 and 540.230.

³ The max FAR for state credentialed care facilities serving 6 or fewer persons in all districts is 0.5

MAXIMUM HEIGHT ⁴

1-2 Unit Dwellings	3 Unit Dwellings and Cluster	Institutional and Civic Uses	All Other Principal Uses
2.5 stories, 28 feet ⁵	3 stories, 42 feet ⁶	3 stories, 42 feet	3 stories, 42 feet

⁴ Allowed height exemptions (except in the SH Overlay District and when not allowed in the MR Overlay District) are located in Chapter 540 – Article V: "Height of principal buildings" (540.410).

⁵ The maximum height of 1-3 unit dwellings may increase to 35 feet when the established height of a minimum of 50% of the 1-3 unit dwellings within 100 feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed 40 feet.

⁶ Reference the height table compatibility design standards in Table 540-7 for 3rd story triplex additions and cluster developments.

MINIMUM YARD SETBACKS ^{7, 8}

Interior Side and Rear Yard ^{9, 10}	Front Yard ¹¹	Corner Side Yard ¹⁰
5 feet min.	20 feet min.	8 feet min.

MAXIMUM LOT COVERAGE

Lot Coverage (UN, RM)	Lot Coverage (other)
60%	100%

MAXIMUM IMPERVIOUS SURFACE

Surface (UN, RM)	Surface (other)
75%	100%

LOT DIMENSIONS ¹²

Regulation	District	1-3 Unit Dwellings	4+ Unit Dwellings	Cluster & Common Lot Developments	Institutional and Civic Uses	All Other Uses
Minimum lot width by primary zoning district	UN, RM	40 feet	40 feet	40 feet	None	Refer to Table 540-15 for other specific use requirements
	All other districts	None	40 feet	40 feet		
Minimum lot area by primary zoning district	UN, RM	5,000 square feet	5,000 square feet	5,000 square feet	Refer to Table 540-15 for specific use requirements	Refer to Table 540-15 for other specific use requirements
	All other districts	5,000 square feet	5,000 square feet	5,000 square feet		
Maximum lot area	UN, RM	8,999 square feet	18,000 square feet ¹²	As determined by CUP for cluster developments. 18,000 square feet for common lot developments, except the maximum shall be 8,999 sq. ft. when no more than 3 dwelling units are proposed	Not applicable	Refer to Table 540-15 for other specific use requirements
	All other districts	18,000 square feet	18,000 square feet ¹²			

¹² FUD/cluster/common lot requirement for 4+ unit developments that exceed the maximum lot size requirement (540.740 c).

Built Form Vignette from Minneapolis 2040 Comprehensive Plan



⁷ Minimum setback requirements generally do not apply in the CM, DT, PR and TR zoning districts except adjacent to UN, RM zoning or to maintain clearance from residential windows on adjacent properties.

⁸ Permitted obstructions are found in Chapter 540 – Article IX: "Yards."

⁹ A minimum 15 foot interior side yard may apply when a principal entrance faces an interior side lot line (540.870 b 3).

¹⁰ Buildings that are 42 feet in height or greater require a larger setback as found in Table 540-19 and Table 540-20. For the purpose of calculating building height, authorized height exemptions in Chapter 540 – Article V: "Height of Principal Buildings" (540.410) are not included.

¹¹ Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 540 – Article IX: "Yards" (540.850 a, b & c).

KEY PROVISIONS OF INTERIOR 3

- The enclosed parking premium is the only incentive authorized for increasing floor area of principal structures (except dwellings with 1-3 units) in Interior 3 (Table 540-5).
- The Interior 3 built form district is the only Interior district that allows more floor area ratio for 2- and 3-unit dwellings than single-family dwellings as-of-right (Table 540-2).
- Specific requirements apply for calculating gross floor area of 1-3 unit residential uses (540.120).
- The maximum height requirement for 1-2 unit residential uses is 2.5 stories, 28 feet. Further, the highest point of a gable, hip or gambrel roof cannot exceed 33 feet (Table 540-7).
- Third story additions to 3-unit dwellings and cluster developments are subject to compatibility design standards (Table 540-7).
- The maximum height of any principal structure can only be increased by variance (540.510).
- Maximum lot size requirements apply to most uses except Institutional and Civic uses (Chapter 540, Article VIII).
- A planned unit development, cluster or common lot development is required when the maximum lot size is exceeded (540.740).

Calgary's Plan Doesn't Go Far Enough

Implement a Land Value Tax

Promotes Efficient Land Use: Taxes land based on value, not development, encouraging the optimal use of prime land.
Discourages Speculation: Prevents holding land unused or underused purely for speculative gains, reducing price inflation.
Funds Public Services: Generates revenue for local infrastructure, parks, and transit, enhancing overall community value.



Eliminate parking minimums.

Reduces Construction Costs: Removing the requirement for parking spaces can significantly lower the cost of new developments.
Encourages Public Transit and Cycling: Less emphasis on parking makes alternative transportation options more attractive.
Creates More Livable Spaces: Frees up space for green areas, community facilities, or additional housing units.



Mixed use and transportation

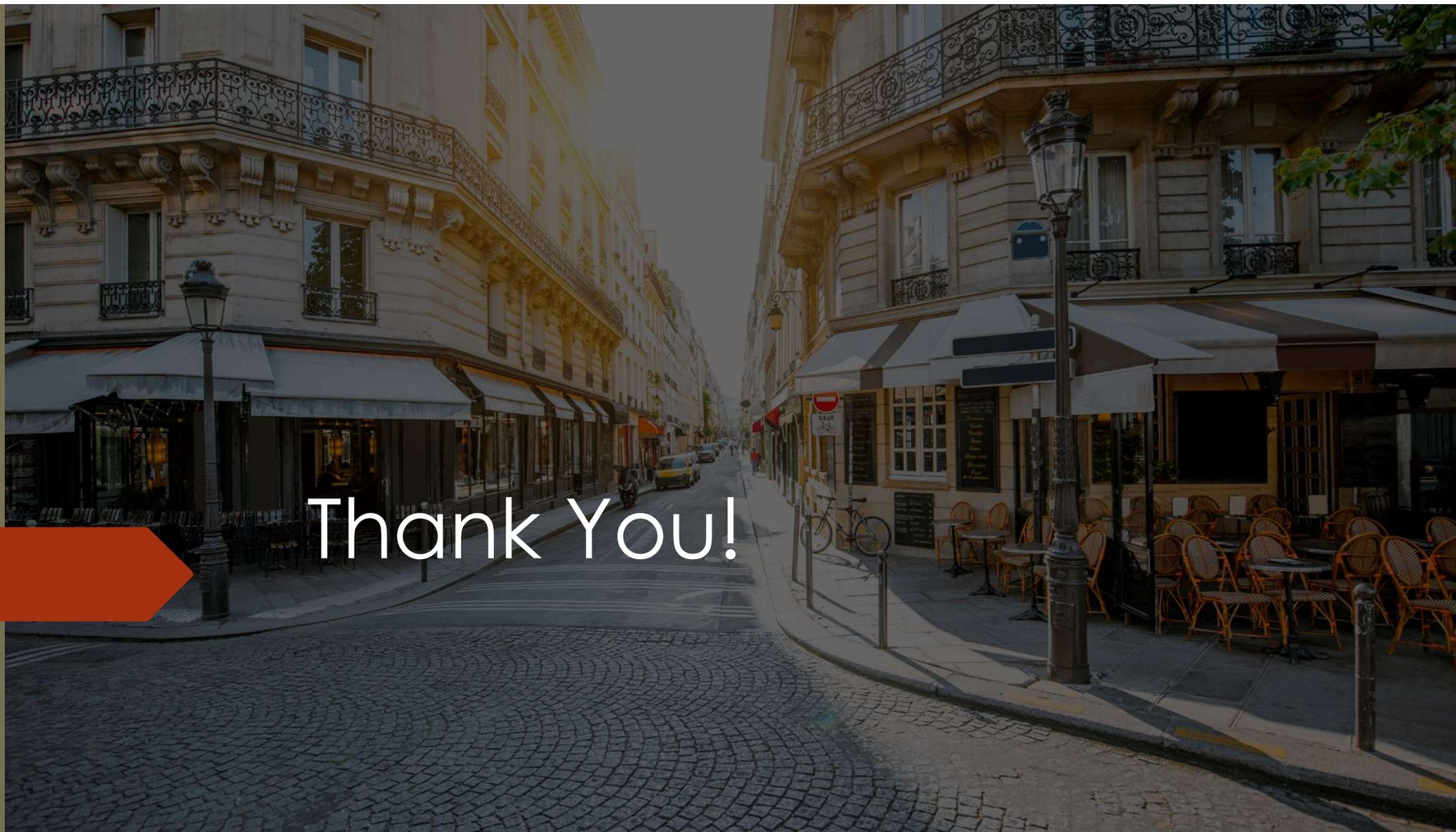
Enhances Community Vibrancy: Integrates living, shopping, and working spaces for a dynamic neighborhood feel.
Improves Accessibility: Reduces the need for long commutes, making daily necessities within walking distance.
Promotes Sustainable Living: Encourages use of public transit, cycling, and walking, decreasing reliance on cars.



Remove red tape

Streamlines Permit Processes: Simplifies approvals for new developments, speeding up housing availability.
Encourages Diverse Housing: Allows for a variety of housing types, from single-family homes to multifamily units.
Fosters Innovation: Reduces bureaucratic barriers, encouraging creative solutions for affordable and sustainable living.





Thank You!



Reference Information



The Inelastic Nature of Land & Housing as an Investment

- **Fixed Supply of Land:** Unlike most goods, the amount of land does not increase to meet demand. This fixed supply makes land inherently inelastic—meaning it cannot expand in response to increased demand.
- **Housing as a Need vs. Investment:** While shelter is a basic human need, treating housing primarily as an investment distorts the market. It shifts the focus from providing homes to maximizing investment returns.
- **Economic Implications:** This approach leads to escalating housing prices, as investors are willing to pay more in anticipation of future gains, rather than based on the intrinsic value of housing.
- **Misdirected Policy and Investment:** This investment-driven approach incentivizes policies focused on inflating property values rather than encouraging investments in productive sectors. Resulting, significant capital is diverted from potentially innovative and economically beneficial industries.
- **Social Consequences:** Viewing housing as an investment rather than a need exacerbates affordability issues, putting adequate housing out of reach for many and affecting overall economic health.

Free Market Principles vs. Current Housing Market

Free Market Principles



Competition: Multiple vendors and consumers engaging in transactions, showcasing diversity and choice in housing.



Fair Markets: Regulatory support that ensures fairness, preventing monopolies and ensuring no single entity controls prices.



Capital Freedom: Ideal scenario where people choose where and how to invest without undue market distortions.

Current Housing Market



Limited Competition: Single Family Homes dominate our city



Market Imbalance: Restrictive zoning laws artificially reduce supply causing prices to be overinflated



Constrained Capital Choice: Barriers to invest in diverse housing options, and a lack of freedom due to current zoning and regulatory restrictions.



Inefficiencies and Consequences of Current Zoning Laws



Restrictive Housing
Diversity

Barriers to Affordable
Housing

Car Dependency

Stifled Economic
Growth

Social Segregation

Delay to Changing
Needs

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First name [required]	Gayle
Last name [required]	Fields
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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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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 ABSOLUTLEY OPPOSED to blanket rezoning to RCG! This Council appears to have no real plans on how to create AFFORDABLE housing, so they want to wipe out our communities. This rezoning will NOT create affordable housing. Removing older, more affordable bungalows will mean THOUSANDS of people will be impacted, including our seniors who are aging in place. Mayor Gondek and this Council did NOT run on this platform-- this needs to be an election issue! I feel that Council has sold out to developers. Having 60% lot coverage and 11 m building heights will destroy our older communities-- our urban canopy will be lost and people will have no privacy in their yards and their homes. I am OPPOSED!



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First name [required]

Greg

Last name [required]

Lefevre

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

Secondary housing suites

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



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(hidden)

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

Most areas of the city are not designed for the additional parking and traffic that these secondary housing units will generate. In our community, 1 home has a secondary suite now, and their car is now parked on the street, blocking access on the entrance turn to our subdivision. The community already has parking issues, only to be exaggerated when more people are added to this area. I am completely against this in our community. Come to Rockborough Park/Green and see the parking issues.



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First name [required] Pat & Doug

Last name [required] Bowers

How do you wish to attend?

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

Date of meeting [required] Apr 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)

We are opposed to the blanket rezoning that is being proposed for the whole city. The density that it would permit would make the quality of life unmanageable. Noise levels, safety, sun access, and parking are just a few of the issues. The typical lot in our neighbourhood that normally has a single family dwelling could see an increase of up to 8 living units! Infills are already happening in our former area and we have seen the problems of the density increase--namely parking and loss of trees, green space and sun access. Also, we do agree that more affordable housing is needed. However this rezoning would not provide the affordable housing that is needed. Huge mansions or large infills are being built by the developers. So far there are no restrictions on just how many lots in one block that the developer could acquire. This proposal should be scrapped for the whole city. There are certain areas of Calgary that this high density would work, however not for the whole city!! Pat & Doug



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First name [required] Jim
Last name [required] Kosowan

How do you wish to attend?

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

Date of meeting [required] Apr 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)

The 2 of us currently live in Silversprings, we live in Silversprings because it is an older neighborhood that was well designed when it was build in the 70's and it is currently a beautiful place to live. It already has a substantial amount of duplexes, row housing and condos already build in the appropriate places within this community. The residential area is not large and does not require any additional duplexes or row housing. We are both against the blanket rezoning of our community and any other community in Calgary. We have a substantial investment in our current property to which we do not want to see this effected by this blanket rezoning. We do not want to find out one day that a duplex or row housing is being build next door to us or even on our beautiful street. This issue should of been put to a plebiscite or each community should be allowed to decide this issue but this mayor and council knows it would have been voted down just like the Olympics. This blanket rezoning should not be decided by this current mayor and councilors who are only proceeding with this issue to receive money from a federal Liberal government that is going to be voted out in 2025. This mayor and council have now turned this issue into a 2025 election issue to which most of you will be replaced with new people with common sense not personnel agendas or ego's that are destroying this city. I find that politicians never really investigate or want to know what the entire problems will be created by this high density influx will cause such as parking issues where there was none before, neighbor issues because you are cramming more people into a smaller and smaller areas when Alberta has lots of land, increase in crime due to increase in density and the major cost of having to upgrade all the utilities in these older neighborhoods. No to blanket rezoning for housing.



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First name [required] Fiona

Last name [required] Cantafio

How do you wish to attend?

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

Date of meeting [required] Apr 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 blanket rezoning for housing in Calgary. If this passes, I will live in constant fear that a neighbour's property will be sold and a townhome or condo unit will replace that home next to mine. I will have no recourse to appeal and the single family nature of my subdivision will be altered. Council members were not elected on this rezoning platform and citizens were in the dark that this was going to be an issue a few years later. My councillor has not provided an opportunity for his constituents to voice their views. A poorly advertised brief billboard that I glimpsed was all the notification we received so very little chance to hear the issue debated. Please do not pass blanket rezoning. Citizens need to feel secure when they purchase a home that their neighborhood has some zoning restrictions as to the types of homes that may be built in that area. I am in favor of altering zoning restrictions, with public input, in areas close to public transit or areas that would be appropriate locations for multi family homes.



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First name [required]	Rohan
Last name [required]	Desai
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	For Public hearing on planning matters, prosed rezoning of city land to R-
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 proposed rezoning proposal. City have lots of other options to develop housing policies and rezoning would be the least favorable option of doing housing development. In fact Rezoing to R-G would be totally messing up the community establishment. It will have negative impact on residents life style.



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First name [required] Susan and Wolfgang

Last name [required] Stampe

How do you wish to attend?

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

Date of meeting [required] Apr 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 re Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Response to Rezoning for Housing 2024.docx



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 in favour of the Rezoning for Housing proposal IF it is accompanied by a thoughtful and proactive approach to infrastructure issues (e.g. permanent changes in traffic flow, pedestrian safety, parking issues, as well as these issues during construction) prior to the densification of established communities. We also strongly encourage genuine and open attention to community members' input during the development permit stage. In the attached document, we have provided background information re potential issues that will surely arise in an established community if this proactive and intentional approach to densification is not enacted, based on our prior experience. We are in opposition to one specific aspect of the proposed changes - the absence of a requirement for onsite parking for secondary suites. Thank you for your attention to our comments!

RESPONSE TO PROPOSED CHANGE IN LAND-USE BYLAW

Designing a dream city is easy; rebuilding a living one takes imagination.” Jane Jacobs

My husband and I are homeowners on 23 Ave. NW in Capitol Hill, having bought a lot from the City and built our home here in 1992. We have given a lot of thought to the proposed change in the City of Calgary bylaw related to land-use zoning.

We do understand the importance of increasing the density of the city so that we do not continuously spread out onto agricultural land and require the exponential increase in funding for the city services required to support that growth. We also understand the “housing crisis” and the need for housing at all levels of affordability. However, we would like to advocate for a thoughtful approach and well-considered limit on densification in “inner-city” communities such as ours. The “ultra-densification” that we are experiencing seems to ignore the infrastructure needs of the neighbourhood and undermines the “fabric of the community”. As well, we have seen no evidence that the densification in our community has attended to affordability for homebuyers.

Our community is just one community in our large city but it may be representative of communities currently being affected by densification. We love living in the inner city but we need to live in a safe neighbourhood with a well-considered neighbourhood plan.

May I provide more details from our neighbourhood that may help you understand the kinds of concerns that will arise during blanket densification if these are not taken into account by the City during the initial planning stages of development.

Background

We live on a residential block that, just five years ago, was made up of only single-family homes - bungalows and infill homes. Over the past 5 years, there have been two residential developments on our block - one which resulted in 4 homes (located on five lots) being replaced by 24 townhomes and another, currently nearing completion, which resulted in one home and a small green space being replaced by 8 townhomes. On this same block, there is a proposal by Calgreen Homes for two lots to be used as the base for 12 new homes.

Along both sides of just two blocks (23 Avenue N.W. between 13 St. and 14 St., and 13 Street N.W. between 22 and 23 Avenues), there were 18 homes in 2018. With the addition of the 32 homes built in the past five years, we now have 50 homes, an increase of 278%! With the addition of the 12 residences currently being proposed, we will have 62 residences, an increase of 340% altogether!

Parking, traffic safety, and pedestrian safety are significant issues now in our community.

Parking, both after and during construction

Since the construction of the 24 new homes on the north side of 23 Ave., there have been significant parking issues on our street at times. When Wilderness Ridge was developed, the plans indicated that there would be 4 visitor parking spaces on the property. These have never been provided. And, since many residents who have a single garage have two vehicles, the second vehicles are often parked on the street. Visitors to these 24 homes add to the competition for parking spaces. The driveway in front of our front drive garage has been blocked on a handful of occasions, resulting in inconvenience and the necessity of calling to have a vehicle towed to allow us to exit our driveway. We have learned to live with this

inconvenience but can predict that issues will increase with the development of another multi-family dwelling on the street. While the aspiration may be to provide proximity to public transit so that vehicles are not needed, I would question whether any research has been done to assess whether, in fact, anyone on 23 Ave. uses public transit on a regular basis. We have rarely seen any residents walking up the street toward the bus stop. Needless to say, during construction, the parking issues would be exacerbated by the loss of the parking spaces in front of the new buildings.

Traffic Safety, both during and after construction

The entry onto 23 Ave., turning east from northbound 14 St. is quite challenging at times. If cars are parked on both sides of 23 Ave., there is only a single lane for a vehicle entering the street. If a vehicle is coming up the hill from the east, the vehicle entering from 14 St. has to stop and wait until the other vehicle exits 23 Ave. onto 14 St.. Wintertime is somewhat more challenging as the centre lane becomes narrower. Having experienced the impact of construction vehicles on the new 8-unit development at the bottom of our hill on 13 St., we can only imagine the impact on access and traffic safety of construction vehicles at the development now under consideration.

Pedestrian safety

With increased traffic as a result of further densification, we anticipate increased pedestrian safety issues as well. There is no crosswalk to the park on 23 Ave.. Nor are there sidewalks on either side of 13 Street between 22 Ave. and 23 Ave.. There is a short stretch of sidewalk in front of the new development on 13 St. but pedestrians going to the park have to walk in the driving lane on 13 Street to arrive at the entrance to the park on 13 St. at 22 Ave..

We understand that the proposed streamlining of the development process would result in savings - savings in time, money, City Council time. We strongly urge the City Council to ensure that such savings be applied to thoughtful planning related to the communities where developments are being considered. In particular, we advocate for proactive assessment and attention to parking, traffic, and pedestrian safety issues so that solutions can be enacted by the City in a timely manner.

Increased densification should not reduce the livability of a community for those already committed to living in an inner city community. The actual negative impacts on a community that result from insufficient onsite parking - parking and traffic congestion and pedestrian safety issues - must be taken into account during the planning of further densification for that community. There must be a saturation point at which other alternatives should be considered.

Communication and Meaningful Input

We are aware that the change to the rezoning process does not preclude the opportunity for community members to provide input at the Development Permit stage. In prior instances, my husband and I did attend open houses and participated in the processes for the City's community development plan as well as the two residential developments that have had such a significant impact on our street but have not found that our voices (nor the voices of neighbours on our street) had a meaningful impact on the outcome of the development process. With one less step in the development process, it may be less likely that such participation by homeowners will have any effect on the eventual outcomes of such processes. But still, we must hope. And for this reason, we once again share our experience and our best thinking with the hope that it may help decision-makers as they move forward.

We look forward to the ways in which our City Council finds creative and forward-thinking approaches to ensuring positive growth in our city that meets the needs of our growing population while creating and sustaining communities that are safe and livable for all residents.

Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.” Jane Jacobs



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First name [required]

Tim

Last name [required]

Lyster

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

It has now become obvious that the electorate have unfortunately made wrong choices in selecting who represents their interests on city council. I live in Christie Estate and the proposed rezoning could dramatically chance our community in a negative way and the value of our properties. I am dumbfounded that the mayor and city council would propose and support such a short sighted and flawed amendment to zoning. I agree changes need to be made but it's not to community zoning. We need competent and skilling representation that can manage costs and use common sense managing city planning and day to day operations which is non existent on council today.



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First name [required] R

Last name [required] lafelice

How do you wish to attend?

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

Date of meeting [required] Apr 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 oppose blanket rezoning because:

- R-g zoning in DEVELOPING areas doesn't translate well to DEVELOPED areas. R-g zoning in developed areas typically have the various types of homes grouped into pre-determined and understood site plan. Buyers CHOOSE what to buy and are CERTAIN of neighbouring properties. R-g/gc in DEVELOPED areas provide a shotgun approach, provides massive uncertainty and REMOVES my choice. UNFAIR TO CURRENT OWNERS.

- Changes are too extreme. I.e. R1s property potential changes (2 units to 8 units) results in 400% potential densification. R2 s 200% densification. Too Extreme! Too unfair! Not equitable impact R1 vs R2.

Better Options:

*Follow Westbrook LAP as template for the city. Provides: more certainty for all homeowners, controlled densification, diversification, reduced red tape, allows developers options fast.

*Spearhead more secondary suite creation. Start Open houses to educate owners on process, cost etc of building secondary suites. Explain available funds, exemptions etc. Will provide Fastest, cheapest option for add'l housing.

* Fasttrack building around Westbrook LRT. Why the long delay?

OTHER: Parking unit relaxation - only if within 750m from LRT station.



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First name [required]

Jim

Last name [required]

Howie

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 15, 2024

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

[required] - max 75 characters

Rezoning of our neighborhood, Temple.

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 apposed to the rezoning of the Temple area from R-G to R-CG. This area has seen a large increase both in traffic and population. There are many illegal suites in the area that has made our neighborhood over crowded. Crime has gone up resulting in many in the area less likely to go out at night. Property values have gone down as well. Rezoning will only make matters worse.



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First name [required] Stephen

Last name [required] Montgomery

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We find the city's refusal to hold a plebiscite undemocratic and we find the very nature of the rezoning proposal invasive, dictatorial, and a gift to developers and chaos. In the Silver Creek area of Silver Springs we have already felt the effect of "CITY HALL" in the approval of the Habitat for Humanity project which was in essence approved before the local residents even saw it or heard of it. Zoning is a major issue when deciding where to live. Features such as the view, traffic, parking, sun exposure, privacy and the 'nature' of a neighborhood are critical. By ignoring a legitimate democratic process, "public vote" the City is positioning itself to disrupt lifestyles and affect housing investments adversely. We purchased an R1 property and have paid our taxes accordingly. We bought a specific lot. We live in a cul- de- sac. We have no neighbours behind us. Re secondary suites, their existence will simply put more parking on the street. Our cul-de- sac does not have sufficient street parking even now. We do not want this rezoning to be approved because we do not want the city plus Developers to have freedom of redevelopment without resident input.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

After living in this house for 33yrs and enjoying the quiet, friendly, well kept area, over the past few years houses have been sold to individuals that perform a quick interior remodel and begin renting them to multiple individuals. The yards and exterior of the homes suffer from lack of upkeep ie:lawns not cut, weeds not addressed, faded and peeling paint, refuse left in yards, refuse containers remain partially blocking traffic in the back alley and NEVER moved!, back yards turned into RV storage lots, and renters that generally do not care about the appeal of this neighborhood.(parking in front of other houses,squealing tires and speeding on the residential street,walking on others lawn/property,garbage strewn about,unkept yards)

This area has long been undervalued for all the reasons of the proposed zoning changes, even though my specific neighborhood has not been victim to those changes yet. Only within the last 5 yrs has the value appreciated. I do not intend to move any-time soon and am afraid that over time I will see a drastic decline in value as more and more houses are demolished for multi family dwellings and the curb appeal is completely taken away.

We are on a first name/very friendly basis with 16 of our neighbors. The tenant's of the rental properties have shown no intention of interaction with anyone and are generally rude to all those around them.

Even though I own one of the larger lots on the street and would benefit from the rezoning to allow a large rental building built on it, I do not want to do so because it is such a nice community and absolutely do not want this rezoned! As it would ruin the appeal of an older neighborhood and lose the attraction of what we all seek in life.

I also question why the older areas are chosen to be rezoned in the most negative way and the newer/afluent areas will not be impacted at all by the rezoning. Just because we are not wealthy and don't have influential friends does not mean we deserve to be stepped on as though we have no say in the outcome. We have a voice too and deserve to be treated with respect.

It is the older areas that create character for the city as a whole, should we not be trying to cultivate that and not destroy it!

It is well known that tenants in multi unit dwellings are not invested in the community (that this rezoning is going to change) as much as owners of single family home's. I have pride in my neighborhood as a home owner. Shouldn't we be trying to continue/improve that?



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required]

Inez

Last name [required]

Hipkin

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)

My community is fine the way it is.



Public Submission

CC 968 (R2023-10)

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First name [required] **Gabrielle**

Last name [required] **Börger**

How do you wish to attend?

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

Date of meeting [required] **Apr 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) **Comments and Questions Public Hearing April 22.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

City of Calgary
Development and Land Use Designation

April 7, 2024

Re: Public Hearing Meeting of Council on Monday, April 22, 2024

My comments and questions

I read on the city's website that Calgary was expected to grow to 2 million people over the next 50 to 60 years. However, the actual situation shows a totally different picture. The 2021 census presented a population in Calgary of almost 1,3 million and the estimate at the beginning of this year is already 1,5 million people. An increase of more than 7% per year. At this rate Calgary will reach a population of 2 million within five years! Ten times the expected rate.

I understand the desire for densification, as these new residents need places to live, but simultaneously I wonder what the consequences will be if the city continues to build 20,000 or more new homes, allows both basement and backyard suites and increased building height.

My questions are:

1. Does the city seriously want this incredible growth for the coming years?
2. Does the city think the increased densification is sustainable?
3. Can the city guarantee continuous delivery of fresh, clean water to every household?
4. Can the city guarantee continuous delivery of electricity to every household?
5. Will the city be able to keep crime and homelessness under control?
6. Will the city expand the number of fire stations?
7. Will the city be able to deliver safe and sufficient public transport?
8. Will newly developed dwellings have enough parking spaces?
9. Is the city employing dependable inspectors to ensure that new homes and secondary suites are properly built?
10. How is the city making up for the loss of green spaces and keeping the city livable?

The list can go on and on.

All questions are focused on one thing: Will Calgary be a nice place to live in the future?

I hope I will hear from City Council.

Kind regards,

Gabrielle Börger
540, 25 Ave NW
T2M 2A8 Calgary
Borger004@gmail.com



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First name [required] Donna

Last name [required] Daniluck

How do you wish to attend?

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

Date of meeting [required] Apr 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] Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I understand there is increased pressure to provide housing. People need a safe place to live. However, in my opinion the current federal government is responsible for creating the level of chaos larger centers across this country are currently experiencing. Where there is chaos, responses can result in poor planning along with not taking the time to consult fully and thoughtfully with residents. This is top-down micromanaging. As many in the working world know, this is not an effective way of communicating nor leading. I think history indicates there will be difficulty achieving effective outcomes. That said, my concerns regarding housing density are as follows:

- !) Citizens purchased property in areas based on established zoning and generally paid a higher price as a result. Now it will change without a democratic process to hear the voice of citizens. I.e A majority vote/referendum
- 2) What is the position of council who previously were committed to providing quality of life for citizens by creating and retaining green space?
- 3) What is the impact to gas line capacity with significant structural increase?
- 4) Will there not be transformer limitations given the increased use based on density plus the push for adding EV's into the infrastructure mix? The grid already appears to be overburdened.
- 5) What about the pump capacity for the water system?
- 6) What are the implications of a federal government by passing the provincial government in decision making? Does this not appear to be overreach? Coercion perhaps?

All of the above are significant issues which will affect the quality of life in all communities. Is this planning solid or simply a knee jerk response to all the money on the table from a federal government in crisis?

Thank you for the opportunity to express my concerns (not the way I was raised to understand how a democracy should function).



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First name [required] Dawn

Last name [required] Leaman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

In opposition to blanket rezoning. Plebiscites should be used to make this decision. Unfortunately, voices of taxpayers continue to be unheard by City Council, they continue to push through by-laws.



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

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

[required] - max 75 characters	City wide rezoning
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Are you in favour or opposition of the issue? [required]	In favour
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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 am in support of the city-wide residential rezoning to R-CG. However, this change should not be borne by only single-family residential owners. In addition to the residential rezoning, all commercial zoned land should be changed to mixed-use "MU" zoning. The same reduction in parking minimums applied to residential areas should also be made to mixed-use zoning. Finally, significant improvements to community transit bus frequency must be made to support the reduced parking minimums.



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First name [required]

Travis

Last name [required]

Friesen

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning many communities at once is a mistake. The city and council obviously want to push it thru based on the highly positive spin on the city website. However I have yet to meet anyone who agrees who is a homeowner in a nice neighborhood. Or anyone at all for that matter. Every metric gets worse when adjusting density this way (crime vandalism, parking, insurance, bylaws and overall quality of life). The existing zoning and permitting process already has holes you can drive a truck thru that cause (actively causing on my street) issues, and opening it up further all over the city is going to improve matters? Pardon the rough analogy, but it's opening the gates to the barbarians, slumlords would benefit and neighborhoods would/will suffer. Perhaps rezoning along existing LRT lines is a better choice, the Macleod Tr spoke has many options that could easily be rezoned with access to transit, shopping etc, let's start with the low hanging fruit first.

The website does nothing other than promote the "positives" and some of those are dubious at best. The parking issues alone would result in not just an uptick in bylaw, but criminal charges as well. Are we willing to double or CPS and bylaw officers? The fire dept would also get substantially busier, would there be new halls based on the new density? The legal suite renovations are barely to code, this would make finding the illegal ones that much harder. Control over fire code, zoning, permitting etc is the hallmark of a 1st world country, lack of the above is the sign of a 3rd. This would be a step backward in almost every way. The associated spin-off costs socially as well as financially for the city I don't believe has been accurately predicted. The outcomes are definitely using rose coloured glasses.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Calgary City Council appears to be proceeding towards a rezoning of property that will allow for increased housing density in response to a federal initiative. Some important facts must be recognized:

1. City Council was elected at a time when the issue was unknown to the electorate.
2. City Council has no mandate from the citizens of Calgary to make any decision regarding blanket rezoning.
3. City Council has not thoroughly investigated all options available to make any reasonable recommendation(s) to alleviate the problem of a shortage of housing in Calgary.
4. City Council has no mandate to tinker with a sacrosanct and implicitly-promised rights of home owners.
5. The shortage of housing was created by a lack of foresight by the federal government and is therefore a federal problem. The city of Calgary has no obligation to assist the federal government with this problem to the detriment of any citizens of Calgary.
6. If the blanket rezoning occurs, City Council will be accepting money from the federal government. This money comes from taxpayers like myself. In essence, I will be forking over money to rezone my own property with the ultimate outcome that my property value will be lowered and my quality of life will be lessened.
7. In his article published in the Calgary Herald on March 23, 2024, Ronald Goodfellow noted that there are "Many appropriate areas are conducive to multi-family housing that will have minimal impact on established neighbourhoods". There is little evidence to suggest that City Council has studied the situation in any detail.



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First name [required] **Miranda**

Last name [required] **Himmelspeck**

How do you wish to attend?

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

Date of meeting [required] **Apr 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**

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

This is a bad plan. Development decisions in existing neighbourhoods should be done on a per request basis, not ad hoc like you are proposing. It is not just about housing and getting people with roofs over their heads (this plan will not help with that). It is about existing infrastructure as well. A lot of these communities have the infrastructure in place to support the number of residents/vehicles that the neighbourhood is designed for. If you start removing single-family homes and then building multi-family homes in all of these neighbourhoods, you increase the density of the neighbourhood and then you create larger problems with log jams of people trying to leave their homes on their way to and from work every day. If you really want to get roofs over heads affordably, convert under utilized office space downtown into affordable apartments.



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

Communities each have a character, a feel, a look. It is a significant factor in your decision process as to why you purchase a home in a given community. The intention of the by-law is to preserve the nature or to thoughtfully allow changes to the nature and character of the community as it evolves over a long period of time, normally decades. A widespread blanket approach removes the barriers for an individual to arbitrarily make significant changes to what a community is, its feel, its look, its nature, its culture without any consideration of others in that community. Certainly, without question, by implementing a mass change to what can occur without approval of others, the controls in place to police the behaviour of others, will be lost. Under the proposal, an individual or company can, arbitrarily accumulate one or more properties, proceed with a 4x investment which changes the very nature of the community without regard for the impact on the community itself, the surrounding property values, the impact on parking, traffic, socio-economic elements and culture of what the community is. It changes and impacts others in the community with no recourse to protect their rights, their investment. Freedom to move is an illusion, there is a cost. If a significant change occurs in a residential communities nature by way of increased density adjustment such as what is proposed, owners may choose to liquidate and move, but there is a significant personal cost. As such, I cannot and will not support the proposal and strongly urge council members to vote in opposition to the proposal.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition of rezoning the communities under ward 14. My comments are this. We bought our house in Deer Run 16 years ago because we loved the area, the people and existing landscape/infrastructure. We do not want townhouses, basement suites, secondary suites or condos in our area as it will significantly reduce the value of our property, bring crime and over population. Calgary is situated in an area with ample amounts of land surrounding it. Perhaps you should focus more of your efforts on expanding new development with more densely populated areas in new development zones as opposed to destroying existing communities.



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First name [required]	Martin
Last name [required]	Azpiazu
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	Land use designation (zoning)
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We are against the proposed rezoning of our area. We believe that the "one size fits all" approach is the wrong one. What are the parking space considerations? We live in a cul de sac where parking is already a challenge. Another thing to consider is the increased traffic, infrastructure upgrades, public transit, property values. On top of this, certain areas of the City are not going to be "affected" by this rezoning. Curiously, the most expensive ones (unfairness?).
We really, really hope that these meetings are not just a waist of time (yours and ours). We hope that you are going to listen and consider the comments submitted, and that this rezoning proposal is not already a done deal (developers' pushing?).
Thank you.



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First name [required]	Jane
Last name [required]	Bolstad
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 am in favour of the proposed rezoning in my neighbourhood(Lakeview).



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 concerns with the proposed land use re-designation for residential properties in the Hawkwood community.

The proposed change would allow up to 4 units on a 50 foot lot with the potential for each unit to have a secondary suite and a backyard suite. To accommodate that many units, the building would need to be several stories high. It would need to take up the entire property so there would be no outdoor space for the residents. There would be no space to provide for parking on the property. That is the worst case scenario. Even building a duplex on a 50 foot lot would required the building to be several stories high and the ability to provide adequate on property parking would be questionable.

Having a high density building next to my home would devalue my property significantly. It would increase traffic on my street, increase the parking on my street and reduce the privacy in my yard. Would the city compensate me for this by acknowledging the lower property value and reducing my taxes?

Hawkwood is not a walkable community. Anyone living in the community must either rely on public transit or have a vehicle. There wouldn't be enough space available on the streets to accommodate the amount of parking that would be required for residents, let alone visitors. Public transit to the area is marginal. Buses run every 30 minutes during the week and every 40 minutes on weekends. This level of service results in people being dependent on vehicles. I realize this is a catch 22 in that if ridership increased, service might be improved as a result.

Fire hazards become a bigger concern when housing is denser. We already see fire in one home impacting the neighboring houses, especially in the newer areas where houses are closer together. Having many units on as small a lot as is being proposed, will increase that risk and emergency services ability to successfully respond to fires.

Thank you for considering my concerns.



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First name [required]

Tapantosh

Last name [required]

Chakrabarty

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 Proposed Land Use Designation amendment

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)

Copy of Dear Honourable Calgary City Council Members, - Google Docs.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please include the attachment in the agenda.

April 9, 2024

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

Subject: Submission to be Included in the Public Hearing Meeting of Calgary City Council on Monday April 22, 2024

As I would be out of the city to run the Boston Marathon in the US and Six Days later the London Marathon in the UK, I would not be able to attend the Public Meeting of Council on Monday April 22, 2024. Instead, I am submitting my objection, in writing, concerning the proposal to redesignate my parcel to the R-CG District, for it to be included in the agenda for the Council Hearing on Monday, April 22, 2024.

Dear Honourable Calgary City Council Members,

I strongly object to the proposal for redesignating my parcel to the Residential — Grade-Oriented Infill (R-CG) District

The following are the points supporting my objection:

1. The parcels in the community of Edgemont — including ours, which backs on to another parcel that runs perpendicular to ours — are not conducive to multi-family homes such as townhomes, duplexes or row houses. They have limited space, access from the street, and no additional parking for more families. Most parcels do not have space for backyard suites.
2. The community of Edgemont was a community of high-end single detached homes with architectural controls, parks, and amenities when we bought our property. We were expecting the community to continue this standard and high property values for many decades to come.
3. The culture and lifestyle of the community of Edgemont is not conducive to adding more density. The public spaces of parks, tennis courts, playgrounds etc. will not handle more people.
4. My parcel is already in line with the city housing strategy in that my self-employed son lives in the unit.

In view of the afore-mentioned points, and of the potential negative impact on the property value, I fervently and respectfully request that the Council does not implement the redesignation of my parcel or those of my neighbours in Edgemont. There may be other communities that this designation is more suitable for.

Sincerely,

Tapantosh Chakrabarty, PhD Engineer,
Retired from Imperial Oil Ltd.,
after 36 years as an Inventor and an Innovator

40 Edcath Road NW
Calgary, AB T3A 4A1
tappanc@gmail.com



ATTACHMENT_02_FILENAME
(hidden)

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

My family and I have been residents in the Briar Hill/Hounsfield Heights area for 12 years now. We moved into our house when I was 6 months pregnant with our second daughter.

One of the main reasons we moved to this inner city neighborhood was because it really felt like a 'suburbia community', with R1 zoning and large, mature trees everywhere, and an eclectic mix of old bungalows, and more modern builds; and our house, which was built in 1988 :) We also love the quiet streets and the green spaces, and that our kids can run from neighbor to neighbor to play with other kids. We were okay with paying a 'premium' for our house (and therefore higher property taxes), because of all of these reasons.

We understand that there is a housing shortage in the city, but don't believe that going into a community that is currently zoned R1 everywhere, does a lot to help this situation. We believe it would be more prudent to continue to develop areas that already have large apartment buildings and RCG (or higher) zoning, such as in Kensington; or to develop the vacant land at North Hill mall, which is just to the north of our neighborhood. There is already precedent there, with a decent sized apartment building, and the land is currently a parking lot.

Thank you for your consideration.

Megan



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

This idea just seems to be an idea bought and paid for by developers. Under Nenshi who stood up to developers we weren't in such a housing crisis, while at the same time paying hundreds of millions to build a new house for a NHL team that is so committed to our city that they keep threatening to leave.

In my community (Martindale) you drive down the streets and there is no parking, cars parked illegally blocking driveways, into intersections, and in the alleys. A developer won't care about that, or about the increased traffic (which tax payers will be on the hook for). And I can guarantee if they redevelop a \$400k house into a duplex or multiple suites, they won't make it AFFORDABLE.

I wonder how much affordable housing \$300 million would buy?



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First name [required]	Dave
Last name [required]	Cwynar
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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
--	---------------

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I feel that the proposed rezoning will worsen housing affordability as opposed to improving it. Houses that are demolished are mostly becoming rental rowhouses in the Richmond / Knobhill area. The demolished houses could have been owned but were purchased by developers hoping to cash in on the red hot rental market. Thus, the supply of properties that can be purchased to live in goes down causing the price to increase making home ownership less achievable. And, the rental properties built have such high rents, "\$3000 plus per month" as stated by Akirim Devani of RNDSQR, that potential home owners with modest wages could never save enough to put a down payment on a house while the rent they are paying could easily be mortgage payments. They're stuck renting and putting their money in someone else's pocket who gets richer, buys more properties thus reducing housing affordability further, while they will never gain equity. It could be a typical rich get richer while the poor get poorer situation without reducing the cost of housing as intended.



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First name [required] Robert

Last name [required] Bombardieri

How do you wish to attend?

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

Date of meeting [required] Dec 4, 2024

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

[required] - max 75 characters City Wide Rezoning Comments

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)

CITY WIDE REZONING QUESTIONS

1. Is there proof that 21 sq meter/parking stall is adequate for R-CG and H-GO zone properties in Calgary? Anecdotally, that space requirement is inefficient.
2. Is there proof that 0.5 parking stall/unit is adequate in H-GO or R-CG zoned areas?

These questions are raised due to anecdotal evidence indicating insufficient parking will become a neighbourhood issue as increased R-CG and H-GO zoned properties become the norm. A survey may provide constructive feedback on whether current R-CG and H-GO parking specifications are adequate or whether they require modifications to mitigate growth of parking restricted zones.



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First name [required] Robert

Last name [required] Howland

How do you wish to attend?

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

Date of meeting [required] Apr 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) Howland - Submission to Council Public Hearing April 22.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

My Written submission to the hearing is attached.

Submission to Council Public Hearing April 22, 2024
Agenda Item: Blanket City Wide Rezoning.

I am **adamantly opposed to this horrible idea** the Mayor and her allies on Council are imposing on homeowners across the City. They are re blindly moving forward against public opinion, with a “story” they are solving the “Housing Crisis” !

We bought in Parkland in 1990 because it was R1-single family zoned. Since then, small areas were rezoned **on a case specific basis for multiple housing units where a Commercial Zoned area had been prior. Local Community input was considered** for that rezoning. Otherwise, Parkland has remained unchanged R1 for years with only individual address exemption applications allowed with adjacent homeowner input required.

This blanket rezoning, if passed, **will allow multiple housing anywhere in Parkland** with the **associated parking problems, increased traffic, excess garbage and recycling, degradation in property value and a huge social impact that is unacceptable!**

It will allow 2 story suites over rear garages with people looking down into our back yards 20 feet away! Three of four families can suddenly be living next door if a home is purchased for a rental! There are **no limits on parking** and **it will be impossible to enforce** if even more complex regulations are added. The concept is not workable and harmful!

The mayor and her allies on Counsel must terminate this harmful initiative immediately!

Robert Howland
Calgary R1 homeowner since 1980



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First name [required] Scott

Last name [required] Stanners

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Council,
Blanket rezoning for the City of Calgary is a terrible idea. You have not shown one example where it has been successful. If increased housing is required, then increasing density around public transportation stations is the appropriate thing to do. The Council is not advertising that homeowners may not be able to renew their home insurance if the properties next to them increase the fire risk, which is exactly what happens in blanket rezoning. The Council is not positioned to provide replacement insurance and thus should not be forcing this negative impact on Calgarians. This Council is not acting in the best interest of the residents of Calgary. What will be the impact on parking if 4 condos are built next to my house? What about the impact on traffic, public transport?



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning doesn't take into account lack of parking, increased traffic on community roadways, lack of green space within these communities. It changes the feel of a community which people have chosen to reside in, for a reason.

If we're to address actual 'affordable' housing, these multi family residential projects must be located near grocery, shopping, healthcare and on direct transit routes. Why are we not making use of the areas we already have which are often times empty parking lots?



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First name [required]	Scott
Last name [required]	Gair
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Initiative
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning for Housing Submission - Varsity.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached letter.
Thank you!

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

April 6, 2024

Subject: Concerns Regarding Blanket Rezoning and Support for Targeted Rezoning

Dear City of Calgary Counsel,

I am writing to express my strong opposition to the proposed blanket rezoning of all neighbourhoods and specifically to R-CG in my local area. While I acknowledge the urgent need to address the current housing crisis in our city, I firmly believe that a city-wide blanket zoning approach is severe overkill and will have unintended and undesired consequences.

Existing Inventory and Overreach:

Calgary already boasts a substantial inventory of available properties suitable for higher density housing development. Blanket rezoning risks disrupting the delicate balance between existing communities and new developments. It is essential to recognize that current City Council members were not elected based on such a radical proposal. The dramatic scope of this initiative demands a much more nuanced approach and much more thorough public consultation.

Lack of Plebiscite:

Despite the enormous impact this proposal would have on a majority of Calgarians, there has been no plebiscite to gauge public support for these significant changes. Decisions of this magnitude must involve direct input from the citizens who will be affected.

Specific Concerns:

Change in Community Character: Our neighborhoods have distinct identities shaped by their architecture, green spaces, and community spirit. Blanket rezoning risks eroding this character, leading to disjointed building types and interrupted community connections.

Overlooking Neighboring Properties: Increased building heights can result in overlooking issues. Privacy is essential, and we must ensure that new developments do not compromise the tranquility of existing homes.

Shadowing: Tall buildings cast shadows on adjacent properties, affecting natural light and green spaces. A more nuanced approach would provide opportunity for consideration of these types of impacts to communities. We should prioritize evaluating impacts to existing communities.

Limited Parking: Higher density housing often leads to increased demand for parking spaces. Our existing neighborhoods were not designed to accommodate a sudden influx of vehicles. Blanket

rezoning without adequate parking provisions would exacerbate congestion and inconvenience for residents.

Back Sidewalks - Parking, Building Access and Bin Collection: Much of the community in my neighbourhood has narrow back sidewalks rather than alleyways. This brings the opposing lot lines much closer together and exasperates the likelihood of adjacent building overshadowing and privacy concerns. Additionally, a back sidewalk forces all building access to be from the front of the lot, which will be the only area for parking, which will also be the only opportunity for bin collection. This would cause severe over-use and congestion in the rather limited access space of a front street. It is yet another specific case of how a blanket rezoning approach will have unmanageable unintended consequences.

Support for Targeted Rezoning:

I recognize the need for responsible growth and believe that targeted rezoning can achieve positive outcomes. Here are some considerations:

Proximity to Transit: Areas near transit hubs or major transportation corridors are ideal for higher density housing. By strategically rezoning these locations, we encourage transit use and reduce reliance on private vehicles.

Traffic Flow: Rezoning should align with traffic flow patterns. Focusing on corridors where road infrastructure can handle increased density ensures smoother traffic movement.

Target Node and Corridor Areas: Identify specific nodes (such as commercial centers) and corridors (major streets) for rezoning. This approach allows for growth while preserving the character of surrounding residential streets.

Available Alleyways: Some neighbourhoods have available alleyways that can help mitigate overshadowing and over-looking as well as better facilitate building access, parking and bin collection. Targeted rezoning in some of these areas is one factor that should be part of a more nuanced approach to increasing housing supply that works for everyone.

In conclusion, I implore the City of Calgary to reconsider the blanket rezoning proposal. Let us prioritize quality over quantity, ensuring that our neighborhoods remain vibrant, livable, and connected. Targeted rezoning, guided by thoughtful planning principles, will lead to a more sustainable and harmonious city.

Thank you for your attention to these critical matters. I trust that you will make decisions that benefit all Calgarians and enhance our beloved city.

Sincerely,

Concerned Varsity Resident



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

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First name [required]	Roger
Last name [required]	Shinkaruk
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket up zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Sample #1.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Do not support this motion. You are misrepresenting the good to our community. Even the ads are misleading.

April 8, 2024

The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Station M
T2P 2M5

Attention: Office of the City Clerk
Subject: Public Hearing on Planning Matters (Proposed Land Use Designation
Amendment) Copy to: Office of the Mayor, All City Councillors

Dear Sir:

We write as [redacted] year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

1. **Have significant and irreversible negative impacts on neighbourhood character and cohesion.** Neighbourhoods in Calgary have evolved over many decades to reflect unique attributes of history, culture, geography and commerce. This natural evolution is what creates the diverse character of our neighbourhoods within a vibrant city. It is precisely this diversity that citizens value and seek out when they choose where to invest in a home and raise their family. Implementation of Blanket Rezoning would throw all of this away, for what are best described as ideological reasons, and in an unexplained effort to homogenize our neighbourhoods. The obvious question is, who asked for any of this?
2. **Not address the housing issues the City claims it is seeking to solve.** We hear incessantly about a lack of affordable housing supply and high housing prices. By implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to developers, who do not share their objectives. Examples abound in cities like Victoria and Toronto, where policies aimed at the “missing middle” have either failed or led to still-unaffordable housing units being squeezed into inner-city lots. In Calgary, one need look no further than the ongoing debacle in Marda Loop, where instead of affordable housing units, developers are constructing rows of tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even the cheaply built plywood boxes being shoehorned in under direct control zoning (which may be the best indicator of what is in store for us under Blanket Rezoning) have price tags that hardly qualify as affordable housing.
3. **Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. How much more densification is needed? Wasn't “Main Streets” the plan to achieve it? If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary's growing population. We believe that an unintended consequence of Blanket Rezoning will be

irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.
6. **Expose affected neighbourhoods to an as-yet unproven social experiment.** “Missing middle” housing strategies are being widely touted across North America. We hear too often that we should “trust the science” and that the “evidence is clear” as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councillors campaigned on their support for the proposed policy change. This is an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

For the above reasons, we urge Council to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,



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First name [required] Robert

Last name [required] Howland

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed and wish to speak briefly to council and ask it be voted down.



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First name [required] Randy

Last name [required] Sullivan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council meeting - Public hearing MONDAY, APRIL 22, 2024

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

ATTACHMENT_01_FILENAME (hidden) Opposition Letter from R Sullivan - Blanket Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

My comments are included in the attached letter in PDF Format.

April 9, 2024

Dear City of Calgary Mayor and Councillors:

I am writing to express my opposition to the Calgary blanket rezoning housing proposal as it's currently detailed. While I understand the need for housing in our city, I believe that this proposal would have a detrimental impact on our community as well as many others.

The majority of the residents of Willow Park chose this community, as we did, and have helped to build a feeling of 'community' in which we could raise families, and protect our residential investment. Our residency in our home is shortly reaching 40 years.

Blanket rezoning changes will, over time, create a series of issues, including parking and traffic congestion, removal of a significant part of the community's tree canopy, an impact on our ability to enjoy our residential property, and most significantly, a decline in property values should adjacent density be significant.

While tasteful townhouses or duplexes make sense, they would only be acceptable as long as architecture, setbacks and building heights fit the character of the neighbourhood.

However, in cases of R-CG, allowing up to 12 units (4 units each with a secondary and a backyard suite) on a 50-foot lot is excessive and unacceptable density for our neighbourhood. Such a development would totally destroy the character of the neighbourhood. In fact, allowing four so-called row houses on a 50-foot lot, with an implied width of around 12 feet each, is not in fitting with the character of the neighbourhood. In many cases, 'developers' would want to maximize density to maximize their profit, without consideration for neighbours and the neighborhood character. Such developments would have a significant negative impact on property values.

Parking, if not properly included in the lot footprint for a new development (especially in the case of developments such as that in the paragraph immediately above), would create vehicle clutter, increase competition for on-street parking, and even safety issues, unless properly managed. Without snow clearing on residential streets, this would become a further access and safety problem, as well as significant frustration for current residents who have adequate parking within their property.

My further displeasure with this reactionary proposal is that the City doesn't utilize established policies that have been developed in the past 15-20 years. I was involved with the Willow Ridge Community Association as early as 2008 and possibly before, challenging some of the City's direction on Transit Oriented Development (TOD). The city's process then went on for 5 or more years, resulting in several area plans for Anderson Station area and other transit nodes. So, if Council wants density, they should take some of these 10+ year-old plans off the shelf instead of blanket rezoning. They should extract the significant value - and the expense of the staff resources and the salary/meeting costs - that were incurred in the whole TOD process.

In addition, the Local Area Plan for Heritage Communities, of which Willow Park is a part, was approved in 2023 after several years of consultation, with changes to the typical contemplated level of densification. The newest proposal for blanket zoning implies that this Local Area Plan would be history, and City resources deployed in its development would have been a waste.

I respectfully ask Calgary City Council to vote against blanket rezoning, and focus instead on increasing the supply of affordable and accessible housing in areas where densification was already in progress, such as those outlined in Transit Oriented Development plans.

Respectfully,

Randy Sullivan
407 Wilverside Way SE
Calgary, AB
T2J 1Z6

As a born and raised Calgarian, my husband and I have lived in 6 different communities, across 3 quadrants, over the last 40+ years. In each of those we have been in a completely different housing situation. From single family childhood homes, apartments, to our currently owned duplex. Having been at our current address in Beddington Heights for more than 10 years we have witnessed numerous issues with illegal secondary suites, encroachments restricting building (including our own), and 'room for rent' properties.

The largest issue amongst ALL of these types of housing is that there is never adequate parking available. On our street, as one of the few homes without a garage (and we are not allowed to build one as we have encroachments for garages on BOTH sides of our half lot property) it has (at times) become contentious amongst neighbours (owners and renters) regarding parking. We do not have a driveway or adequate alley space to put our truck (our only vehicle (1) for the house). Yet we often find there is no available parking within 5 or more houses to our front door. Even though many of the houses around us have garages or alley space adequate for their vehicles in the back. This lack of parking has occurred because rental duplexes were 'renting by room' and had upwards of 5 renters, each with their own vehicle, parking on the street! To no longer consider parking as a key factor for development and land use is erroneous as it does not take into consideration the limited availability for vehicles. Until such a time as Calgarians are reducing vehicular use (at the very least in non-transit friendly neighbourhoods like Beddington) it would be unconscionable to add such a burden to the existing residents.

Having looked into how I could get (on transit only) to Mount Royal University from my home I have determined it would be a bus, train and a bus. Total time (on a good traffic day) is almost 2 hours! As almost every connection from our community requires you to go into the downtown core first before being able to access another quadrant or area of the city it is likely that the large majority of households will have a vehicle in our neighbourhood. The green line will not solve this issue, and as it's construction to our community is still many years out would not help if this zoning happens immediately. My husband, living at the same address, must drive to work as he works in the Balzac Industrial Area. This is an area (Cross Iron Mills) that desperately needs at least a bus or two that access it before anyone can consider giving up their vehicle as there are thousands of Calgarians that are working in this area just outside the city limits. A joint endeavor with Rocky View County makes perfect sense and would be one of many steps needed to improving transit options and removing vehicles from households.

Additionally, I investigated getting an EV charging station put on our property in the back alley (for a smaller vehicle) and was told it was not permitted. Our front yard has a public sidewalk in front and therefore we cannot install one there either. The encroachments on my property have made it impossible for us to build a garage or change our property in a way that will allow for sufficient parking of multiple vehicles, charging of any EV, or room to build a driveway. Thus were someone to build a new addition, create a secondary suite, or otherwise divide our home up it would immediately mean that any additional vehicles (more than 1 to the property) would now be parking parallel to others properties. If even 1/3 of the houses on our street were to do this it would create a parking situation that could

easily escalate into neighbourhood fighting. A few years ago, a rent by room duplex situation came to a head (where they had 5 cars for one half lot). The situation was very contentious and resulted in notes, arguments, complaints about the rental property having an illegal suite, and investigations by the city. I do not believe the city has the capacity to handle the kind of neighbourhood complaints that may arise from instantly changing the zoning across the entire city. It would be unfair to the current owners of properties like ourselves (and our neighbours who have been in their home for 35+ years) to suddenly be handling even more suites, additions, or factors that will increase parking on the street. If we are already in a crunch of parking then rezoning will cause a crisis that is likely to escalate quickly. If the city cannot even accommodate an EV charger on many of the duplex properties; how does it make sense to change the zoning to accommodate more density?!

Finally, the park areas in Beddington are the number one reason why we chose to purchase our permanent home here. The dog off-leash areas are critical to the dog community; which in Beddington is the large majority of homes (because the park areas are so good)! To see our park pathway links, and off-leash areas, taken away because of rezoning would be tragic. The land where the off-leash parks are is also home to native greenery, flowers, and many local animals including coyotes, bobcats, skunks, squirrels, voles, etc. To remove any of it would result in exponentially more people invading the Nose Hill areas that these animals and plants also live in. As the Friends of Nose Hill organization reports that the wildlife are being forced further out as changes happen along John Laurie Boulevard (new housing being built) it would be unfortunate for there to be any opportunity for the city, or anyone else, to remove any of the park space that would push more people into the nature area that is Nose Hill without proper consideration of re-zoning, hearings or other notification avenues.

To be clear, we are not opposed to all re-zoning. We are opposed to re-zoning that does not require consultation with existing property owners, review by city engineers, and/or considerations for parking, safety, and community density. The re-zoning proposed is too broad, takes away property owners ability to have a process for feedback/input and takes away any ability to file statements or concern or other commentary on major changes. Calgarians want to preserve their lifestyle, while also helping with housing crisis, but it should not be a carte blanche wave of a wand that provides this. There is no reason why the existing land use and zoning cannot continue to be changed on a case by case basis so that everyone can provide input and have a say. The recent decision not to rezone land for Ascension in Rocky View County, for high density housing and shopping district, is the perfect example of why a process for landowners is important. Please don't take away our democratic right to have a vote and say in decisions that affect our most sacred of places, our homes. For many, including myself, working from home has become a fixture of daily life (or at least an option). It's great to get a vehicle off the busy rush-hour streets, reduces emissions, and creates safer communities (as more eyes is always better) during the day. If there are constant parking wars happening, new construction (that does not require permits), or other disruptive activity in our communities it will cause many Calgarians a lot of grief. Our homes are our sanctuary and knowing what our neighbours can and can't do with their property, ensuring we keep our green spaces, and continuing amicable neighbourhoods

is critical to a good quality of life; especially if you are at home all day, every day like I am. Please consider that long time owners of their properties have invested significantly in the communities, streets, lifestyle, parks, and other amenities in their neighbourhoods. These should not be significantly changed without consultation, opportunities for amendments, and overall buy-in from those directly affected.

Thank you for your time and consideration.



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

Dear Members of Council, I am objecting to the proposed rezoning bylaw as it would materially affect Calgary neighborhoods by increasing density. While this may be the policy goal of Council it does not give sufficient thought to the consequences. It is my view that density increases such as infills are associated with aging neighborhoods but also based on proximity to the city center and availability of public transport. These zoning changes would adversely affect the more suburban neighborhoods by increasing density when there is limited public transport. A single family home with 2 adults and 2 children might have up to 4 vehicles. By permitting secondary and backyard suites that density and need for parking could triple. All this happening when street parking is already limited or non existent. Where are all the vehicles going to be placed? This situation will not only significantly diminish property values but it will also change the character of the neighborhood and create conflict. Respectfully, this blanket approach to addressing housing issues does not address the substantial issues raised by my comments.



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First name [required] Christine

Last name [required] Marechal

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City wide 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 idea will NOT provide more affordable housing as developers will continue to build expensive and unaffordable multiplexes in established neighborhoods. The cost of these units will remain out of reach for the people who are most in need of housing. These older neighborhoods have not had added infrastructure or updating to support all of these additional homes. The schools are overflowing and being diverted, there are no rec centers, the constant construction has made accessing some of these neighborhoods almost impossible, speed limits and traffic calming are not being implemented and there have been several near misses especially near schools where many children walk to and from school. There is also not enough transit options and because the inner city roads are small and narrow there is not room to accommodate more transit or more vehicles in general. Given our extreme winter temperatures, it is not reasonable to expect people in Calgary to not rely on public transit or vehicles. We are not a year round walk and bike city. I am not against affordable housing or increased density, including in my own neighborhood. But I do believe that this needs to be done in a thoughtful way. Right now, the developers are out of control and the neighborhoods are suffering significantly. This will only worsen with blanket rezoning. The areas should first be upgraded to support the new homes, and then new homes should be built.



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First name [required]	Josh
Last name [required]	Ochman
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing on Planning Matters-Proposed Land Use Designation Amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to City on Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 8, 2024

The City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Station M
T2P 2M5

Attention: Office of the City Clerk
Subject: Public Hearing on Planning Matters (Proposed Land Use Designation
Amendment) Copy to: Office of the Mayor, All City Councillors

Dear Sir:

I write you as an 11 year resident of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

1. **Have significant and irreversible negative impacts on neighbourhood character and cohesion.** Neighbourhoods in Calgary have evolved over many decades to reflect unique attributes of history, culture, geography and commerce. This natural evolution is what creates the diverse character of our neighbourhoods within a vibrant city. It is precisely this diversity that citizens value and seek out when they choose where to invest in a home and raise their family. Implementation of Blanket Rezoning would throw all of this away, for what are best described as ideological reasons, and in an unexplained effort to homogenize our neighbourhoods. The obvious question is, who asked for any of this?
2. **Not address the housing issues the City claims it is seeking to solve.** We hear incessantly about a lack of affordable housing supply and high housing prices. By implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to developers, who do not share their objectives. Examples abound in cities like Victoria and Toronto, where policies aimed at the “missing middle” have either failed or led to still-unaffordable housing units being squeezed into inner-city lots. In Calgary, one need look no further than the ongoing debacle in Marda Loop, where instead of affordable housing units, developers are constructing rows of tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even the cheaply built plywood boxes being shoehorned in under direct control zoning (which may be the best indicator of what is in store for us under Blanket Rezoning) have price tags that hardly qualify as affordable housing.
3. **Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. How much more densification is needed? Wasn't “Main Streets” the plan to achieve it? If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary's growing population. We believe that an unintended consequence of Blanket Rezoning will be

irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.
6. **Expose affected neighbourhoods to an as-yet unproven social experiment.** “Missing middle” housing strategies are being widely touted across North America. We hear too often that we should “trust the science” and that the “evidence is clear” as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councillors campaigned on their support for the proposed policy change. This is an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

For the above reasons, I urge Council to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,

Josh Ochman



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

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

First name [required] Michael

Last name [required] Morand

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Attention Office of the City Clerk, RE: Grade-Orientated Infill (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)

To: Office of the City Clerk

RE: Proposed Grade Orientated Infill (R-CG) District

My wife and I currently reside at our third Calgary residence. For our final move to the suburbs, we reviewed all current zoning along with planned developments in the surrounding area, and their respective zoning prior to purchasing our home. We selected an R-1 area because we wanted a quieter area with less noise and traffic than our previous residences. The proposed grade orientated infill (R-CG) district will impact the character of our suburban community and our quality of life. The (R-CG) designation takes away all previous zoning plans and brings with it the undesirable city core problems such as increased noise, crime, traffic, and parking issues.

Additional home building in Calgary does not require the (R-CG) district to be applied city wide. It's primary beneficiary would be developers, landlords, and investors, not the citizens who currently reside in the impacted communities.

I urge the Council and Mayor to put the citizens of Calgary first when conducting the public hearing on this issue and vote against it.



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First name [required]

Lucille

Last name [required]

Paplawski

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 9, 2024

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

[required] - max 75 characters

These 15 minute cities are a travesty!

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] Carmela

Last name [required] Gabuat

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I received a letter from the city of Calgary about the Rezoning of property. As of now I am not interested regarding the proposal. Thank you.



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First name [required]

Ellen

Last name [required]

Balicki

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Re-zoning and community development

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour of Re-zoning. Most families now have 2 or more cars and parking is already an issue. Especially in bays. There are many pie lots and almost no street parking. We have already had a fire truck have difficulty getting out of my narrow bay. Garbage pickup is an issue at present also because of cars parked on the street. More units with more garbage, recycling and compost will be a problem. There will be no place to put the bins. Rental in amongst owned units will bring down property values.



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First name [required]	Patricia
Last name [required]	Grant
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 housung
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 agree that there is insufficient, AFFORDABLE accommodation in the city. If rezoning will help, then that may be a good thing. But each new home - say a multiplex where a single home was for example, is likely to stress the water, sewage, electrical and natural gas lines. Then there is the concern of three or four vehicles where previously there might have been only one. Multiplied by several units in an area, and traffic increases on roads not really designed for the volume. Bowness Rd & Bowfort Rd/ 83 St have much more volume since Stony Trail was completed, and this is only part of increased traffic through Bowness. Other areas are or will have similar increase in vehicle traffic and associated challenges. How are such issues to be addressed?



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First name [required]	Cindy
Last name [required]	Friz
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Rezoing
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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 have several concerns. 1) Large amounts of traffic and no roads to handle that. We back on to an elementary school, more traffic will increase risk to children being struck by cars. 2) Parking. We are a family and therefore need parking for multiple vehicles. Permit parking will NOT increase road space and as someone with out of town family visiting regularly, they need to park in front of my home. 3) Increasing density will not make housing more affordable as builders need to make a profit and will not sell for less than the going rate- If council could put a dollar amount on what an affordable home means, it would provide a working definition that would be helpful. 4) Loss of my quality of life - I purchased a small bungalow in a low density neighborhood because I value my privacy and peaceful established neighborhood. A tall multi family dwelling next door would certainly impact that privacy as well as putting a stop to installing my solar panels (which I thought was good for the city's power grid) by completely shading my home/yard 5) Infrastructure and water pipes cannot handle increased density in my area. I have already had several issues with city water anytime construction happens on my block. 6) Lastly - each neighborhood is unique. To rezone them all is to detract from their character, charm and the history of Calgary. New areas can be built and people then have the choice to live in high density areas. My only choice would be to leave my home of 26 years. I submit this with little hope of being heard



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First name [required]	Nicole
Last name [required]	Van Tol
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Redesignate parcel to the Resident - Grade-oriented in fill (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)

I would like to provide feedback on why my community of Deer Run should not be rezoned to R-CG. Consideration to those who wish to put in a sub suite/basement suite I understand, but we have no capacity for multi row, multi level housing in Deer Run. Multifamily housing should be built closer to the downtown area.

There is not enough parking in our neighborhood as is. Adding multifamily housing will make our streets nearly impassible

Many of the streets in Deer Run do not have alleys so again, there is no extra parking. I did not purchase a home in this neighborhood to have it rezoned to multi-residences - we purchased in this neighborhood because it is developed. We have no interest in living in an overpopulated area.

The schools in this neighborhood are overpopulated as is

There are PLENTY of multi family residences already located in Deer Run, we do not need more, several of them are low income.

This re-designation could devalue the properties in this neighborhood as the area would be over populated- this is unacceptable as our taxes are WAY too high as is

Crime will increase - statics show - SAFETY of this neighborhood will decrease

Nearest police is heritage or Midnapore - not close enough to respond timely

Drug use/traffic will increase

Traffic congestion- there is not enough access to this neighborhood to double/triple or quadruple population.

If this goes through, we will leave the city. Enough is enough.

Thank you,
Nicole



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First name [required] Richard

Last name [required] Engel

How do you wish to attend?

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

Date of meeting [required] Apr 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)

I am against blanket rezoning as proposed. I would prefer that existing rezoning requirements stay in place as I believe they would maintain more effective checks and balances for new development.



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First name [required] Shawna

Last name [required] Perron

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

As a concerned constituent of Ward 6 and a resident of Glendale, I am in favour of the plebiscite for the proposed rezoning of Calgary residential properties.

The purchase and ownership of one's home is often the largest and most substantial investment that a person will ever make in their lifetime. The city aids in this monumental decision by assuring purchasers that they are making a sound investment by providing zoning regulations that protect that investment. We are seeing that protection completely disappear.

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

The city has spent the last six years developing Local Area Plans which required a tremendous amount of work by the city, community associations and residents to address housing issues across the city. Three plans have been completed while there are currently five LAPs in process. With the proposed rezoning plan, what was the purpose of such enormous undertakings which no doubt continue to burden taxpayers?

Calgarians understand that the Federal government has made the funds available through the Home Accelerator Fund dependent on rezoning. The City of Calgary and its representatives should be touting the completion of three Local Area Plans, and the five in the works, when in discussion with Minister Fraser. The incredible work done by the LAP committees over the past six years that strategically increases density while taking into consideration the unique nature of each community's needs should not be tossed away. Ottawa should not be making municipal decisions.



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First name [required]

Bill

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

Reasoning 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 think blanket reasoning is a very poor, long term idea. As my taxes continue to go up and council is now planning for my property value to go down, I am very concerned. I have lived in my community for 55 years and you, the council, want to destroy what has worked so well. Shame on all of you!!



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]	Dermot
Last name [required]	Mc Keown
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation Amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Land Use Rezoning Amendment.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

My comments are attached. Definitely not in favour of this rezoning amendment and I am a progressive voter/ resident!



dermot mc keown <mckeowndermot@gmail.com>

Land Use Rezoning amendment

dermot mc keown <mckeowndermot@gmail.com>

Tue, Apr 9, 2024 at 12:05 PM

To: Mayor Jyoti Gondek <themayor@calgary.ca>, Terry Wong <terry.wong@calgary.ca>

I did want to submit to Calgary City Council my objections to the rezoning amendment as proposed, for the following reasons:

1. I am a senior citizen and very concerned about what this amendment will do to housing valuations as our house is the major part of our net worth and money that we will very likely need for our health care and long term care which is inevitable at our age in the near future.
2. I live in Mount Pleasant and on every street there are at least one or two lots under development at the moment. The proposal to add further density to what's happening right with this adhoc density approach is to my mind really bad city planning.
3. Parking is a major issue and will only grow and adding parking fees and control will not create any additional spaces.
4. Traffic congestion will only get worse and at this point it does affect our quality of life.
5. On a bigger picture it seems like our city planning is out of sync at best. Building schools and hospital/ health care access seems to work on a completely different time zone if at all. BTW I have used the Emergency Department twice in the past twelve months and had an 11 hour wait on the last visit. I know the issues are not directly related but at a certain point they are directly related to density and population growth and are controlled by Edmonton.
6. I know that the housing support dollars proposed by the Federal government are directly related to the proposed amendment but based on the UCP statements this week about adding legislation in the future this will be controlled through Edmonton and not here in Calgary.
7. Again to my mind this is a rushed decision that council is proposing and this growth at any cost is definitely not the solution and does not take into account the real concerns of the majority of the residents of the city. Losing more control of decisions that affect my quality of life is very concerning, depressing actually and no one seems to be listening!

Respectfully,

Dermot Mc Keown
449 29th Ave NW
Calgary T2M 2M4

Email: mckeowndermot@gmail.com
Tel: (403) 457-8588



ATTACHMENT_02_FILENAME
(hidden)

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

Submission with regard to Rezoning for Housing

We appreciate the opportunity to provide comments on the proposed Rezoning for Housing initiative. Our comments are specifically in regard to Grade-Oriented (R-CG) rezoning that would be applied our neighbourhood of Cambrian Heights.

In summary, we are opposed to the rezoning as currently proposed because we believe the new housing density is too high and will have significant negative impacts to the neighbourhood with respect to parking, waste management, and street setback.

According to information describing rezoning, "An R-GC property could have a maximum of four units on a typical 50 ft lot, with the potential for each unit to have a secondary suite and a backyard suite."

This suggests that a typical 50 ft lot could have 4 units plus 8 additional suites. We believe that a density of 12 dwellings on a 50 ft lot is extreme and will result in significant issues with parking and waste management.

The FAQs regarding parking and waste management do not alleviate our concerns.

Parking

The requirement for 0.5 parking stalls per unit and 0.5 parking stalls per suite to be located on the property is insufficient and will lead to large numbers of vehicles relying on street parking.

Almost all of our neighbours have multiple vehicles and consistently park one or more of their vehicles on the street. It is usually manageable for visitor and guest parking under the current density. But allowing up to 12 dwellings on one lot, with the potential for several developments on the street, will make street parking unmanageable.

The remedies for issues regarding street parking are residential permits and/or time limits. We find both of these unacceptable for visitors to our property and for guests who may be staying for several days.

Waste Management

If there are 12 dwellings on a typical 50 ft lot, up to 36 waste bins (12 recycle + 12 compost + 12 garbage bins) will be required in the back lane. And if the infill properties require on-site parking off the back lane, there will be insufficient room to accommodate the bins.

The remedy for issues regarding waste bins is that "Administration has added requirements to Development Permit applications for site design and screening; more room for on-site waste and recycling bins through greater flexibility in site design; and providing educational resources to applicants."

This remedy provides little assurance that the back lane won't be overcrowded with bins and waste. Enforcement of current bin placement is non-existent. Few households move their bins in and out of the lane on collection day, and it is already a hazard to navigate the lane with bins left out.

Setback

On our street, houses have a 25 ft setback. An attraction of the neighbourhood is the row of city-owned trees lining the street with a lovely canopy and all the other benefits of urban forestry.

We haven't been able to learn whether this setback will remain in force under the rezoning, and whether the trees will be removed to allow infill dwellings to be built closer to the street. Some bylaw information indicates that the setback will be 3.0 m. If a 4-unit row house was built on each side of our property, we would lose much of the street view, and likely the trees. But it doesn't seem possible to construct 12 dwellings on a typical 50 ft lot without reducing the setback and removing the trees.

Another attraction on our street is a strong sense of community with our neighbours. That is, in part, nurtured by the comings and goings up the street, the use of many front decks to greet and converse with neighbours, and the children running between houses and playing with their friends. We believe this feeling of community will be harmed if infill dwellings are moved closer to the street.

We are not opposed to higher housing density. We understand the need for it, and the benefits of rezoning to ease the development application process. But we strongly object to the proposed rezoning because it goes too far. We think it would be reasonable to rezone to a maximum of 4 dwellings on a 50 ft lot, made up of, for example: four row houses with existing setback from the street, or two townhouses each with a secondary suite, or a single dwelling with a secondary suite and a backyard suite.

Furthermore, we object to blanket rezoning without regard for different circumstances and environments on each street in a neighbourhood. We point to the North Hill Communities Local Area Plan, which already supports increased housing density as part of community redevelopment, while recognizing that different areas of a neighbourhood need to be developed differently. High housing density is reasonable along main streets and busy intersections. This type of development is underway and seems contrary to the blanket rezoning being proposed.

In conclusion, we believe that the density proposed in the rezoning is too intense and too broadly applied, and will result in many more issues that will require intervention and enforcement.

Margaret and Brian Byl
102 Coleridge Road NW
Calgary



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

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

[required] - max 75 characters Blanket land zoning

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

ATTACHMENT_01_FILENAME (hidden) Letter to city council on density plan 22 April 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

09 April 2024

Office of the City Clerk
The City of Calgary
&00 Macleod Trail SE
PO Box 2100
Postal Station M
Calgary, Ab T2P 2M5

Calgary City Council:

I am disappointed in your latest venture.

I live in Haysboro on Havenhurst Crescent. On the crescent are 100 bungalows built in 1958. Approximately half of the lots have a garage. Lots are 50' wide and 100' deep, with some deeper. Approximately all of the homes have a parked car on the street.

The way I understand your proposal, an owner could convert their residence to a four-unit town house plus both four basement suites and four garage suites. That is a lot of density. Too much density.

I object to your density plan.

Mark Soehner
96 Havenhurst Crescent SW
cupola@telus.net



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First name [required] Mary

Last name [required] Kuipers-Morris

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 Parking concerns

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)

What are you doing to address parking concerns with the new rezoning plan? I feel that .5 vehicle per unit is inadequate. The City wishes that we all take transit, bikes or walk to our destinations but that is not realistic.



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First name [required]

Steven

Last name [required]

Whitehead

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am 100% against the blanket rezoning of Calgary. I live in a 55-year-old neighborhood that has everything from single dwellings to high-rise towers to duplexes and mid-rise condos. Housing for all budgets and that is just in one neighborhood. There is currently another tower going in where it was planned to be located and we are happy to have the new neighbors. Please do not destroy the great balance of choice we have in Calgary.
Regards,



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First name [required]

Ken

Last name [required]

Nagloren

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

From residential to grade oriented infill (R-CG) 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)

Kenneth David Nagloren; Karen Marlene Nagloren
772 Queensland Dr SE Calgary Alberta T2J4T1
We do not approve of the proposed redesignation



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

Hello City Council,
I wanted to reach out about the proposed blanket upzoning of yyc. While this may come with good intentions there are many examples of how this will be detrimental to a lot of neighborhoods, including inner city areas. Low cost housing should be a top priority for city councillors but this is not the answer , and in the end will not help these matters at all, while also materially affecting existing tax bases, property tax income, and family neighbourhoods. This blanket one size fits all approach is not planning, it is playing politics, and will not be easily undone after the fact. Infrastructure, short term rental bylaws, environmental concerns, utilities, and schooling are just a few items that should be discussed in greater detail before subjecting neighborhoods to these changes. A major item of concern is short term rentals with a greater number of town-houses, condos, and duplexes being used as Air BnB's. Thank you for your time and please consider what is best for the neighbourhoods in each Ward.



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First name [required] Vernon

Last name [required] Daub

How do you wish to attend?

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

Date of meeting [required] Apr 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 Planning Matters for April 22, 2024

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

ATTACHMENT_01_FILENAME (hidden) Submittal - for proposed Citywide Land Use Designation (zoning) Amendment.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

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

From: Vernon Daub,
12 Wilshire Place SW
Calgary, Alberta T3C 3M7
Email: vgdaub@gmail.com

April 10, 2024

In regards to the proposed Citywide Land Use Designation (zoning) amendment to the existing base city residential zones.

Dear Council Members

I want to state clearly that I object to any rezoning change.

I cannot stress how strongly I disagree to "blanket rezoning" as a solution to any problem. Changing status to allow multiple infills and other multifamily dwelling within existing residential neighbourhoods would be disruptive, expensive and wasteful. It would drastically change many of the great characteristics existing in many of the city communities. I noticed that no mention is made in your proposal on how tearing down existing single family dwelling would increase landfill waste from their demolition plus the added waste from any new construction. Even a simple doubling of the existing dwellings in older neighbourhoods would require upgrades to the local electrical, water and sewer infrastructures that never anticipated when the neighbourhood was built. Items that are not required without a "blanket rezoning" change.

I feel there is no benefit being provided by a blanket rezoning change to any existing community within the city. Any proposal or change that has the word blanket in its title and that affects the quality of life within a community needs to be put to a plebiscite. I moved to this neighbourhood as it's zoning was predominantly R-C1. I did this for the quality of life and the relaxed environment that comes with it. I object to the rezoning change.

Years back when secondary suites were being proposed in my neighbourhood I objected as I thought by approving a single case it would eventually open the door to multiple future requests basing it as a precedent that would then lead to using it as justification for blanket approval. Now you are skipping that step completely and are going straight for the blanket approval. Your failure to consult the electorate on this constitutes gross negligence on your part. This was never a mandate proposed while council members were campaigning for election. If any council member alone or with others had said they wanted to destroy the integrity and existing lifestyle within every community inside city limits I doubt any would be sitting in the council chamber now.

Again. I am strongly opposed to the proposed Citywide Land Use Designation (zoning) amendment to the existing base city residential zones change.

I ask council that they REJECT the application as is and consider the wishes of the community.

Sincerely
Vernon Daub
A concerned community member



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First name [required] Sarando

Last name [required] Girgulis

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 9, 2024

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

[required] - max 75 characters Rezoning all 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)

Calgary will not be turned into either a 15 minute city nor a city where we give up our rights. I do not want my entire city rezoned. Every neighborhood is zoned for a good reason. A developer should have to ask permission and neighbours have the right to say no to their build.



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First name [required] Lyle

Last name [required] Fisher

How do you wish to attend?

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

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters re zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My house was bought in a area of the city that did not have any multi family housing. This was done for a reason. I do not want to live in a area that has multi family housing and what that brings to a Quiet family neighbourhood.I wish that the City of Calgary would listen to the people that pay to live in this city.Re zoning the city to make the City Of Calgary staffs job easier while driving my property value done is not what I want



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]

Sharon

Last name [required]

Grebinski

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to the blanket rezoning!!! Until all available land for high density builds is fully under construction I see no need for this rezoning. Ex. The whole parcel of land on !6th and Deerfoot (old Trailer park) has sat empty for 6+ years...what a waste. Only then should you be coming to the people to ask about rezoning. I also believe the price will go up as costs rise not make things more affordable. I believe a duplex sold recently in Dalhousie for 150,000 over list price bought by a developer, as soon as rezoning is approved it will be torn down and an 8 plex will be built. That extra cost to the developer will be put onto the buyers...explain to me how that is making life more affordable. It isn't.



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First name [required]	Patricia
Last name [required]	Glenn
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	blanket rezoning - april 9.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 9, 2024

Calgary City Council

Re: Proposed Blanket Rezoning

Calgary City Council is proposing a city-wide Land Use Development amendment to re-designate parcels of land to allow for a mixture of housing, which includes higher density housing.

City-wide rezoning does not appear to take into consideration a number of factors:

Climate Change

All levels of government in Canada appear to have objectives of increased population at the same time as they have climate change objectives. Every single person increases carbon emissions. Higher density housing → higher density of people → increased carbon change.

Calgary is already situated in a semi-arid zone. Can it support more people?

Changes in Infrastructure (roads, water supply, electricity, communications)

Roads in currently single-family zoned areas appear to be struggling with traffic and parking (to say nothing about the state of the roads). Increased density will only exacerbate the problem. Even if new higher density housing requires off street parking, more people have more guests.

Parking on the street can (and does) often limit the street to single lane traffic and can make it difficult for emergency vehicles and public transportation vehicles to get down the street.

Many utilities are underground and more are being put underground. Will the existing utilities be able to support a proposed population growth density? What are the plans for increased utilities?

Soil Type

Calgary has many soil types. While it is *hoped* the developers would take this into consideration and design and build for the soil type, the changes caused by building could affect other properties

At least part of Calgary is built on a flood plain. What part does Calgary's Flood Resistance Plan play in blanket rezoning?

Other parts of Calgary have underground water. New, bigger and deeper houses can affect the underground water, which can affect neighbouring (existing) houses.

Local Area Planning

A number of local area plans exist and some of being (re)developed. It would appear that blanket rezoning would ignore these plans.

One of the approaches to appealing a development permit was the local area plan. It is hard to understand how the local area plan and the blanket rezoning work together.

Even if the zoning changes (City of Calgary brochure *The City of Calgary is considering a change to the zoning of your property*), *The City's* existing review and approval process will still apply to ensure all the rules are followed.

It is difficult at this point to see 'what the rules are', so that statement is not very re-assuring. The appeal process to the SDAB was difficult enough before and then there was an Area Residential Plan to use. A neighbour has to constantly be aware of potential redevelopment and then how one might appeal and on what grounds.

The onus should NOT be on the citizens. That should lie with the City of Calgary planning department ensuring that the by-laws and the area residential plans are adhered to.

Generally

The City of Calgary is not taking into account the characteristics of the municipality in blanket rezoning. There are many characteristics to consider. I have listed some of them above.

Further, it is not taking into account the history of the city. It appears to be willing to change the character of areas of the city for high density dwellings. While this may be beneficial for some, it can devalue the residential areas for others.

Blanket rezoning is simple. It simplifies the process for the developer and The City. It may not serve the citizens of Calgary --- the people the City Councillors were elected to serve!

There could also be an incentive.

"The federal government will require provinces and territories to commit to a series of actions meant to increase Canada's housing supply in order to access this funding.

Among the requirements:

- Municipalities have to allow more "missing middle" homes such as duplexes, triplexes, and townhouses."

(Canada to launch \$6B housing infrastructure fund, will need provincial buy-in – CTV News)

The City of Calgary can meet the incentive requirements without blanket rezoning. Rezoning can, and should be done, in consideration with:

- Climate change
- Soil/underground water and ability to support structures (and not ruin existing structures)
- Infrastructure requirements
- Necessary supports: schools, hospitals, grocery stores, etc

Respectfully.

Patricia Glenn



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Good afternoon,
Thank you for your service to our communities.
The reason for my email is I live in Canyon Meadows and received the city mailout on re-zoning. I have grown up in this region of Calgary and am VERY concerned with the new zoning. This is not fair. I bought in Canyon Meadows specifically because I love the neighborhood and style of lots to raise my family. I can't imagine developers coming in a ruining our community.
NO to blanket rezoning...
Just wanted to express my position as a concerned citizen.
Many Thanks,
David Mercer



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First name [required] David

Last name [required] Hunt

How do you wish to attend?

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

Date of meeting [required] Apr 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 for Housing - Housing Strategy CPC2024-0213

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

April 9, 2024

Mayor Gondek and City Councillors,

The Blanket Upzoning Bylaw Proposal that council will be considering on April 24th will destroy the fabric and the character of the City of Calgary. The proposal makes absolutely no sense, and is unconscionable, for the following reasons:

1. Calgary's older, inner-city neighborhoods do not have the utilities, schools, medical, roads, or public transportation infrastructure to support the existing demand, let alone any incremental demand from greater density. They are currently under-served in terms of infrastructure, making greater density untenable.
2. World Class cities have a wide variety of densities in their communities which adds character to their urban and suburban landscapes. The application of a universal blanket upzoning will turn The City of Calgary into a homogenous, third world landscape.
3. New suburban neighborhoods are designed for, suited to, and able to accommodate a wide variety of zoning and densities. Older, urban, single-family neighborhoods are not.
4. Multifamily development along major routes, like McLeod Trail, makes intuitive and practical sense, due to the existing infrastructure. Upzoning inner city residential neighborhoods does not.

Our neighborhood has poor water pressure, old copper wiring, gravel alleyways and surface streetlights. Despite that, we paid a premium to have a centrally located, single family home, surrounded by other single-family homes. We have also borne a relatively higher civic tax burden over the past 25 years, which makes it immoral and sinister for you and our elected council to now be considering a Citywide Blanket Upzoning. This is not what we elected you to do, and it breaks a tacit financial and social contract between homeowners and the City of Calgary. The proposal should be rescinded immediately, never to be reconsidered.

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



ATTACHMENT_02_FILENAME
(hidden)

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

April 8, 2024

The City of
Calgary
700
Macleod
Trail SE
P.O. Box 2100,
Station M T2P
2M5

Attention: Office of the City Clerk
Subject: Public Hearing on Planning Matters (Proposed Land Use
Designation Amendment) Copy to: Office of the Mayor, All City Councillors

Dear reader:

We write as residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning”, would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

1. **Have significant and irreversible negative impacts on neighbourhood character and cohesion.** Neighbourhoods in Calgary have evolved over many decades to reflect unique attributes of history, culture, geography and commerce. This natural evolution is what creates the diverse character of our neighbourhoods within a vibrant city. It is precisely this diversity that citizens value and seek out when they choose where to invest in a home and raise their family. Implementation of Blanket Rezoning would throw all of this away, for what are best described as ideological reasons, and in an unexplained effort to homogenize our neighbourhoods. The obvious question is, who asked for any of this?
2. **Not address the housing issues the City claims it is seeking to solve.** We hear incessantly about a lack of affordable housing supply and high housing prices. By implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to developers, who do not share their objectives. Examples abound in cities like Victoria and Toronto, where policies aimed at the “missing middle” have either failed or led to still-unaffordable housing units being squeezed into inner-city lots. In Calgary, one need look no further than the ongoing debacle in Marda Loop, where instead of affordable housing units, developers are constructing rows of

tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even the cheaply built plywood boxes being shoehorned in under direct control zoning (which may be the best indicator of what is in store for us under Blanket Rezoning) have price tags that hardly qualify as affordable housing.

3. **Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. How much more densification is needed? Wasn't “Main Streets” the plan to achieve it? If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary's growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.
4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councilors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.
6. **Expose affected neighbourhoods to an as-yet unproven social experiment.** “Missing middle” housing strategies are being widely touted across North America. We hear too often that we should “trust the science” and that the “evidence is clear” as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence

has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles. In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councilors campaigned on their support for the proposed policy change. This is an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

For the above reasons, we urge Council to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,

Shawn Freeman



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First name [required]

Colin

Last name [required]

Witt

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 moved to my home in Silverado to be on a quiet street with very little traffic, only local residence. I was getting frustrated with the lack of parking at my previous residence and thought this will be perfect. I do not support the rezoning of our beautiful little street as it will increase the amount of vehicles parked on the road. We are already starting to struggle with an excess of vehicles parking on our street. I fear this change in zoning will not only bring parking issues, but increase theft in the area.



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First name [required]	Brian
Last name [required]	Amos
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 9, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning, I live in a single family home area.
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 bought a house with a yard and place to park my car. I am not interested in making this area a high density area. I do not want my zoning changed so the city can get more property taxes out of my area.



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First name [required] Jessica

Last name [required] Hunting

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 Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I would like to voice my strong opposition to the rezoning application for Christie Park, which is proposed to be rezoned for R-CG. I understand that housing is an issue across Canada, but doing a blanket rezoning of the city is simply not the solution.

My husband and I worked incredibly hard to be able to purchase our home, and saved for many years to be able to afford one in the community of our dreams. We chose Christie Park for multiple reasons, one of which is the consistent value of homes due to the fact that only single-family homes are allowed within our area. Some might say this is selfish and arrogant to want to keep it that way, but it's not. It's the unfortunate fact of life that some are in different financial situations than others, and our home (like many Canadians) is going to help us retire one day. It's also a fact of life that not everyone can afford to live in any community. I'd like to live in Lower Mount Royal, but I can't afford to and those who live there shouldn't have to sacrifice their home value just so I can.

I really hope you listen to your constituents on this matter. I implore you to listen to the people whose votes you need, not just developers who are only in it to profit for themselves.

Sincerely,
Jessica Hunting



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First name [required] Rhonda

Last name [required] Ross

How do you wish to attend?

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

Date of meeting [required] Mar 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 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)

You are missing the first steps. Increased housing means increased parking needs. Past council decisions have created a city which is dependant on personal vehicles. Infrastructure for transit is weak particularly for connections pouround the city - it is centred on central downtown hub. Grocery shopping, shopping in general is less than welcome on public transit driving to use vehicle - taxi and ride share. Seniors are forgotten in your transit plans. Blanket rezoning will also only benefit developers and uppper income levels which will continue to profit. Blanket is not the answer - strategic planning in coordination with transportation links are the key. Get the transit right then look at the housing models. Your current blanket will only increase the parking and vehicle needs.



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

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First name [required] Gary R

Last name [required] Webb

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 Zoning changes To R-CG Lake Bonavista, does not fit the 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)

Lake Bonavista has a private lake which does not fit with a change from R-1 to R-CG. The socio/economics of the community does not support the change.



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First name [required] **Peter**

Last name [required] **Sziraky**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Blanket rezoning of the entire City.**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not agree with blanket rezoning. Neighbourhoods were designed as they are (with appropriate infrastructure) and people bought houses under that design. It is not appropriate to densify an area without high levels of control. Blanket rezoning removes some control and will cause reduction of property values over time. This issue will drive my next Calgary election.



Public Submission

CC 968 (R2023-10)

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First name [required] Judith Ann

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 Public Hearing Meeting of Council

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

ATTACHMENT_01_FILENAME (hidden) Blanket Rezoning Submission 4-9-24.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please provide a copy of my submission to the Mayor and Councilors.

Thank you for your attention to this matter.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I like the idea of improving the access to affordable housing. It's too bad this council won't accomplish that mission with the rezoning. So many issues come up with the idea, from inadequate service and infrastructure to the lots, to lack of parking, and the best part, no more affordable housing than what's available currently. What will happen though is a lot worth \$1MM will now be worth at least 2.4 times as each unit is quite unlikely to go for less than \$600k. So this is really just a move to improve the bottom line of the developers.

Infrastructure can barely handle the number of units we have now, sewer, water and electricity all struggle currently so I'm curious how we magically make them handle 4x the load.

Finally, if this is truly blanket rezoning, then include all communities in Calgary, there is no reason to exclude communities except for the corruption related ones.

In summary, though I like the goal of more affordable housing, this isn't going to get us there. I oppose the rezoning as all this brings is more large citywide infrastructure upgrade projects that we can't afford. I would focus more on our empty sky scrapers in downtown and make those the affordable housing complexes. Or instead of removing a trailer park for luxury condos, how about we put the affordable housing there? Lots of other options to consider that increase the chances but will also require the city to put a cap on the price of what is considered "affordable".

Thank you for considering my comments.



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First name [required] Trinitario

Last name [required] Alonso

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favor of blanket rezoning. I am in favor of extending the LRT to Airdrie or Okotoks if there is no more room in Calgary. I move here in Calgary from Manila to enjoy the space we have in my neighborhood for my children and grandchildren. Congestion cause more crimes, more services, and problem in parking. If this blank rezoning is approve people should do a tax revolt and not pay the property tax.



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

This rezoning is essential for the long-term health of our city. Without it, the city will develop "walled", sterile communities in some places and ghettos in others. I've seen this in the USA and it's ugly.

Ultimately, the people needed for future prosperity of the city, especially younger people, will move to other cities, or to satellite towns, similar to Airdrie and Cochrane but further out because those are becoming saturated. They will have to commute to Calgary for work and that will continue to place a huge burden on the transportation infrastructure.

On a more personal level, my kids are already struggling to buy their first homes, and will probably have to move to other parts of the province or the country to get started. I would much rather they stay nearby.

The last thing we need in Calgary is nimbyism. It will kill our city.



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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)

Housing Rezoning – Parking for Tradespeople, Trees, Exploitative Developers
I understand the need for rezoning in our city; I see the struggle through friends and family to find affordable housing in our beautiful city. However, I believe there are unique challenges in Calgary (and Alberta) that are worth considering. As a Project Manager in the construction industry, I have witnessed the struggle of my partner and father, both tradespeople, to find affordable housing that meets their unique needs. The lack of appropriate parking and garage space for tools and consumables for their contracting business has been a significant issue. Having lived in both Killarney and Glamorgan, where the neighbourhoods have already been densified, we found it nearly impossible to park a work vehicle on the street and maneuvering in narrow congested laneways was difficult and the main reason we moved to a heritage neighbourhood with single detached housing only. I believe that Alberta houses a world-renowned group of tradespeople, and this rezoning is pushing their housing requirements out of The City. I didn't find an appropriate response to dealing with this in the FAQ, the blanket answer was "street parking is for everyone"; I would like to see some neighbourhoods require parking on the lot, especially in laneway housing, to mitigate this issue.

In addition, I am concerned about the big, beautiful trees in our older neighbourhoods. What protections will be in place for existing trees, and what requirements will there be for new trees on redeveloped lots?

Finally, I am concerned that this is an opportunity for developers to exploit the housing industry once again. I have seen it occur when a single-family detached home is demolished to create a fourplex. The original house costs \$600K, and the four new units are sold for \$600K each. What protections will be in place to protect consumers from being exploited by developers—especially in the beginning when the housing market will still be quite competitive?



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

rezoning will only further inflate housing and rental prices as developers will try to buy out existing/potentially rezoned houses and redevelop for profits. Traffic and education is another concern as some communities are already suffering from overflow of students at designated schools, jamming more people in the community will exacerbate the situation and force people to drive their kids to and from schools outside their community which worsens traffic. Overall, rezoning is a temporary solution which only solves a small piece of the puzzle, and bring more Cons than Pros. Please consider a more sustainable and strategic solution.



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First name [required] Dawne

Last name [required] Stirling

How do you wish to attend?

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

Date of meeting [required] Apr 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 proposal

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I understand the City requires additional housing, however, seeing the new builds approved around the City - specifically duplexes and fourplexes, the designs of which do not fit in with the established community, future builds must be reviewed separately. I would be horrified if a fourplex was placed on the lot beside me, blocking my sunshine and ruining a quiet family neighbourhood due to increased traffic and noise - and no recourse for the neighbourhood to fight it.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Attention City Council.

I am writing in regard to the citywide land use designation rezoning amendment.

I am opposed to the rezoning for housing project. I understand our city is in a housing crisis and we need to address it, but I don't believe changing the land use bylaw is the solution.

I believe low density mixed housing (R-G) should be designated in certain areas of the community. Changing the rezoning will only create more headaches by increasing vehicle and human traffic, issues with parking, increase noise and changing the overall aesthetics of the community. How would this change effect our property worth and attraction to buyers. I'm concerned this change will increase bylaw calls due to the increase traffic and parking issues. In turn, will this increase our property taxes. I'm concerned the increase in bylaw calls will result in increased fees to pay for additional bylaw officers to deal with all the complaints. I'm asking you consider the consequences of these changes.

My husband and I took careful consideration when purchasing the land for our home in the proximity of where it's located. We wanted a place away from the townhomes and condos so we wouldn't have issues with parking. We're avid gardeners and enjoy having the sunshine in our yard. Losing the sun to a tall building next to us would force us to leave our home.

Please consider the consequences of these changes.



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First name [required]	Lyne
Last name [required]	Hansen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 am not in favour of 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 will destroy my property value and the community. I saved for many years to lived in an r1 community and not in and r2. You don't realize the problems that rezoning will bring such as parking issues, etc...



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First name [required]	Gillian
Last name [required]	Brondyke
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Opposing the proposal to change Lake Bonavista from an RC-1 to RC-G
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

1. We live in Lake Bonavista which was specifically built with a maximum number of households with access to the Lake. With the new rezoning, this will create a direct conflict to the capacity of our Lake. If we proceed with this and exclude row house dwellings, we will have an under funded lake. If we allow for row houses to access the lake, we will exceed our Lake capacity. What does council propose to mitigate this conflict?
2. We have very little bus transit in our community, you cannot actually get to the Canyon Meadows c train station from within Lake Bonavista. You have to take a bus to Andersen Station and then wait for the Ctrain there. It is my understanding that an RC-G community is supposed to have multiple transit access points and options. At this time, Lake Bonavista is significantly lacking in transit access. Additionally, the bus times are so infrequent that it makes using them an impediment to transit users. I have two teenage sons who can attest to how unreliable our city transit is in this neighborhood.
3. We live on a very small Close with a park in the middle of it, with the potential of four new row houses per lot, this presents a serious impediment to the parking on our specific street, we have only one access road into and out of our street and we are not attached to a main road. This will become a major traffic and safety issue for our community,
4. We have already had to have the city come and mitigate several issues with sewer back ups in our basement. These stem from problems on city property, not our own. This is an ongoing problem in Lake Bonavista. With an increased strain on our sewer and water systems, this will present another major issue that our current infrastructure cannot support.
5. Our school classrooms are already over crowded and at maximum capacity, how are we going to be able to accommodate an enormous influx of potential students with this new proposal? There will not be enough schools to support this rise in population.
6. We moved here in order to pursue a certain quality of life within a single detached home community. By pushing through this blanket rezoning policy without proper consultation of each and every community and the residents affected, the members of council seriously obstruct our basic rights as homeowners and our quality of life.
7. 15 council members are making a decision for 1.5 million Calgarians, This is NOT Democratic. This should have been voted on by a plebiscite!



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

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First name [required] Marnie

Last name [required] Andersen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Opposition to 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)

The housing crisis is evident, and the solution by the City of Calgary is to promote and change rezoning policies for the Mass Production of New Homes. A short-term solution that will have long term and potential damaging infrastructure consequences because financial incentives have not been addressed. By offering targeted tax breaks for developers and exploring financial incentives, can encourage private investment. These measures not only support immediate housing needs but also lay the foundation for long-term community development. Without out these incentives then the issue of affordable housing will continue to occur, because the financial burden is passed onto developers, who in turn could pass it on renters and potential homebuyers who are facing raising housing costs themselves. As our population increases, finding new ways of living will become important to reduce costs in providing services such as water, gas, electricity and waste disposal. High density living are currently zoned for those purposes, but changing the zones so extensively within the City will be problematic and adverse lifestyle changes. High density living can also limit resources, increased levels of pollution, create social problems, and applies pressure on the natural environment. Please consider the long-term consequences of rezoning housing development.



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First name [required] **Scott B.**

Last name [required] **Howell**

How do you wish to attend?

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

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

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

[required] - max 75 characters **blanket rezoning policy**

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)

Thank you for reading my submission.
As a graduate of the political sciences, custom renovations professional, former teacher, former realtor and consultative professional I would advise that such a blanket policy would be a grave mistake in policy construction.
Primarily, because every home owner in the country has bough their home with an understanding of permanence, and that what they have invested their life's savings in will be the same in perpetuity.
Secondly, although availing such changes may allow for the development of low income housing on a broad scale, widening the scope will allow for abuses by those wealthy enough to own and alter homes of high value.
Tertiary, without restriction (such as a Glass-Steigal type of restriction) corporate entities will undoubtedly avail themselves of the opportunity to abuse and profit from such ownership-development.
Last and in closing, this type of blanket policy adjustment has been done before. However, the places where such modification has occurred have been less than democratic. Modifications of this type have served only to deepen ideological division and spur citizen malcontent.
I advise, narrowing of application and development processes; promotions in provincial grant and development incentives, and enhanced (inter-municipal) renter registrative and referral networking.



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First name [required]	Keith
Last name [required]	Brown
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Council meeting - Public hearing MONDAY, APRIL 22, 2024, 9:30 A.M.– 9:30 PM
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Council does not have the mandate for this city wide Land Use Designation. It should be abandoned or put to a plebiscite. I am 100% opposed to the Rezoning for Housing Project. Enacting this would result in chaos and not solve the "affordable housing" concerns.



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First name [required] Ursula

Last name [required] Reimer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

City council must listen to the people that elected them and that they work for. Blanket rezoning is not going to improve affordable housing, as proven when looking at housing built and sold as luxury living. If the council disagrees, they should prove where housing has become more affordable. Paying \$400,000 and up for a 2-bedroom unit is not affordable or family-friendly. Attention must be paid to infrastructure, trees must be preserved, and parking must be accounted for and not just 0.5/unit. This council must listen, it must agree to a plebiscite as proof that this is not a decision already made and all they do is paying lip service.



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First name [required] Ernest

Last name [required] Fisher

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 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)

Leave our neighborhoods alone! Our neighborhood is master-planned and we are all bound by restrictive covenants and have been since this community was built in the 1970s/80s. So how can you now purport to interfere with this contract and allow builders to walk roughshod over a planned community? Why should builders/developers destroy people's communities and have more say than the people who've nurtured these communities over the years? Stop the insanity!



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First name [required]	Brian
Last name [required]	Bolt
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 10, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	I'm not in favor of the planning for housing strategies.
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 already have secondary suites, as well illegal suites and I will not support the housing strategies, rezoning. The influx of immigration in Calgary does effect our way of life as we that have lived in this area for 40 + years. At present with the population in our community is crazy, we have NO parking in or around our home and vehicles are parked in front of my house for days! I have to park on side street or back lane to access my home. Please, do not put anymore people in the area in which I live. I hope that council will see what is being created and I think the whole council should be replaced!



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

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

[required] - max 75 characters	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 100% opposed to blanket rezoning. My neighborhood (Ranchlands) was master-planned and includes a plethora of rental properties. The area is replete with townhomes, duplexes and social housing already. This neighborhood was bought into by people who love it, I am highly opposed to turning it over to the whims of builders who don't care about the community. The people who live here should make the final decision. Allowing builders to decide without so much as a public hearing is anti-democratic.



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First name [required] Melissa

Last name [required] Khallad

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am 100% opposed to the blanket rezoning that is proposed. This will affect property values, infrastructure, and community amenities and council DOES NOT have the right to make a blanket decision like this without a plebiscite. When you take out properties like the Blackfoot Trailer park to allow developers to build you are not concerned with affordable housing and this blanket rezoning will also not allow affordable housing. The only one to benefit is the developers.



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

Hello - I live in Canyon Meadows. I would like to suggest the city looks at redeveloping the run-down strip mall at the corner of Elbow and Anderson (in front of Scarlet high School). If the city is truly serious about increasing households, you should be looking at density. This space is perfect for a retail/condo complex (much like the ones in Britannia). The reality with canyon meadows is this is a community of younger starter families/people that are not looking to sell. It would seem to me, that to get the same density as a low-rise condo building would take decades vs years.



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First name [required]

Mike

Last name [required]

Saunders

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 Counsel - April 22, 2024 @09:30

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 re-zoning project adopted by Counsel is ill-conceived and lacked the proper public consultations for somethings as impactful as this to the fabric of this city. The 'housing crisis' is poorly defined as part of this project. Increasing density will do little to bring down housing prices.

There is no benevolence in land/real estate development. Increasing density will largely benefit developers and contractors who come and go once the project is finished. The residents are left with a lifetime of encroachment into a neighborhood that they sought and bought in.

At the very least there should be no 'permitted' land use provision. All development applications should be 'discretionary' in the context of this re-zoning and subject to input from potentially impacted neighboring properties before an increased density project gets approval.

An initiative of this magnitude and impact should be taken to a plebiscite. For Counsel to have not 'read the room' and voted against a plebiscite in the Fall of 2023 is disrespectful, naive and bordering on neglectful.



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

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

[required] - max 75 characters	city wide rezoning
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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)

Your blanket zoning goes against years of city planning, how is build whatever you want where ever you want planning? Might as well mix commercial, farms, industrial, and residential together while you are at it and terminate the entire planning group, we don't need them with rules like this. It is chaos like a developing 3rd world country would have.



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First name [required] Janelle

Last name [required] Gaudet

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not think rezoning all of Calgary is a good idea. In Lake Bonavista many of the roads are only three lanes. If you have cars parked on both sides of the road then only one car can go through. Currently traffic is not that bad so cars can pull over and let others pass, but with increased car parking on the streets this would not be possible. On the streets that do have more than three lanes I am concerned for the safety of the drivers trying to get out of their driveways safely. Right now there are lots of gaps in traffic so people can back out of their driveways safely. With the rezoning there won't be the gaps in traffic.

I like having the choice to live in a quiet neighborhood. Rezoning all of Calgary would take away that choice.

Rezoning does not address the need for affordable housing which can be seen if you look at the price of homes in Marda loop.

I would like to see commercial areas built up (several floors) and have parkades rather than the sprawling commercial space we currently have. When I look at our grocery stores I see how much land they take up. It would be great if we built on top of them. That could make more room for residential areas. Look at deerfoot meadows. Large one floor buildings. I see so much land that could be used be used for residential homes instead of more one floor buildings. Condos could be built on commercial buildings. These should be strategically placed.

Increasing condos near the ctrain stations with parkades so that people who have to drive to the train station still find it convenient and have a place to park.

Last night hundreds of people showed up to the Lake Bonavista Community Association to meet with Peter Demong and voice their concerns with rezoning and were told that what we said there did not count as feedback and that we had to fill out this form if we wanted to be heard. Hundreds of people! And that is not taken as feedback. Then you give us this form which will deter many people from speaking up. I feel this council is not interested in hearing what the people have to say.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Please consider encouraging zoning for some small houses. (600-1200 sqft) For many the dream of a single-detached forever home is financially unattainable. Many Calgarians have smaller families, no longer have children at home, etc. and would be very satisfied with the chance to have a home with a small yard and minimal footprint. Condos built with very poor sound proofing, inadequate parking and constant concern of special assessments due to cheap construction lead to strains on the wellbeing of Calgarians in all areas of the city. Conflict between neighbours due to paper thin walls and too much density without the parking capacity do not provide a solid foundation to raise children, or feel stable in a home for a long period of time.



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly against rezoning.



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First name [required] Nancy

Last name [required] Staples

How do you wish to attend?

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

Date of meeting [required] Apr 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 opposed to any rezoning to residential areas in Calgary because I feel that this solution does not align with the needs of a "housing crisis". The city of Calgary has not done the research necessary to be able to guarantee that rezoning will result in more affordable housing, more housing perhaps, but not more affordable. The root of the problem has not been analyzed nor addressed. Who are the Calgarians at risk and why? Rezoning appears to be a rushed, temporary weak bandaid solution.



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First name [required] NANCY

Last name [required] WIESE

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I purchased my home, in Hidden Valley in 1997. Designated for Single Family Home Owners. I would like to keep it that way. We already have basement suites in the homes. In our cul-de-sac, we have so many rented homes with basement suites. Too many people in one house with so many cars parking (illegally) everywhere. Not good. It is far too congested now.
These citizens that rent out thier homes charge way too much rent. What is needed is RENT CONTROL.

This is not going to solve a shortage on housing. What is needed is Council to provide more rental apartments towers; like the good ol' days. Apartment towers downtown were rentals, not purchased with condo fees higher than the mortgage payments.

Minimum wage earners will never be able to save for a down payment; STOP permitting condominiums for purchase. Give incentive to Developers to build low-income housing complexes that are FOR RENT and are RENT Controlled.

Stop hurting your Citizens you are elected to HELP.