



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

First name [required] Mary and Richard

Last name [required] Shaw

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Response to Calgary City Council's proposal for citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We do not support the proposal for city wide rezoning particularly the R-CG designation proposed for Elbow Park. This area should only allow single detached homes and perhaps laneway homes where there is sufficient parking. Row housing will create significant parking issues and dramatically change the nature of the Elbow Park area. The same concern arises with secondary suites, semi-detached homes and duplex homes because it too will change the nature of the community.

Rezoning an area should only be done with proper input from a community and not just because it qualifies the city for federal housing money. The issue of housing shortages is very much tied to the federal government increasing immigration and student visas. Having created the issue they propose to solve it by providing funding to cities that blanket rezone. That is not fair to the communities involved.

Blanket rezoning is not a solution to affordability. Builders will acquire the lower cost properties and then work to destroy the surrounding area of single family homes. Witness Marda Loop and in particular 33rd Avenue SW. There is no evidence that pricing of homes in Elbow Park will be any less than today.

Much money has been invested by homeowners in their homes and the community in Elbow Park. Do not destroy what has been done for the sake of accessing federal funding. Resist the federal money until the blanket rezoning requirement is withdrawn. Alternatively do not proceed without first having a referendum in each community affected.

Richard and Mary Shaw
3823 12 St. SW
Calgary, AB
T2T 3P3



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First name [required]

Cody

Last name [required]

Crook

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition of the proposed blanket rezoning of communities. My main concern is that, if passed, there will not be enough consideration for the existing communities - eg. proposed developments will not be denied, but rather pushed through quickly. This impacts the look and feel of the community that I have chosen to make my biggest investment in. I chose to move from a new build community, surrounded by high density housing, to a heritage community, with large single family lots, purposefully. We moved here to get away from the cramped streets, neighbours that were so close that they were able to hear your in home conversations if your window was cracked, and heavy traffic in and out of the community during peak times. We hunted for increased space on our lot for our kids to play and our family to grow. We have worked hard and paid a premium to be able to make this choice. The proposed blanket changes will attract buyers that are interested in developing and multiplying these premium homes by putting multifamily homes, which will not fit the feel of the community and will take away from the reason all of our neighbours chose to live in a heritage community. At a ward meeting with Peter Demong, Joe Mueller mentioned that blanket rezoning will add more "choice" for people who are looking for homes. What about the choice that I and others have made, and worked very hard to make happen, to buy a home next to like minded, family oriented residents of an established community? Is my choice and my investment not worthy of recognition by council? I do not disagree that there is a housing crisis that needs addressing and that affordability is a problem, but I do not believe blanket rezoning is the solution. I think that more targeted efforts could be made, for example expediting the approval of secondary suites, expediting new community developments to increase supply, and increasing focus on subsidized housing solutions. I believe the best path to solving this housing crisis does not lie in blanket rezoning and I do not believe that all of council has the best interest of any Calgarian with these decisions.



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First name [required]	Dennis
Last name [required]	Fell
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 15, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

I disagree with the proposed rezoning changes. Not one councillor nor the mayor campaigned on these changes. PLEASE FIX THE ROADS!!!!
I've lived in Calgary for 55 years and have never seen roads this bad.



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Counselors, The reason I'm writing to you is to express my concern in regards to the proposed Calgary wide Re-zoning. As a long time calgary resident I have experienced and witness many housing changes and issues. As a new comer 20 years ago, both to Canada and Calgary I experience what is like living in a one bedroom basement, apartment rental units, and lastly accomplishing my dream to own my own place. While I acknowledge the need for affordable housing, I have also experienced the hardships of living in condense areas. Parking, noise, disagreement between neighbours, and some time violence. Please re consider your decision to implement Calgary wide reasoning. This change will significantly change our lives and add stress to our already strained lives. Since, this new proposal as a family we live in constant worry of who is going to live next door. The idea to implement fourplex units with the possibility to add secondary units next to our home will destroy our dream to raise a family in a community that is both safe and healthy. This proposal will only benefit investors, that will build ugly structures with only profit in mind not community or affordability. We bought a house in 6 months ago because we were attracted by the character of the homes and the community feeling. Adding fourplex, townhomes and duplex units will negatively change the community. Please vote against and stop imposing this on Calgarians, we bought a single home in an establish neighborhood with beautiful homes. Consider allowing older areas to keep their current zoning to preserve our community. Thank you for your time and I hope you hear all the Calgarians that feel violated by imposing this changes on to them.

I remember the hardship and discrimination people from the trailer parks had to endure when they were displaced, many lost all they have, today those trailer parks are empty and turn into dumping grounds, why not implement affordable housing in those lots first. Please think about Calgary and its citizens first. Put community and families before profits.

Andres Perdomo



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First name [required] Jackie

Last name [required] Perdomo

How do you wish to attend?

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

Date of meeting [required] Apr 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 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)

Current houses should be Grandfathered in and left as the same zoning as they were purchased in. We bought with this expectation, and we paid a premium to have a certain lifestyle in a quiet community. We expect this to stay the same, as that is what we paid for.

It is wildly inappropriate and an absolute abuse of power to do city wide rezoning without a vote that includes ALL Calgarian home owners, as this would affect every Calgarian.

This is supposed to be a democracy not a dictatorship.

People in politics are Civil Servants. The majority of people in Calgary are against this... of course unless they are a developer. Why aren't you listening to what the people want?

There shouldn't be a few older neighborhoods that are zoned differently, like upper mount royal. If this a truly a 'crisis' for space, those are the biggest lots. If this goes through, there should be no exceptions and everything should be equal and fair.

It doesn't matter if something was decided years ago for those elite neighborhoods. You are trying to change what I purchased, so why should those neighborhoods receive special treatment. It doesn't matter if some of those homes are century homes, what's the point in keeping the history and character when you choose to destroy Calgary's nature of small city cowboy/stampede charm and family oriented.

Please be honest with yourselves. Everyone can see that this isn't about helping people. It's about money.

Developers will build more very expensive homes, that people still can't afford. This won't solve anything. Instead it will create a 'true crisis' and other problems. This is the absolute worst idea anyone could have ever thought up. It's dishonorable.

The existing electrical and plumbing grid can't handle it. Don't you remember this past winter during the deep freeze when we had to borrow power from Saskatchewan, and people were asked to use less electricity? We also don't want more 5G towers, we know from research there are a lot of serious health risks associated with them.

Who do you think will have to pay for all the system upgrades? Taxes are already too high... Please be honorable in this decision... so far it is very dishonorable and morally wrong.

Row housing will destroy the character of older neighborhoods. Parking will be an absolute nightmare with neighbors fighting.



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First name [required]

Jim

Last name [required]

Bouch

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

Notice Of Public Hearing on Planning Matters

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 neighbourhoods included in this zoning change have been developed with consideration of architectural balance /design, green space and utility capacity /roadwork (safety, capacity). To now approve a blanket zoning change across city under an crisis umbrella planning may not be the best solution for many citizens who have chosen their area setting as a liveability factor following location , location location in real estate terms

AREAS OF CONCERN

1. As per proposal " Parks or green spaces will remain the same ,even if they are rezoned"

If this is the case then parks and green spaces should stay static on how they are classified in zoning terms currently in existing plan

2. The change in vehicle parking to 0.5stalls per unit (R-CG, H-GO) does not compute with factual ownership reality. Also, impacting the need not to provide parking for backyard suite instances where there is both on the property basement and backyard suites .

Currently Canadian ownership of vehicles (Angus Reid) is 84%. A Calgary study 2011 there were 1.64- 2.01 vehicles / inner and established neighbourhood households respectively.

We are already seeing cluttered static curb parking lacking spaces on properties and this further reduction is not practical and leads to possible conflicts , emergency access, snow clearing disruption .

3. The increase in lot coverage and height allowances impact liveability factor in altering green space , density ,views and solar panel exposure options.

In current resident homes averaging 5.5-7.7 m. (1-2 stories) will now increase to 11-12 m. which will imbalance neighbourhood appeal and visual character and not necessarily lead to lower cost builds.

PROPOSAL OPTIONS

1. In larger cities observations of greater emphasis of higher story multi- resident complexes along transit routes. We have invested billions of dollars in LRT, BRT and high volume roadwork and hence need plan strategically additional density around commercial, industrial and shopping/entertainment area clusters . this will align with less need of vehicles and gained population movement efficiencies, emission reductions and biking options.

2. Forgo the \$4million Calgary funding for \$10K subsidy funding for basement suites and place toward low cost housing

3. Pause bike path extension budget and fund low cost housing

4. Short term rentals generate business tax revenue in BC & Quebec. Victoria city has accessed these funds low cost housing



ATTACHMENT_02_FILENAME
(hidden)

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

We are strongly opposed to the Blanket Upzoning Proposal. Thank you.

April 13, 2024

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

Attention: Office of the City Clerk

Dear Sir:

Re: Blanket Upzoning Public Hearing on April 22, 2024

My husband and I have each had the privilege of residing in Calgary for six decades. Combined, we have lived in over 13 different neighbourhoods, all four quadrants, and a full gamut of housing types (basement suite to row house to townhouse to apartment to single detached house) within the city. We feel that the wide array of distinct and unique areas underpins Calgary as an attractive, vibrant, and welcoming place to call home. This desirable neighbourhood variety has successfully evolved over time despite (or perhaps due to) the numerous economic fluctuations endured here. At times, Calgary has been depressed and overbuilt while during boom periods local housing has been dearer and less available. Currently, Calgary faces the latter situation due to surging demand (driven by relatively attractive affordability and population growth factors largely outside of civic control) combined with costly supply (driven by upsized land, materials, labour, and financing costs).

We wish to register our strong opposition to the upcoming Proposed Land Use Designation Amendment, which would change the current zoning in many Calgary areas. The proposed changes, widely referred to as "Blanket Upzoning", will negatively affect us, our neighbourhood, and our city. Furthermore, there is no substantive evidence that Blanket Zoning is a panacea that will magically create extra affordable housing here in Calgary. We submit that Blanket Upzoning has no merit from a planning perspective, uproots the densification progress being made under the current Municipal Development Plan (MDP), and should be summarily rejected.

If implemented, Blanket Rezoning would:

Fail to address the affordable housing issue in Calgary.

About 3.6% of Calgary's housing stock is now identified as non-market, a level which needs to increase. A recent report identified that 84,000 Calgary households currently face unaffordable housing costs. We believe this serious issue should be directly addressed by the City, including contribution of its excess lands in building needed affordable social housing.

It is a naïve hope that Blanket Upzoning will eventually result in the trickle-down provision of further affordable housing. No compelling case in any other city has been presented. This

policy will work. Based on current estimates for new construction costs (\$1.6 million for single detached, \$0.9 million for semi-detached, and \$0.6 million for townhouses), there is nil chance that private sector driven development would create affordable housing supply. The latter is not the objective of Calgary's developers, whose modus operandi under our free market system is to maximize project profits. In essence, by implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to private sector developers.

The results of development in the Marda Loop area should provide a cautionary example; even under direct control zoning, to date there has been insignificant provision of affordable housing units despite the much higher densification.

Disregard progress made under existing zoning principles for an unproven social experiment.

We note that the broad key principles under the 2009 MDP included focusing future growth on nodes/corridors, activity centres, and greater Downtown, respecting the stability of established neighbourhoods, and growing within established areas. The thoughtful MDP, which guides Calgary growth through 2070, encompassed soft and gradual densification, engendering good public support with promising upside.

Under present zoning, the lands in greenfield and established areas can accommodate 440,000 more housing units following MDP principles. As such, we would query why Council would want to erode or ignore the central tenants of the MDP and thereby now expose Calgary's established inner-city neighbourhoods to unproven densification strategies? No clear evidence showing effectiveness to date in any other municipality has been provided by the advocates of unproven "missing middle" housing policies strategies.

Have significant and irreversible negative impacts on neighbourhood character and cohesion.

Calgary's neighbourhoods have evolved over many decades to reflect unique attributes of history, culture, geography, and commerce. This evolution has created diverse and distinct communities which underpin a vibrant city. The majority of Calgarians value this diversity when seeking where to invest in a home and raise their family. Implementation of Blanket Rezoning threatens to throw all of this away and homogenize our neighbourhoods, an unwelcome and unneeded change.

In particular, the single detached dwelling enjoys immense and widespread popularity with Calgarians, a fact that Council would be wise to acknowledge, respect, and consider. Moreover, it could be argued the availability of this single detached dwelling housing is a pronounced draw that has attracted many new Calgarians to live here.

Increase the strain on services and infrastructure.

There is no reason Calgary cannot achieve its densification objectives within the boundaries of its existing development principles. If major corridors are sensibly developed in step with transit capacity and infrastructure limits, a growing population can be accommodated. The undesired consequences of Blanket Rezoning will be irreversible strains on city parks, schools, utilities, waste/recycling, on-street parking, and other services. The proposed maximum 60% lot coverage allowed for new development will have desultory effects on existing foliage and ground drainage. Potential for protection of established neighbourhood environments will be eliminated without

continuance of the resident/community involvement now allowed under existing planning and development review processes.

Reduce certainty as to investment decisions in housing.

For most residents of Calgary, their home is the largest investment they will undertake. There are also the aspirational aspects of home ownership as the needs of individuals and families progress through different life stages. The Calgary housing market is large and diverse enough to ensure that a full range of housing options, both owned and rental, are available. Primarily based on private developer activity, the existing system has served Calgarians well for decades. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well. This will continue based on the provision of stability and predictability to homeowners regarding their substantial investments.

However, we wonder why Council narrowly decided against putting Blanket Rezoning to a public plebiscite, wherein the proposed changes and potential impacts could be fully discussed beforehand with Calgarians (rather than simply being driven by HATF's recommendations). Blanket Rezoning is an overly blunt instrument that eliminates direct opportunities for citizen engagement regarding future development in their neighbourhoods. Moreover, it has yet to be demonstrated that Blanket Rezoning is in the overall public interest.

Other considerations.

If there are significant identified shortfalls in social housing within Calgary, then Council and the City should focus on this issue more directly. The number of special affordable housing initiatives now underway should be further amplified, particularly via contribution of excess City lands for both social housing builds around Calgary and in participation with non-profit organizations on their non-market housing projects.

We are seeing a growing number of empty lots/deteriorating rental houses being held speculatively (for instance, within just 4 blocks of our inner-city house, there are 7 empty lots and 6 developer-held rentals). To accelerate building on these property holdings, thereby adding to housing supply, developers should be incented (perhaps with increasing incremental fees and taxes).

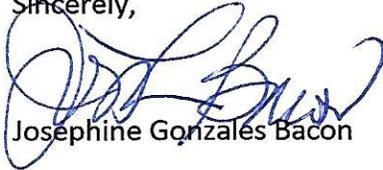
Regarding the demand side of the affordable housing question, it is notable that Council has to date not lobbied the federal government to temper its population growth policies to help attain a better housing supply/demand balance within Canada.

In conclusion, we strongly ask that Council on April 22, 2024:

- a. Abandon "Proposed Amendments to the Land Use Bylaw 1P2007" regarding Blanket Upzoning;
- b. Reaffirm the MDP in terms of directing growth to nodes and corridors and respecting the stability of established neighbourhoods;
- c. Urge Calgary's development industry to more fully embrace MDP principles on future projects;

- d. Continue to use the Local Area Plan process to refine housing development growth relative the MDP and community/neighbourhood perspectives; and
- e. Most importantly, enhance and prioritize City-directed social housing initiatives and projects, with contribution of existing City controlled lands.

Sincerely,



Josephine Gonzales Bacon



Timothy Denis Bacon



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First name [required]

Rhonda

Last name [required]

Schroeder

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

With regards to the blanket re-zoning of Calgary neighborhoods, we are in opposition to this action due to the following reasons:

1. Property values will decrease significantly
2. Infrastructure is not designed to withstand increased density in these older neighborhoods.
3. Our electrical grid is already in crisis
4. Parking issues
5. Schools are already overpopulated in these older communities
6. This will not help the housing crisis for the less fortunate of our City
7. An action like this should be brought to a plebiscite, as this should be a decision made with all City of Calgary residents
8. This is a highly strategic political, bribe from our Federal Government.
9. Damage to the urban tree canopy
10. Traffic congestion and pedestrian safety

We are not in favor of this blanket re-zoning.



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First name [required] Deborah

Last name [required] Sanderson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am a resident of the northwest community of Charleswood.

My concerns with the blanket rezoning proposal are as follows:

- There is no reference to consideration of the local context and surroundings, this would include the significant increase in building height to the existing bungalow and split level/two storey housing resulting in significant shadow, windows overlooking the adjacent property, the loss of tree canopy, and the lack of natural drainage due to the increased footprint of housing and paved driveways, walkways, alleyways.
- Parking considerations are of concern when basement and upper-level residences can exist on one property with up to 8 units and the maximum parking is 2-4 parking stalls. Street parking in my neighbourhood could not accommodate the unaccounted-for parking.
- The increase in density and street parking without adequate bike lanes will be a safety concern. Already, a bike lane was squashed along Northmount drive to preserve street parking. So that the bike lane from Charleswood Dr to 10th Street NW bike lane does not connect along Northmount Drive. I do not see how bike safety will be improved if there is already pushback to bike lanes to maintain street parking, when there is even more demand for space. Bicyclists, commuters and otherwise will be at higher risk.
- No parks should be rezoned along their edges to allow for future development. Already our parks are overrun with people and dogs. I frequent Nose Hill Natural Area Park, and ride my bike along John Laurie Blvd, the park areas are used heavily and any loss to the adjacent neighbourhoods is unacceptable. I fully support the recommendation of the Brentwood Community Association to change the designation of the park spaces to S-SPR with the sites declared as Municipal Reserve on land title.



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

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First name [required] Dylan

Last name [required] Brownlee

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Rezoning is a change that arguably doesn't get enough oversight and scrutiny even on the case-by-case basis it is currently being handled. This city-wide rezoning is a gross overreach of the elected fiduciary duty of council and is borderline negligent to the impact on the capital investments of our underlying residents.

The matter affects all residents/landowners within the City of Calgary and as such deserves much more dignity and oversight than a council meeting. Considering the City has held a Plebiscite on similar far reaching changes such as the decision to reinstate Fluoride in the drinking water, why is this council trying to fundamentally alter the entire fabric that governs the city that we love, without the same level of attentiveness?

I am an active community association participant, and after seeing how the North Hill Local Area Plan has neglected my community association's desire to initiate densification along major transportation hubs first, I am very concerned with the desire to remove the little controls that are still in place.

Please consider my feedback to be thought through and constructive. I am hoping to provide concise feedback to how this approach to rezoning is I'll conceived but even that is a challenge in the forum that has been provided.



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First name [required]	Ruth
Last name [required]	Freeman
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket Rezoning Submission to Council for Apr 22, '24 Public Hearing..pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please read my submission.

I have several concerns regarding the proposed blanket rezoning. I will highlight only my strongest objections, then conclude by submitting some recommendations for council to consider.

This council has NO MANDATE to implement such an overarching zoning policy for the city. No elected current council member ran on this blanket rezoning position, which means it has not been debated in an election and voted on by the residents of the city. Council does not have the moral authority to unilaterally change decades of residential zoning laws. Hundreds of thousands of residents have deliberately chosen in which communities to live, raise a family, and invest for their future, based on the attributes of the R-C1 and R-C2 zoning. The proposed blanket rezoning for these areas completely marginalizes the wishes and decisions made by these residents, with the city adopting an arrogant "we know best" attitude. This zoning policy change needs to be postponed until the next election at which time the residents of the city need to be able to choose their councillor based on a transparent platform where the rezoning is part of the election debate. A public hearing, where only some members of the public (i.e., those who can take time off of work or arrange child care) will manage to have a say for five minutes, is a demeaning forum for a policy change of this magnitude and significance, especially when it seems like a done deal already. An ad-hoc, one-sided overhaul of the existing zoning laws is a change in the basic rules; rules which every property owner had understood to be stable, before deciding to make one of the largest financial commitments in their lives. We relied on the integrity of the zoning laws and the city's planning department to uphold them when deciding where to live. As an example, I ask you to consider your reaction to a bank making a unilateral change to the terms of a GIC you purchased because the terms no longer benefitted the bank. This is the kind of unilateral change you are trying to impose.

BROKEN TRUST: In the past few years, the city planning department and developers have not always worked in good faith with residents when redevelopment projects have been initiated. We have direct knowledge of a case in our R-C1 neighbourhood where the developer skirted the newly rezoned R-CG guidelines for low density housing for their project. The planning department granted enough exemptions for the project to be rezoned as Direct Control, under R-CG guidelines. Despite many community objections, and an appeal to the SDBA, this project was allowed to proceed. Its photos were used as an example of H-GO zoning, ie medium density, in all of the city's recent public engagement information sessions. This is in a community where H-GO is not supposed to be an option, and where only R-CG will be allowed, according to the proposed blanket rezoning proposal. Obviously, we can no longer trust the city to follow its own guidelines in standing up to developers or actually listening to residents with very valid concerns.

R-C1 and R-C2 neighbourhoods are now UNDER SEIGE. Despite the platitudes from the city about how the change to R-CG zoning will still allow for mixed housing styles, this is not our lived reality. Perhaps in the new communities this has been successful, but that is not how redevelopment has been occurring in the established communities. Inner city neighbourhoods are having single family homes replaced by rowhouses and townhouses, not newer single family homes. Realtors are flocking to the area and soliciting business by trying to get any remaining single houses to sell. This policy definitely appears to be a gift to developers.

Why has no one at the city expressed any concern or understanding for the residents whose lives will be most directly affected by this sudden zoning switch? The city is asking all R-C1 and R-C2 residents to absorb all the negative impacts brought on by a higher density zoning, without any consideration for how this will impact their lives. There is absolutely no benefit or advantage for these residents, yet the city expects us to meekly comply! There should be something in it for everyone if such a significant change is being proposed. Subjecting the residents to increased traffic and parking pressures on the

neighbourhood roads, less privacy, more noise, fewer trees, less green space and lawns, more uncontained garbage, and years of construction disruptions are not being offset by anything from the city.

The blanket rezoning feels like a very rushed policy, developed by developers, to supposedly try to solve the housing crisis, while creating many UNINTENDED CONSEQUENCES which I have not heard the city address, such as the following:

- How does this plan to rezone to higher housing density across the city integrate with the City's emergency climate policy? The loss of the mature tree canopy with its cooling shade, plus the lawns and gardens being replaced with hard surfaces, as the R-C1 and R-C2 neighbourhoods disappear and are replaced by denser R-CG buildings, will inevitably increase the heat islands in communities, and increase water runoff. This runs counter to the climate change efforts to cool the city and conserve water.
- How does the city hope to encourage seniors to age in place? The loss of single level housing stock will effectively drive seniors out of the neighbourhoods they were hoping to stay in after retirement. Building 4 multi-level row-houses on one lot, with the bedrooms in the basement or on the upper levels, fails to consider the needs of seniors or other people with mobility issues. The community will become less diverse in the long run, not more.
- Exactly what is the city's vision for the future? How will the city look in the next decade? This blanket rezoning will give developers the control over how the city changes; and no one elected developers to pursue the best solution for themselves. I do not want Calgary to become an unimaginative and unplanned collection of high density constructions, inaccessible to people with mobility issues, and lacking in access to tree canopies and green spaces.
- Parks and green space will be of great importance for the residents living in the high density rowhousing. Ensure that no existing green spaces and parks that will be included in the rezoning can ever be developed (as happened with Richmond Green) by rezoning them separately as parks.

I recommend that the city take action towards implementing OTHER SOLUTIONS, some of which are far less disruptive and could be implemented more easily, more cheaply and more quickly; such as:

- Pass a bylaw to limit short-term rentals to the actual dwelling in which the owner lives, not an investment property that they own. Once BC did this, many thousands of **already-built housing options** suddenly became available on the market, and their prices went down, not up.
- Mobile home parks. This seems to be an obvious solution to providing more housing quickly and affordably, even if it is only temporary for the next 5 years, while the city works on building more affordable houses, using a more complete and integrated vision for this process than it has at the moment.
- Free up some surplus city land and allow tiny houses to be built there.
- Encourage more secondary suites in existing R-C1 and R-C2 houses.
- The newly constructed ring road has gobbled up acres of vacant land. Use its nearby land for new communities, rather than concentrating all development pressures on the established inner city neighbourhoods.

In conclusion, this rezoning plan needs to be defeated. It is very ill-conceived and lacks both legitimacy and a social licence. An election needs to be held on this issue. Development obviously has to happen, but a better plan that integrates with other priorities of the city, such as the climate emergency, diversity within the communities, school availability, and transit and emergency services, needs to replace this blanket rezoning idea. Listening to residents and all their concerns should definitely be a main consideration when developing the replacement for this faulty rezoning plan. Council will need to work hard to regain the broken trust it has caused.



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

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

It is our responsibility to ensure affordable housing for our citizens, IT MUST BE A HUMAN RIGHT to have access to housing



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First name [required]

Jaysen

Last name [required]

Verkoren

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)



ATTACHMENT_02_FILENAME
(hidden)

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

Hello, and thank you for allowing me to express my views:
First off, the majority of us Calgarians have chosen our neighborhoods based on our families needs, we wanted quiet streets to raise or children, parks near by, unobstructed views, the ability to park in front and or across from our houses, we want tranquilly and to keep the current space we have. Please don't believe that for multi families residencies that you can use a .5 per household number to account for the parking spaces required, that absurd. Go to the highly dense neighborhoods and see how we can't already find parking into front of our own homes, our children can't paly hockey on the streets as there are too many cars speeding by, towering complexes block our natural light that use to pass through our windows providing us with sunshine that allows us to grow plants, flowers and shrubs, older neighborhoods are already at capacity regarding infrastructure, sewer, water, power, waste collection services. We have a vast amount of land to the East, South and North of the City, develop that empty land where the services can be properly sized to handle the residency count, don't come and de-value our homes by re-zoning and allowing a mass uplift of fly by night developers/contractors to slam up complexes to make a profit off our backs wrecking our areas of peace. I already know of many Calgarians that have been here their whole life and are very ready to leave this lovely city due to councils current direction. Re-Zoning is not the housing crisis solution, it will take just as much time retrofitting services then just using all the bare land around the City to build more complexes. IF these do go ahead they need to have underground parking with a minimum of one stall per bedroom. the facts are older children cannot afford homes, so they live with their families but still need their own cars to get to and from work or school. I know of numerous families still living together with children in their thirties these families now have up to 6-8 people living in a 3-4 bedroom house and own 6+ cars all parked on the streets so there's no way the current space allows for complexes to fit into these already built up neighborhoods too



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First name [required] Deborah

Last name [required] Provias

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Upzoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket upzoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

To the City of Calgary Mayor and Councillors

I am writing to express my concerns regarding the proposed blanket upzoning of my neighbourhood to R-CG. While I understand the need for urban development and growth, I believe that the current approach will not significantly contribute to affordable house and could have negative consequences for our community. I hope the council votes against this initiative and pursues alternative zoning options to achieve the end goal of increasing the amount of affordable housing in our City.

Firstly, my views are driven by my belief that blanket upzoning compromises my choice:

- My choice to live in a single family home neighbourhood will be taken away.
- My choice to promote and preserve the historical character of my neighbourhood will be increasingly difficult to achieve.
- My choice to have my children live in my neighbourhood will continue to be increasingly difficult as the existing affordable (lot value) homes are priced up by speculative developers.
- My choice to have local infrastructure and schools that are not challenged with increasing density will be limited to new neighbourhoods.¹
- My choice around the significant investment I have made in my home will be threatened by policy changes.²

Secondly, my views are driven by my belief that design-based upzoning approaches will be more successful in increasing the amount affordable housing. It seems the City is taking the easy way out with blanket upzoning - not putting focus on properly designed densification but rather leaving it to developers.

- Poorly designed density feeds public frustration. As an alternative, adding density in appropriate locations can create great places to live and increase the amount affordable housing.
- Good design principles focus on increasing densities in appropriate locations. These locations do NOT include :
 - Areas where the infrastructure — water and sewer lines, roads, and schools can't handle it.¹
 - Areas that are exposed to natural hazards such as flood or wildfire.
 - Areas where the cultural value represented by heritage and historical significance is not challenged.

Finally, my views are driven by my belief that blanket upzoning has unintended negative consequences.

- Drives development decisions to the courts as using Restrictive Covenants

- Creates divisiveness across the City with so much lost time spent defending such a small part of the overall Affordable Housing strategy
- Negatively impacts philanthropic initiatives.

I would like to close by saying without good design, densification can backfire – and blanket upzoning is not good design. Any densification is NOT a good thing.

Deb Provias

¹ In respect to infrastructure challenges, I have been referred to the population data from “School of Cities” the shows mature neighbourhoods such as Elbow Park, Rideau and Roxboro having a decline in population over the period 1996 to 2021 thereby providing room in existing infrastructure to manage densification. I believe the “devil is in the details” here as the population decline can be attributed the cyclical rise and fall of neighbourhood demographics. As a resident in these areas, in decline is due to children leaving rather than houses sitting empty. Just now, new families with young children are starting to move into our neighbourhood. School enrollment and pressure on our old existing infrastructure will continue to increase in the next ten years without densification.

² Again, the “devil is in the details” with respect to property value impacts due to densification. Neighbourhood prices have already been observed to increase due to developer speculation for lots with “tear down” property in Elbow Park. Conversely, there is the risk that my property, with value more than just land, will be negatively impacted by having a multiple family dwelling adjacent or across the street due to lack of privacy, access to street parking, shadowing etc. Current Calgary market analysis does not have a basis at the moment to assess the magnitude of this risk.

‘Any densification is NOT a good thing’



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First name [required]	Marjo
Last name [required]	Luider
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, 2022
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing of council on blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to city council.docx



ATTACHMENT_02_FILENAME
(hidden)

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

To: City council

Re: City Wide rezoning

I am opposed to the plan to do a blanket rezoning for the City of Calgary. In my opinion it is a bad plan that will benefit very few people. It seems to me that the whole problem stems from the idea of bringing in more people. The problems that this idea caused are numerous, but had the biggest impact on lack of housing, and water shortages. Would putting more families into every district really guarantee that these dwellings would be affordable to the people who are waiting for a house to live in? More people in an area would lead to more pollution per square meter, more traffic congestion, and more violence. Studies have shown that overcrowding leads to an increase in violent behavior. Therefore, you would need more police for any area. More traffic congestion would lead to more accidents, and more road construction to accommodate all that traffic. What about the increase in the spreading of communicable diseases. So, then you would need more medical personal to deal with the uptake in people getting sick.

Many people have worked hard to keep their homes, so they could retire to the communities they helped build. They have worked hard to maintain their homes, and their yards. When they retired, they wanted safe and quiet areas to live in. That is now being threatened. Are their values less important than this plan to squeeze in as many people in an area as possible?



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

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

[required] - max 75 characters	Public Hearing on Planning Matters rezoning
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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)

I recently received a letter from the City advising of the proposed rezoning of my property, to be considered at an upcoming public hearing.

Unfortunately, it is not practical or feasible for me (or many others I suspect), to attend what is likely to be a protracted process over a number of days. I am therefore writing to voice my opposition to this proposal.

I sincerely believe that a blanket re-zoning, as proposed, is not a viable solution to the affordable housing crisis we are facing.

The communities of Mahogany, Auburn Bay and Seton with which I am familiar are all master planned communities with a wide range of housing types ranging from condos in the low \$200k's to lakefront property north of \$1million, and which meet the needs of a wide spectrum of our community. In addition, with the prevalence of narrow lots in Mahogany, I do not see that it would be possible to knock down one home and construct a duplex infill on the site, particularly since the vast majority of homes are less than ten years old. This is unlikely to be a viable economic proposition. Basement suites are also unlikely to be practical or feasible due to the narrow lots creating challenges for access and parking pressures.

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

I am unable to comment on infill properties in established communities, but in my limited experience (I had a friend who purchased one half of a new duplex in an established community at a cost of close to \$1million), developers typically construct high value properties in order to recoup their investment and construction costs. These type of developments are not going to address the affordability crisis.

I am not sure what the solution is, but maybe re-zoning only those areas currently under development in suburban communities, so that developers have to construct more affordable options from the outset. Copperfield community appears to be a good recent example, where it is possible to purchase single family homes with legal basement suites ready for occupation.

In summary, I believe the current proposal is ill-conceived, without consideration of the housing diversity already present within many of the newer communities in Calgary. In this case, one size does not fit all. I trust that Council will vote against this proposal and request that alternative solutions be sought to this unfortunate situation.

Thank you for your consideration.

Brian Gillingham

108 Mahogany Court SE, Calgary, T3M 0X5



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First name [required] ROBERT

Last name [required] SAWCHUK

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) calgaryrezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

All relevant commentary is contained in the PDF file

To The Mayor and Calgary City Council:

1. It should not be necessary to remind the Mayor, City Council, and the City Planning Department that the designations “affordable housing”, and/or “rezoning” are simply PR terms (soft language, spin, paltering) that are more aptly both subsumed by and correctly referred to as “urban densification” (“post-suburbanization” and where “densification not only serves environmental interests but also helps defend the ‘same old growth machine’”, or “the triumph of a neoliberal ‘growth first’ ideology”. But, “In fact, the idea that the dense city is more sustainable than the low-density city can be contested on environmental grounds. This plasticity of the environmental discourse makes it all the more obvious to consider densification as a political process favouring some interests while disadvantaging others.” Further noting that, “. . . new urbanist models are eagerly supported by many land developers, builders and local political elites favouring growth.”).

[document \(hal.science\)](#)

In other words, the current “sustainability fix” is the attempt to resolve “tensions between capital and labour, and economic development and collective consumption.”; where, “sustainable development is itself interpreted as part of the search for a spatio-institutional fix to safeguard growth trajectories in the wake of industrial capitalism's long downturn, the global ‘ecological crisis’ and the rise of popular

environmentalism.” Notwithstanding the fact that “corporate capital, in both public and private sectors, has proved remarkably adept at selectively incorporating environmental concerns in order to manage ecological dissent or pursue new accumulation strategies.” Such that, the objective becomes one where densification and sustainable development become those policies designed “to neutralize environmental opposition by projecting a value-free vision of ‘win-win-wins’ between economic growth, social development and ecological protection.”

2. In addition, the use of supporting studies by The City of Calgary that seek only to demonstrate positive values without considering potential unintended consequences, negative externalities, and/or negative spillovers accruing from policies favoring densifying the urban landscape is intellectually dishonest, that is “There actually is a mismatch between what science has concluded and what practice use as an argument. We have systematically investigated both the scientific evidence and arguments used and conclude there are good reasons to be more critical about simple solutions in the form of densification and instead seek proof and knowledge of both pros and cons.”

[Negative effects of densification are overlooked in urban planning \(chalmers.se\)](#)

Because, “The focus on the benefits of densification has often overlooked its potential negative effects. These negative impacts include the physical and mental health implications of stress from reduced living space, increased traffic congestion and concentration of air pollution in densely populated areas, loss of access to public amenities (crowded public spaces), increased land and housing prices in selected areas, lack of privacy, increased exposure to noise as well as negative environmental impacts arising from increased energy demand / GHG emissions, changes to microclimates caused by increased amount of built form and reduced green spaces and unsealed surfaces. . . . As with the benefits, the costs of densification may not be evenly distributed amongst the population and amongst different cities. Unintended consequences of densification can reduce the affordability of housing and thereby cause displacement and increase the commuting distances.”

[BCCFPDensification.pdf \(buildingsandcities.org\)](#)

As well, “While a recent global systemic review of the scientific literature nevertheless argues that densification is positively correlated with more sustainable transport, it also indicates it is negatively associated with ecology, health, and social impacts, dimensions however much less studied.”

Further, “In their study of densification policies in the Ottawa region (Canada), [Leffers and Ballamingie \(2013, p. 1\)](#) note that zoning is often explicitly used as a flexible policy tool for

“achieving ‘highest and best use’ of private property” through an exercise of power that favors the market over community priorities.”

[Frontiers | Contested densification: Sustainability, place and expectations at the urban fringe \(frontiersin.org\)](#)

And again, “Researchers have also debated whether a more compact city will create a more liveable urban environment and improve local services. But this claim have been met by a counterclaim saying that higher densities lead to more crime, noise and pollution, and that the compact city is not socially acceptable due to perceptions of overcrowding and loss of privacy.” Because, “the illusion of urban renewal as an integration in which the basic attribute of the urban space is a richness and variety of relationships between people from different social and consumption groups falls down because of solutions dictated by the power of capital”.

[fbra243.PDF \(witpress.com\)](#)

Finally, “Despite its documented benefits, densification has been indicated as a potential driver of inequalities in contemporary cities. Given its entanglement with urban growth pressures, densification can be linked to increasing land competition, land value extraction, real estate speculation, housing inequalities and gentrification. Some studies have shown that densifying existing residential areas

without activating policy tools for enhancing residential stability can lead to the direct displacement of vulnerable population groups. Other studies have asserted that densification areas are desirable to small elites seeking urban “low-carbon” living and who can afford to live in redeveloped central neighborhoods. Furthermore, scholars argue that densification is a driver of “new-build gentrification”, i.e. gentrification processes in newly developed residential areas, accessible only to the well-off. . . .Neighboring areas of new developments may increase in desirability as a spill-over effect, which is manifested in surging housing prices.

[Full article: Urban densification and exclusionary pressure: emerging patterns of gentrification in Oslo \(tandfonline.com\)](#)

3. It is also worthwhile to note that the argument, or case pleading presented by the City of Calgary and its representatives relies on the flagrant use and abuse of commonly known biases; such as, confirmation bias and groupthink. As it is demonstrated in the material presented at,

[Rezoning for housing \(calgary.ca\)](#)

4. The situation or housing unaffordability “crisis”, as it is now referred to has its origins in: “The Century Initiative (originally the Laurier Project Foundation) is a Canadian

lobby group and charity that aims to increase Canada’s population to 100 million by 2100.” The question of who ultimately benefits from directed and persistent lobbying efforts and in what way(s) is vitally important regarding the push to increase population and its knock-on effect: greater urban densification. Where it is noted that, “This densification of urban real estate could bode well for all asset classes of Canadian real estate.”

[How dense is too dense? Challenges of urban densification \(osler.com\)](#)

['A new phenomenon': Big investors eye Canada's home market, ReMax president says | CBC News](#)

Which is understood to be the maintenance, perpetual growth, and cultivation of a dominant FIRE (service) economy and rent seeking more generally as a response to deindustrialization and the offshoring as a result of the economics of arbitrage (‘global labor arbitrage’).

[Stephen Roach: How global labour arbitrage will shape the world economy - Global Agenda News \(globalagendamagazine.com\)](#)

Further noting that, “The real-estate market desires the creation of places with high profitability, strategically located in large metropolises. This mechanism is further fuelled by the financialisation of the real-estate sector and the

commodification of housing, which act as a driver for more concentrated operations and attracting international investors. Densification here appears as a means to increase value extraction by investors and developers. It is also increasingly seen as a means to finance social and/or public services such as affordable housing, sport facilities and green areas through negotiated planning gains. As suggested by Livingstone et al., it is thereby associated with a form of ‘private Keynesianism’, which does not always deliver its promises.”

[Regulating urban densification: what factors should be used? - Buildings & Cities \(journal-buildingscities.org\)](#)

[123-1-3381-1-10-20210325.pdf \(storage.googleapis.com\)](#)

Finally, the policies of population/economic growth inevitably puts upward pressure on house prices, which in turn translates into higher land prices and greater profits for both land developers and real estate speculators. That is, “The replacement of older buildings by new ones often leads to housing price increases.” Because the FIRE economy dictates that, “Housing is considered a safe and lucrative investment, leading to speculation, especially with low or negative interest rates on the capital markets.”

[Planning with power. Implementing urban densification policies in Zurich, Switzerland \(unibe.ch\)](#)

5. “City governments are compelled to increase growth for a number of reasons, most importantly because, local government tax revenues are dependent on increasing the appraisal or exchange value of land, and the intensification of land use means more tax revenue. Moreover, politicians’ campaign funds are tied to the expanding fortunes of these local landed elites. . . . More and more cities present themselves as more ‘environmental friendly’, ‘sustainable’ or ‘smart’ and local development policies, at least partially, seek to internalise the social and ecological costs of growth. For instance, the focus on the environment, While et al. contend, serves two purposes: it allows for spaces in the city to be cleared for new rounds of development; and it diffuses potentially disruptive political opposition. The production and destruction of urban landscapes is a precondition for new rounds of capital accumulation and expansion. . . . More importantly, it is also unclear whether compact cities, in fact, do have a smaller ecological footprint. Instead, smart growth is very compatible with a traditional growth machine agenda because it does not seek to alter any of the fundamental social relations that produce ecologically unsustainable urban growth. Smart growth becomes much more about creating an environment of sustainable returns to investment than environmental stewardship, even if there might be some ecological benefits.”

[USJ478234 1..16 \(researchgate.net\)](https://www.researchgate.net/publication/354782341)

“A growth coalition (or a development regime) emerges when a convergence of interests exists among political elites, landowners, speculators, developers, building contractors, manufacturers and all business owners who take advantage of urban growth. A growth coalition is characterized by a collective belief system, shared by the political-economic elite of a city, that the spatial location of socio-economic activities and infrastructure are the central issues at stake in urban development because they support land rents, tax revenue, and the economy of the city as a whole. . . . Powerful lobbies represent landowners’ interests, as well as those of institutional investors (including pension funds, banks, credit unions, and insurance companies), and develop strategies to secure their specific (sectoral) interests in policy-making.”

[Planning with power. Implementing urban densification policies in Zurich, Switzerland \(unibe.ch\)](#)

6. Noting that, “Creating transparency over existing power structures – e.g. through improved conceptual clarity – is essential because power is a central determining factor of spatial development, including with regards to urban sprawl or densification. . . . The implementation strategies, including the policy instruments put forward by planning administrations (e.g. transferable development rights or command-and-control forms of zoning), are never value neutral; they are always embedded in a particular representation of the role of the state, landowners, or tenants.”

[Planning with power. Implementing urban densification policies in Zurich, Switzerland \(unibe.ch\)](#)

7. Finally, sustainable growth has become the new received wisdom and a current buzzword. And like rezoning, it is an oxymoron, an excuse for, and a method of rationalization for everyone interested solely in greater personal capital accumulation achieved through the noble lie of perpetual growth.

Sincerely,

R. Sawchuk



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First name [required]

Julie

Last name [required]

Crouch

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

I wish to comment on the City of Calgary Land Use Designation amendment

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Council, I am greatly disturbed by your proposed amendment to the land use designation/zoning laws. The majority of people who have purchased homes have done so with deliberation and great planning that reflect their values. This is likely the greatest investment an individual will make and should not be taken lightly by the council members who have been elected to serve them.

Although we do obviously have a housing crisis in the city, one cannot solve one problem by creating another. There is no evidence displayed that rezoning the entire city will in fact solve our housing issue either short-term or long term, and in the meantime may create irreversible harm.

One of the issues you have presented to the public is lack of affordability for a percentage of home owners. I would ask you to consider that one of the reasons affordability has been reduced is because of developers now buying up single family homes, to the detriment of individual buyers. They repeatedly outbid those who are trying to purchase homes, jacking up the prices and making it nigh unto impossible for individuals to purchase the homes they desire in the neighbourhoods they wish to live. Plus, there is no guarantee that when the developers have created whatever they have in mind, within the new zoning rules, that their homes will be either desirable or affordable to all people.

I ask you to go back to the drawing board and reconsider all the ramifications of this amendment and look for other ways to reduce the red tape and make the process more efficient while preserving the city that we have invested in.



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First name [required]	Bret
Last name [required]	Fladeland
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council, zoning amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Comments redesignation to R-CG_B.Fladeland.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am against the proposed Land Use Designation amendment that seeks to implement the Home is Here: The City of Calgary's Housing Strategy. The proposed drastic change in land use would negatively affect homeowners who bought with expectations of stable zoning. Changing the rules after people have invested hard-earned money into their properties is unjust. City Council needs to take measured, thoughtful steps to address housing affordability versus taking a broad tactless approach that will adversely affect existing homeowners. The proposed rezoning would obviously increase parking congestion, including on streets that currently have limited parking available. Community character would be further damaged beyond the densification that has already occurred. The resulting increased land coverage could also exacerbate flood damage to both homeowner and City property. I urge City Council not to proceed with this amendment.

Bret Fladeland
Renfrew Community
Calgary, AB

2024-Apr-14

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

City Council,

I am against the proposed Land Use Designation amendment that seeks to implement the *Home is Here: The City of Calgary's Housing Strategy*. The proposed drastic change in land use would negatively affect homeowners who bought with expectations of stable zoning. Changing the rules after people have invested hard-earned money into their properties is unjust. City Council needs to take measured, thoughtful steps to address housing affordability versus taking a broad tactless approach that will adversely affect existing homeowners. The proposed rezoning would obviously increase parking congestion, including on streets that currently have limited parking available. Community character would be further damaged beyond the densification that has already occurred. The resulting increased land coverage could also exacerbate flood damage to both homeowner and City property. I urge City Council not to proceed with this amendment.

Bret Fladeland
Community of Renfrew Resident



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First name [required]	Harry
Last name [required]	Heuser
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 of Planning Matters Land Use Designation (zoning) Amendment
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Rezoning for Housing 2024 Harry Heuser.docx
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ATTACHMENT_02_FILENAME
(hidden)

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

20 Deercross Place SE, Calgary, Alberta T2J6G6
Roll Number: 150204709

April 14, 2024

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100
Calgary, Alberta
T2P 2M5

Re: Comments Related to Rezoning Housing Project

Thank you for the opportunity to speak to this important issue. My name is Harry Heuser and have owned one single-family dwelling continuously in Deer Run since 1995 - nearly 30 years. My wife and I have raised 5 kids here and today those kids and 8 grandkids are frequent visitors. Our quiet location in a small cul-de-sac is perfect. I do not want this idyllic setting eroded in any way. I am strongly opposed to this proposed Rezoning for Housing application. I'm focusing my opposition based on two points which I hope appeal to City Council's duty to base decisions on facts and not feelings.

The first is population density of my Deer Run Community. I have heard from Calgary Community Planning that communities like Deer Run are underutilized for their current population density. It felt like it was being argued that Deer Run's infrastructure was designed originally for a certain density yet today a variance supposedly exists that population density can and should be increased. First who determines this variance of underutilized infrastructure? The city? Or the dwelling owners in Deer Run? Who gets the final say on the accuracy of this variance because surely analysis is wide open to interpretation. Without question my 30 years of dwelling ownership and taxes paid has covered off the amortized cost of the original infrastructure and operating costs. With full knowledge I bought into a known density and infrastructure ratio and therefore associated benefits of environment, openness, and access that was offered. Anecdotally my cul-de-sac saw 12 automobiles every day in 1995. Thirty years later there are still 12 vehicles

in my cul-de-sac. It took me five minutes in 1995 to get to grocery stores and other retail services, and it still takes me five minutes today. If anything, there are more retail services in our community today than 30 years ago which implies demand from somewhere. Who better knows the Deer Run environment other than the people who actually live there? City Council needs to listen to all the citizens, not just a fringe. Base the arguments about density on solid analysis, and ample communication. Confirmation bias is when you have a desired outcome and then invent the analysis to support the outcome.

My second issue is most egregious. The Task Force that led to this Rezoning for Housing project was comprised of five City Administration community planners plus ten individuals from various social justice and nonprofit platforms. I looked up online the background of these ten. To a person they are all warriors for social justice, shelter is a human right, inclusive communities, and affordable housing. Individually any of this interest is important. But when City Council packs a task force with single interest groups what does anybody think the outcome will be? Let's create a task force for a new arena and entertainment district and stack the task force with hockey players, sports broadcasters and entertainment personalities. Or a task force stacked with car drivers for an audit and review of bicycle lanes. Or a fluoride task force stacked with dentists. You know where this is going. Any insulated cadre of group thinkers is wrong. And this current Rezoning for Housing Task Force and its outcome was equally wrong.

City Council you know what you have to do. Take this whole issue back to the drawing board. Thank you for your time.

Harry Heuser

20 Deercross Place SE

Calgary, AB

403-689-7001

harryheuser2@gmail.com



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First name [required] Imogen

Last name [required] Murphy

How do you wish to attend?

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

Date of meeting [required] Apr 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)



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First name [required]

Ineke

Last name [required]

Ruhnke

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 housing hearing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

While the need for boosting density it is very important for us, so is preserving our neighbourhood, community and our property value. Parking is a main concern since we already have problems with parallel parking in our cul-de-sac. In our opinion this blanket rezoning does not create affordable housing but yet there are many places in Calgary where new housing units could be proposed. Perhaps look at creating attractive housing for elderly people like ourselves who do not need assistance - yet. Most of our elderly friends still live in their big houses, often by themselves because there are very few affordable options. The wealthy developers might now have free range. Amendments need to be considered. Thank you.



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

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

[required] - max 75 characters	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)

Wrong approach- blanket rezoning appears to be a hasty decision? Wanting to speed up Federal money that comes with strings attached? This will not create affordable houses just developer profits! This needs to be by community not a blanket approach! West Calgary is not affordable? Why isn't Curry being made into apartments? Inner city unused space



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First name [required]

N.

Last name [required]

McCay

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 bylaw

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 Councillors and Mayor,
I am a resident of Glamorgan. It has a variety of condos, apartments and single family homes. I bought a bungalow surrounded by other bungalows, on a quiet street, as this was the type of street and neighborhood I wished to live in. I do not want a variety of buildings (infills, row house, etc) next to my home. I see this in a variety of communities, such as Killarney, but I chose not to buy in that community for that reason. I do not support blanket rezoning.



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First name [required]

Janice

Last name [required]

Chatelain

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I'm adamantly opposed to Blanket rezoning! From an environmental standpoint when it involves the destruction of homes, trees, and green spaces, that most people have bought to live out their dreams. Having a 35 foot tall building blocking out sun to a single family home would be immoral. Parking and infrastructure is largely being ignored. We need to consider the need for green space to absorb rain water. Flooding will be imminent. Also the recent Arbor lake fire of row houses shows that insurance will most definitely go up because of the risk of fire in these buildings being built with zero property lines. The rent prices are exorbitant for what people are getting. So I am deeply offended by the term affordable housing. As this is not what affordable homes should look like. In the USA you can buy a home with a large lot for a much lower cost. We have a larger land mass and people deserve to be able to grow their own food and enjoy nature in such a climate aware community such as Calgary. I bought my first home at 28 for 90,000 dollars. Now my very modest home has almost tripled since we bought in 2000. Families are currently having to house their adult children which means that a single family home has more than 4-5 adults living there. With extra cars on the drive way. Far better to properly plan properly design with established building contractors to help design a community of affordable housing and infrastructure for the well being of all concerned.



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First name [required]	mary
Last name [required]	henderson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Meeting: City-Wide Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I would also like to speak

Submission from:

Mary Henderson

520 21 ave NW, Calgary, T2M 1J7

Trogir1189@gmail.com

Re: Objection to City-Wide Zoning Change from R-C2 to R-CG

This is an objection to the Citywide rezoning proposal.

There are winners and losers in any change process. That is accepted. But change cannot grossly and disproportionately impact a single group. That is not change. That is imposed inequity.

The City, in what appears to be a data-starved panic, is proposing material and fundamental change to (i) the primary asset of most residential taxpayers in Calgary; and (ii) the way in which currently healthy communities operate, live and thrive.

The change process has been clumsy, ill-conceived, short-sighted and chaotic at best, panicked and intellectually dishonest at worst, lacking in the application of principle, transparent data re impact on existing residential taxpayers (social, economic, safety), infrastructure, community dynamics.

City-Wide rezoning is an important matter of general public interest. It requires a plebiscite or at the very least time to assess impact and consider reasonable submissions for proposal changes.

Context

We own a cottage home at **520 21 ave NW, Calgary (50 ft lot - Mount Pleasant)**, with a large garden where we spend our summers. This is why we moved to this home in 2010 and have chosen to stay.

The 5th st/21st ave NW block is currently diverse comprising (i) single family units on 50 ft lots, (ii) newer infills, (iii) older 1950s one story multi-unit rental units – close to 4th st NW, (iv) a single family unit on a 25 foot lot converted to 8 units many, many years ago and grandfathered into existing zoning regulations. We have 2 schools within 4 blocks of our home; a Recreation Center (ice rink, pool) and a Community Center within 1 block and 5 blocks respectively - all frequented by children's events in summer and winter.

As a matter of principle and personal values, we support thoughtful, incremental change and increased community density and diversity. The proposed rezoning change is not that. For the articulated in our objection, rezoning of the nature and at the pace proposed is enormously short sighted and reckless, shifts the full burden of the housing dilemma to residential taxpayers, disregards the inequitable impact on certain Calgary communities, relies on motherhood statements not data for it's planning and has ignored the will of taxpayers by failing to put the matter to a Citywide plebiscite.

Objection Details

Living in a neighborhood, and in particular on a block that is already diverse and arguably **already** meets the City's housing objectives, gives us a uniquely credible perspective.

We have the following **objections to the pace and substance of proposed City-Wide rezoning changes.**

1. **Change is Absurd in Degree and Pace – R-C2 to R-CG**

- a. **From one unit to up to 12 units** (4 units each with potential for 2 secondary units) on a single 50 foot lot (with no regard to mid block position), represents an **1100% change in unit and population density even if each unit has only 2 people.** This is absurd on its face substantively - unless the City wants to turn a community into a commercial district.
- b. The pace of change is so out of step with the public infrastructure necessary to support the change, it is difficult to lend any intellectual capital to the arguments in support of the City-Wide rezoning (see below).

2. **Change is not supported by necessary Infrastructure, Community Planning or related Municipal Bylaw changes**

- a. ***Insufficient Infrastructure:*** I lived in the Netherlands for 9 years on assignment with an oil and gas major. I know what it is like to live successfully and safely in a high-density community. **Calgary Mount Pleasant lacks all of the core infrastructure elements: (i) reliable, convenient public transit; (ii) a bicycle and walking culture with abundant, safe, designated bike and walking lanes; (iii) shopping streets for daily necessities (food, pharmacy, physician, post office etc) within walking distance (2-3 blocks); (iv) tariffs on vehicle use dis-incenting usage; (vi) a temperate climate** supporting it all.

Calgary cannot pretend it has a culture and public infrastructure it does not have, won't have (in even the intermediate term), and has spent no time investing in. Forcing community planning into a fictitious reality will cause the City to break, community by community. Surely that cannot be debated.

Start the necessary infrastructure and related cultural changes now and move the Community Planning at pace with that change.

- b. ***Community Planning:*** Higher density units on main streets, at a block's end, can work if sensitive to the Community. However, it is hard to even begin to address the **absurdity of mid-block units where 12 units could replace 1. From any sensible planning perspective or principle, it is simply ludicrous.** Functionally, it is the same as having small apartment buildings randomly placed beside, opposite and down the street from your bungalow.
- c. ***Municipal Bylaw Changes:*** **Rezoning will change the balance between owner/occupied and developer-owned units. Social incentives that generate self-regulation of good neighbor values (property maintenance, noise, garbage, parking courtesies) are eliminated where the owner does not live in the unit(s). A developer is incented by return on capital. Period.** They do not live in the neighborhood; they are inaccessible by neighbors. Organic problem-solving dissolves. The City has not addressed this impact.

The City cannot fundamentally change core elements of a residential neighborhood (density, ownership balance) without reflecting hard and finding solutions for the knock-on effects of that change. It is lazy and reckless. City bylaws must keep pace with the reality rezoning imposes. That's your job.

Simple changes like ensuring neighbors have landowner contact details (central registry?) as a proxy for organic across-the-fence problem solving, requiring some kind of some material community participation (beautification budget etc) are steps that could be taken. **As between existing residential tax payers and developers, developers cannot be the only beneficiaries of any rezoning changes.**

3. Change Disproportionately and Inequitably Burdens Residential Taxpayer and Specific Calgary Communities

- a. **Profound market impact on residential taxpayer.** Where a 12-unit development is built next to a single-family cottage on a 50-foot lot, **the market for the 50 ft lot becomes restricted to developers - almost exclusively.** No single family will want to live and be overlooked by 12 units with insufficient parking. And if they do, they will want a discount. **Market constriction incents the market to essentially set ceiling purchase prices.** Any previously distinguishing market characteristics increasing home value become irrelevant. A home is typically a family's most valuable asset – this will be a life-changing impact.
- b. **"On paper" rezoning is City wide - but practically the impact will be born, particularly in near term, exclusively by owner/occupier taxpayers in more established communities where large lots can be purchased near to \$1M (\$700~\$1M). This where a developer will get the highest return.** By definition, this impact **insulates wealthier neighborhoods and newer suburbs from the negative impact. It is intellectually dishonest, in its most obvious form, to pretend otherwise.** Communities like Mount Pleasant have older houses on large lots. We WILL be disproportionately impacted.
- c. **Communities like Mount Pleasant and particularly our 5th st, 21 ave block, already comprise the kind of diversity City-Wide rezoning aims for - in terms of price points and kind of unit. Adding further density will disproportionately and inequitably impact our community.** If the City is actually applying principle on the rezoning efforts, then rezoning should focus on neighborhoods with no diversity before Mount Pleasant is further impacted. **Recognition of existing diversity should be a factor in rezoning so burden is balanced across the City.**

4. Rezoning Change is Unsafe Particularly when Near to Schools: Traffic, Parking, Crime

- a. **No incremental parking requirements despite a 1100% increase in density and no data suggesting fewer vehicles** will be used by incremental units. **Where 1 unit had 2 vehicles, 12 units may have 24 vehicles.** And that does not include guests or delivery vehicle parking.

The reasonably foreseeable future state of Calgary's cold climate and infrastructure (public transit, bike and walking lanes, neighborhood access to necessities) suggests **vehicle ownership will NOT change in the near term**. Size of unit, in our experience, is irrelevant to vehicle use: even where the unit vehicles is 100 sq ft, a vehicle is used.

Increased parking increases inconvenience, BUT the **REAL issue is safety: children walk to 2 schools within 3 blocks of us, blind corners from back alleys already exist with 1100% less usage, the streets are not CURRENTLY wide enough to support dual direction traffic and increased parking on both sides – causing back up on 4th street and near-misses regularly**. The City has not considered these impacts.

- b. 1100% increase in population and vehicle presence means **1100% increase in traffic**, including guests, delivery vehicles, **in an area where there are 2 children's schools, a Recreation Center and a Community Center frequented by children. Density must be limited (not forbidden) where the increase will have such a dramatic impact on human health risk.**
 - c. Increased population, means **increased crime – vehicle, home ownership, personal**. Data is clear. We see no proposed incremental community support to balance this.
5. **Change results in a less diverse Mount Pleasant – forces out residential taxpayer to the benefit developers and imposes high density homogeneity on an otherwise diverse neighborhood.**
- a. Mount Pleasant was our first house purchased in 2010. We have thought about selling many times, but have always chosen to stay. We like the community diversity and we love our house. 12 units across or beside us; potentially many of those multi-units on our single block, will fundamentally change the community and what our home brings to us. **If the City-Wide rezoning is approved and our block transforms, we will move to an area that is not vulnerable to this kind of change (see above)**. We are privileged to be able to afford this change. Others cannot.
 - b. **NIMBY fiction in Mount Pleasant:** Mount Pleasant and our portion of the Community in particular, is **currently diverse, satisfying all objectives of rezoning vis price point, diverse units. City-Wide rezoning in our neighborhood changes that – we become a homogenous high-density area**, single family dwelling will be destroyed, diversity lit on fire and replaced with multi-unit dwellings.



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First name [required]

Brenda

Last name [required]

Petherbridge

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning of communitys

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I don't think it's fair to dramatically change the character of a community. We purchased in our community because of the type of housing and density that appealed to us at the time we bought our home.



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First name [required] **June and Bill**

Last name [required] **Bergman**

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 **Proposal for Blanket Rezoning in Calgary**

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

ATTACHMENT_01_FILENAME (hidden) **Rezoning Commentary - City of Calgary - 2024-04-15.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

Please include the comments in the attached letter to your discussions

June and Bill Bergman
168 Silver Hill Way NW
Calgary, AB T3B 4K8
2024-04-15

Office of the City Clerk

The City of Calgary

Submission for the Public Hearing on April 15, 2024

We thank you for the opportunity to comment on the proposed City of Calgary process proposed by council for changing the zoning regulations with the expressed purpose of gaining federal funding and hopefully increasing housing density in Calgary communities.

We are concerned that there has been little thought or analysis in the proposal for rezoning for individual community density.

There has not been any public information or consideration of who will provide (and fund) appropriate infrastructure resources to support increased density such as schools, emergency services (ex. fire halls), or engagement with the current structures that exist with in the city for collaboration (for example Community Associations).

We wonder what evidence city council reviewed to confirm that changing the zoning in existing R1 and R2 areas will achieve the beneficial goals required for a sustainable community? How will the city and contributions from expected from the most generous province, provide appropriate education facilities, emergency services, roads, sewer and water, garbage collection, infrastructure maintenance, increased traffic, etc.?

We are also concerned that there has been little review of the evidence for this blanket rezoning proposal other than reviewing the proposal so that it meets the federal government requirements for funding.

We have a wonderful city in Calgary that has welcomed many newcomers over the years and has expanded to support opportunity for all. We currently have a situation of too many people coming too quickly as a result of mismanaged immigration and temporary residents as well as the influx of people from other provinces. We have dealt with similar situations previously as Calgary offers opportunities for all. On many of these waves of people coming we emerged stronger and with greater individual opportunity as we engaged with the current residents and welcomed new people, skills and resources. This was done in

the past through collaboration with existing communities and community support for the infrastructure required to fully integrate new citizens into the City.

Our community associations are strong in the city and contribute greatly to the benefits of living in Calgary. If you fail to actively engage these community associations and the populations they represent, you will end up with minimal, if any support for the whole of your rezoning proposal and especially for the integration of the inhabitants into the greater communities.

This blanket rezoning will have a number of negative consequences that we, and you, have already seen in other parts of the city. Over population beyond the community resources and ability to support the influx of newcomers creates isolated and alienated populations rather than integrated populations. It is critical for the ongoing health of the city that newcomers can integrate and feel part of the communities they join. Working with the community associations will support this.

We (including Cities and all other forms of government, have an unfortunate and long history of resolving difficult and complex initial problems, which in this case is a lack of affordable housing, and producing the next problem, which is the cost of all the support in infrastructure necessary to support quality of living for the people who will come. If we move too quickly to support more dwelling units without considering the next required phase, you will create the next problem very rapidly with the resulting multiple problems that come with inadequately supported communities.

Our current city support structure is not able to support 8 plex units in many streets of the city – Inadequate parking, narrow residential streets, sewer and water services designed to support the current residential zoning, inadequate garbage bin storage, inadequate schools, recreation facilities and other supports such as public transit to name a few deficits. Your proposal explicitly designs this deficit into the timeframe of just after folks move into the increased density homes and will create tensions between the new citizens and the current citizens.

The proposed bylaw appears to be much less about solving a problem and much more about being seen to meet requirements for federal funding.

Please consider reviewing the new rezoning in light of the following:

1. Enhanced collaboration with the already present community structures and NGO type organizations which currently support the integration of our new citizens.
2. Stepping back from blanket rezoning to targeted rezoning in areas where public transportation and land is available. The rezoning proposal is to develop low(er) cost housing for folks that cannot afford a single-family home. If public

transportation is not available, how can they get to places of employment to contribute to The City of Calgary?

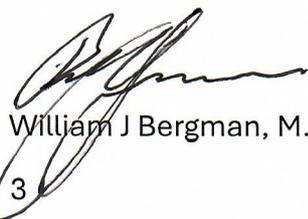
3. Mandating communities to design increased density as appropriate within their boundaries.
4. Ensuring that the permitting process properly requires developers to build the enhanced supports needed to serve an area of increased density.
5. Partnering with our current single story public buildings such as older shopping centers to increase density above them. Such centers are many times located in areas that already have public transit and more amenities to serve the new population. Explore designating some of these areas as preapproved higher density sites and remove the city bureaucracy that now increases the costs of developing low rental housing.
6. Ensuring that the current levels of community support are adequately funded for the work of integration in the communities. This includes adequate schools, public transit, shopping, medical care, parking, etc.
7. Work with other cross Canada levels of government to develop and then mandate a uniform and consistent building code that is partially functional as well as prescriptive. Builders would have certainty of what was required and would train their staff in this specific type of construction.
8. Don't initiate this blanket rezoning just to acquire some form of federal government funding that you should know will have many strings attached as well as ongoing changes to their agenda. Principles should be your legacy, not being able to be bought.

Thanks for the opportunity to comment. We are hopeful that our City representatives will see reason and remove the blanket aspects of the proposal and find ways to enhance community supports.

Sincerely



June S Bergman MD, CCFP, FCFP



William J Bergman, M.Eng, P.Eng

3



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

Many communities were not designed to accommodate this broad zoning change and the associated densities that could come with it. I agree that parts of our city should be densified to increase housing and affordability of housing but not all communities have the capacity to accommodate these. Each community needs to be looked at on an individual basis to determine if this zoning will work for it and therefore such a decision needs more time and research.



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

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First name [required] Jinwen (Jenny)

Last name [required] Wang

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Strongly against option of rezoning

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

ATTACHMENT_01_FILENAME (hidden) Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor and Members of Calgary City Council,
Thank you for letting Calgarians know the idea of rezoning of Calgary. Unfortunately, rezoning is a terrible option to accommodate more people. If a city has reached its limit, enough is enough. Calgary city limit has been pushing out again and again, the wild life habitats have been occupied by human again and again. We must not only protect the wild life who have the same right as human on the planet, but also Calgarians deserve to have a quality life instead of huddling together everywhere.
It is right that new comers can help to boost GDP and city will have more revenue on property tax However, it is not right to boost GDP and revenue by sacrificing Calgarian's quality of life. It will be VERY SAD to see the beautiful Calgary become a place with only crowed people and Calgary losses its beauty with less green space but people crowded every where..

We are strongly against the rezoning option.

We suggest to start a pilot project by making basement suite and backyard suite in Jyoti Gondek home and homes of the council members who supports the rezoning and go from there.
If no pilot project moves forward, please throw the rezoning idea into garbage bin.

To: Calgary City Council

Subject: Rezoning

Dear Mayor and Members of Calgary City Council,

Thank you for letting Calgarians know the idea of rezoning of Calgary. Unfortunately, rezoning is a terrible option to accommodate more people. If a city has reached its limit, enough is enough. Calgary city limit has been pushing out again and again, the wild life habitats have been occupied by human again and again. We must not only protect the wild life who have the same right as human on the planet, but also Calgarians deserve to have a quality life instead of huddling together everywhere.

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We are strongly against the rezoning option.

We suggest to start a pilot project by making basement suite and backyard suite in Jyoti Gondek home and homes of the council members who supports the rezoning and go from there.

If no pilot project moves forward, please throw the rezoning idea into garbage bin.

Here are votes to recall Jyoti Gondek.

Best regards,

Jinwen (Jenny) Wang and neighbors in Arbour Lake

April 14, 2024



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First name [required] Robert

Last name [required] Smith

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) Submission to Calgary City Council re City Wide Rezoning Proposal.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Submission to Calgary City Council re City Wide Rezoning Proposal

My name is Robert Smith and I am a resident of Lake Bonavista in the City of Calgary.

I understand Calgary City Council is trying to deal with a housing crisis, including the availability of affordable housing.

I am opposed to the proposed change in zoning, and it is a major issue for an overwhelming number of residents in our community.

I do not think a blanket approach of removing zoning restrictions is an appropriate, or fair way of dealing with the housing issues. To my knowledge, no City Councillor ran for election with a stated plan to change zoning in this manner. Accordingly, Council does not have a moral mandate to proceed with a solution that is opposed by so many residents.

By proceeding on a major issue like this without it being part of a clearly stated election platform, or addressed with a plebiscite, is completely undemocratic, and smacks of Council knows better arrogance.

I do not believe that allowing developers to build multi-unit housing in communities like Lake Bonavista is going to deal with the housing issues in a meaningful way. The negative aspects to our community are going to far outweigh any possible minor benefit that might be realized by opening up zoning here. A one size fits all approach is going to destroy one of the aspects that makes Calgary, and our community, such a great place to live.

When I purchased my home in Lake Bonavista, I paid a premium to live in a lower density community with smaller homes relative to lot size. For the same amount of money I paid, I could have had a much larger house in a community with higher density.

Cramming more housing into our neighbourhood would result in less greenery and trees, with the loss of environmental benefits that brings. It will also result in more crowding at the Lake, with possible negative health and safety outcomes.

I am also worried that the proposed zoning change, and the way it has been handled, is going to cause further hostility toward City Council, and resentment with neighbours, if multi-unit housing is forced into existing single family communities.

I support increasing the availability of housing in Calgary, including affordable housing, but it needs to be done in a way that is appropriate and fair for home owners in existing neighbourhoods, and done in a way that is going to have the support of a majority of residents.



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First name [required]	Daniel
Last name [required]	Libman
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 16, 2024

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Members of City Council,
Please stop the blanket upzoning in its tracks.
We live in a beautiful neighbourhood with mature trees and well-maintained single family dwellings. We live here... because it's exactly how we want to live. That's why we moved here.
While it's great that the city wants to construct new housing, the blanket upzoning does little to address affordability, demand on city infrastructure services (gas, water, sewer, electricity) and the cost of upgrading those services, removes many trees and private green space, while destroying every established single-family home neighbourhood in the city. Once those neighbourhoods are gone, they are gone forever.
Instead, the city should encourage the construction of high-rises with inexpensive apartments in the Beltline, East Village and other defined locations that are well suited for a walking population, where all the trees are already gone, and where the vision of small neighbourhood shops under residential buildings makes sense. By doing so Calgary can continue to be a great place to live.
Thank you.
Sincerely,
Daniel Libman
Calgary



Public Submission

CC 968 (R2023-10)

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First name [required] Estelle

Last name [required] Ducatel

How do you wish to attend?

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

Date of meeting [required] Apr 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) Rezoning Submission April 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Re: Calgary Rezoning

April 14, 2024

I am opposed to the proposed rezoning to RCG because Administration has provided misinformation in all engagements / flyers / website that I received:

- For choosing to only show RCG pictures from the front (street view) – purposely failing to show the side or aerial view which is how this housing type most negatively impacts adjacent properties. And mostly showing 2 storey townhouses.
- Calling RCG “light densification”. On a lot in my area (75x120 ft), both adjacent neighbours have sold their homes thanks to a proposal to develop 12 units where there used to be just 1 residence due to the significant impact it would have on their properties.
- Suggesting that the transformation would be very slow and gradual while some communities have seen an on slot of RCG redevelopments.
- Failing to clearly state the coverage allowance under RCG and being able to confirm if garages and bike lockers are included in the allowable coverage. I fail to see how there is 40% left of any surface area built under RCG rules as the entire land is covered, save for a 4ft wide walkway between the main building and the garage.
- Failing to make it clear that basement suites are not dwelling units and do not count towards the parking allocation. The City has failed to conduct an updated comprehensive household travel and activity survey – which is information that is supposed to be used to support Land Use Planning decisions. The last survey was conducted in 2012 and found that car ownership was on the rise. Despite this data, part of the rezoning, RCG will require insignificant off-street parking (while 0.5 stalls per dwelling is referenced, it equates to 0.25 since “suites” are not counted – something that had not been made obvious to the public).
- Administration has made statements to support this initiative that are not based on actual data, including that property values adjacent to RCG development do not depreciate. I have seen properties sell at a discount due to offsetting RCG developments and had 2 realtors provide an estimate on our property value with / without RGC directly next door to our home and confirm that the City’s position that it will not impact property values is false. It is possible that a new RCG development that removes an old run-down property with problem tenants represents an improvement: but how much more could it have improved the property value if a R1 or R2 development had been built next door?

Other and more effective solutions that could be considered to address the housing shortage and benefit from the Federal grant:

- Ensure that subsidized housing is built; the free market will not yield affordable townhomes (in my area, the upper units rent for \$2,750 - \$3,500) and the basements for about (\$1,250).
- Incentivize developers to build on vacant land (instead of providing incentives for RCG basement suites) to attempt to accelerate larger projects and clean up ugly vacant land (16 Avenue North, Centre Street, Westbrook mall LRT site,...)
- COMPROMISE and listen to the concerns being raised by Calgarians: as a first step, consider rezoning the entire city to R2 and maintaining 45% lot coverage (or allow a 10% relative increase to ~50%). Since suites are not dwellings (they are), that would convert single family home lots to 4 dwellings (a suite is a dwelling): this would achieve a 4-fold densification and would be more likely to be considered “light densification”. This would show an actual willingness to engage instead of simply manipulating and dismissing existing homeowners in Calgary.

Finally, Council needs to treat Calgarians equally and respectfully. The proposed rezoning favours future homeowners at the expense of existing homeowners. I have a right to express my concern about the impact of adjacent high-density redevelopment to my property value. I should not be labeled as a racist, bigot, NIMBY for doing so, as some councilors would suggest. I support light densification, but what is proposed with RCG is excessive and not “light”.

Thank you,

Estelle Ducatel

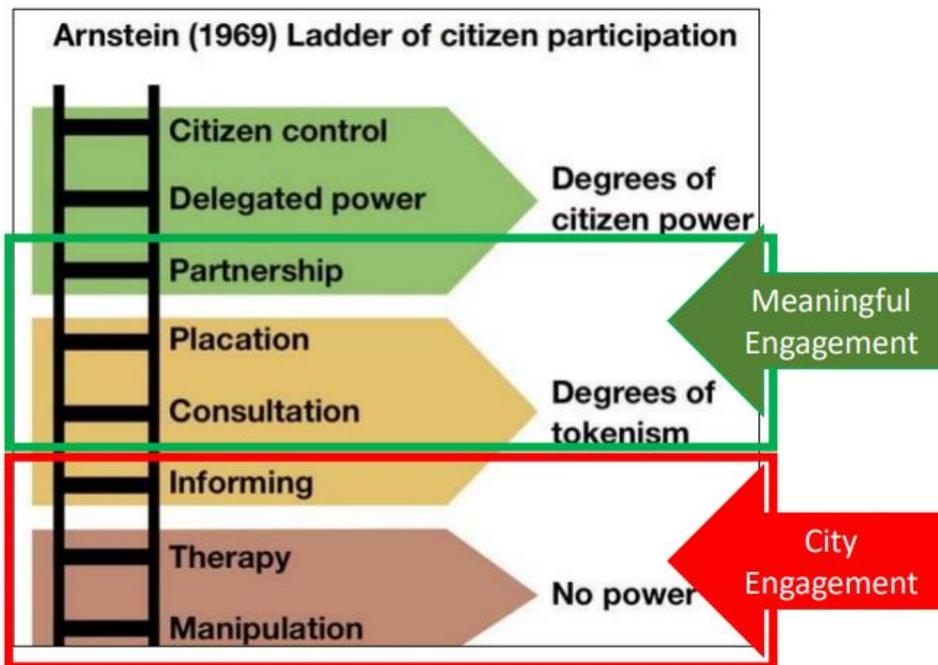
Attachments:

- Pictures of RCG redevelopments / plans that should have been included in information shared with the public as it shows the full impact of RCG redevelopments.
- Arnstein ladder of citizen participation: showing where the City should strive to be on the ladder to show faith in the engagement process.

Mid-block RCG's detrimental impact to adjacent backyards (and front yards due to reduced front set back).



Levels of engagement – the City should strive to reach at least some level of meaningful engagement. The sessions, flyers, website presented by the City all fell in the “No Power” category; there was never a chance for those engaged to actually influence or change the outcome.





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First name [required] Greg

Last name [required] Houston

How do you wish to attend?

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

Date of meeting [required] Apr 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 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)

I am opposed to city wide rezoning as existing rezoning and construction of row housing in north Calgary communities has already increased issues and city has failed to deal with this in terms of parking, utilities , waste management and fire safety. Existing electrical services cannot meet need for electric cars let alone adding up to 8 living units each needing a 100 amp service. Without requiring on site parking this adds congestion on roads and parking in alleyways. This reduces access for fire trucks and with increased building density less fire separation. Additionally the number of blue, green and black bins on a row house with 4 to 8 units is not presently being managed by the city. As somebody who used a bicycle to get to work year round, the walking, biking and transit access to various parts of the city is inadequate. A 7 minute car ride would take about 47 minutes by bus or 55 minutes walking along major roads without sidewalks or sidewalks the city closes in the winter. City needs to improve this before increasing the density and inducing stress on those already living in this urban environment. City also needs to think about how this people have to put up with ongoing, end-less redevelopment and construction congestion.



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First name [required]	Larry
Last name [required]	Lehew
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Office of the City Clerk - Land Use Admendment Larry Lehew.docx



ATTACHMENT_02_FILENAME
(hidden)

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

We are writing this letter to comment on the rezoning by law that this city council is looking to pass. We do not agree with the direction of this plan that would allow our single-family home to potentially be surrounded by multi-family dwellings. We purchased this home because we wished to live in a lower density area. We need to know that you understand that space is available in this city and not all of us want to live in a high-density areas.

Assuming that low-income housing is needed, we have plenty of areas that these homes could be built without this rezoning change. If the federal government is demanding us to do this change to receive funding we must NOT comply. That appears to be a form of extortion it cannot be tolerated.

Know that anyone who votes in favor of this change will not receive our vote in coming election. This is NOT the will of the people of Calgary that I am talking 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

To Whom this May Concern;

Subject: Land Use Designation (zoning) Amendment

We are writing this letter to comment on the rezoning by law that this city council is looking to pass. We do not agree with the direction of this plan that would allow our single-family home to potentially be surrounded by multi-family dwellings. We purchased this home because we wished to live in a lower density area. We need to know that you understand that space is available in this city and not all of us want to live in a high-density areas.

Assuming that low-income housing is needed, we have plenty of areas that these homes could be built without this rezoning change. If the federal government is demanding us to do this change to receive funding we must NOT comply. That appears to be a form of extortion it cannot be tolerated.

Know that anyone who votes in favor of this change will not receive our vote in coming election. This is NOT the will of the people of Calgary that I am talking to.

Yours truly

Marcia & Larry Lehew
124 Canata Close SW
Calgary, Alberta
T2W 1P7
marlarlehew@gmail.com
(403) 251-0463



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First name [required] Mark and Louise

Last name [required] Lieskovsky

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning and pitfalls of Canyon Meadows to R-CG

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)

Louise and Mark have lived in their Canyon Meadows home since 1990. What attracted us to this area is the park like design quiet cul-de-sacs pathways, access to fish creek park and ease of access to major roads. We raised our young family in this community and we consider it our retirement home with ready access to LRT. Over the years we have seen considerable changes in congestion (parking) and crime since the LRT arrived, we have been victim of car prowling 4 times and theft of items out of my back yard twice. The News of the new zoning caught us off guard. We already have a parking problem. We live on a culdesac with 13 homes. Looking out my window I count 26 vehicles,7 of the houses have garages 3 double and 4 single. We don't have a back alley so as you could imagine garbage days become congested as every vies for a parking space. If we allow just one fourplex on our street that means at least 4 more cars (not including any secondary suites) which means 12 more waste bins. I see you have allowed .5. Cars per unit, not including a possible secondary or/and backyard suite. This will result in neighbor conflict. We tend to manage now but there is no room for visitors. We already have people parking on our street due to the LRT overflow. We learned from traffic enforcement that angle parking is not allowed as it creates issues with EMS and fire response and waste pickup. I agree with protection of green canopy in our district, it is beautification and helps absorb CO2 which is necessary for climate management . How do you propose construction of a 4 plex on a culdesac with little no space for greenery? Also, if the city is so concerned about climate change and our Carbon footprint, where is the waste from the demolished homes going to , our landfills? Let's hope this procedure follows strict environmental regulations. These concerns need to be addressed as I hope that I can live in our retirement home without these conflicts that will surely arise with the concerns stated here. Respectfully submitted Mark and Louise Lieskovsky



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

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

[required] - max 75 characters	TBD - 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 am in STRONG OPPOSITION of the blanket rezoning!
I am disappointed in the recklessness and lack of considerations of the zoning amendment proposed by the Calgary major and council.
Blanket rezoning is simply NOT the solution for affordable housing, and in fact will make the matters worse as the new build multifamily housing will cause more as people see this as investment opportunity. This will exacerbate affordability challenges for low- and moderate-income residents. People will not be able to affordable a place to live, and would increase the burden on taxpayers.
As well, the not though through zoning amendment will cause issues including traffic congestions, unsustainable/negative environmental impacts, habitat destruction, fire hazard, and inadequate infrastructure and health care support. Supporting infrastructure and facilities that are crucial to living will not be able to keep up with the ever growing population caused by rezoning. This will lead to a dramatic decrease in quality of living for Calgarian.
I'm sure that a lot of Calgarian share the same thought as myself and are in opposition of the blanket rezoning.
NO to blanket rezoning.



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

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First name [required] Christopher

Last name [required] Wood

How do you wish to attend?

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

Date of meeting [required] Apr 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, Planning Matters

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a voting tax payer it is my understanding City Council is supposed to represent the residents that voted them in.
This proposal effects the very community that I chose to buy and live in, so it should be known that I do not take to the idea of introducing building rezoning standards that we the residents are not given the right voted on.
As a 30 year resident I am not in favour of the idea that City Council believes they can ram rod through changes to my community, with promises to receive federal funding in leu of this infrastructure.
There are several new communities throughout the city that are far better suited to multi-family dwellings built around the required infrastructure to service this type of building.
I have to consider that there will be additional infrastructure required to service this endeavour which in turn will raise the cost utilities, while lowering the value of our property. This also introduces our community renters that don't have a stake in the property and therefore lower up keep is to be expected. As a community our constituents deserve more from this council regard Changes of this nature.



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



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

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

[required] - max 75 characters	Attached document
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Are you in favour or opposition of the issue? [required]	In opposition
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

City of Calgary - Blanket Rezoning

I would expect more from Mayor Gondek and City Councillors that hasn't thought of the following and are falling for a Liberal promises that will result in the next generations being taxed to pay this off.

- Blanket rezoning devalues property and reduces property tax (I know you just increase the mill rate), increases traffic congestion and it will over-extend existing utility services (that are at their limits now).
- The City states: "Rezoning supports climate action." Not true: The development will destroy all the trees that were planted in the Green Belt areas and on lots will be gone. Trees reduce carbon.
- The Rezoning Map for the southeast corner of Bonavista shows row housing development on the Green Belt area between Canyon Meadows Drive, Bow Bottom Trail and Lake Ontario Drive will be on a fine sand base. If you recall when the city built the acceleration lane from Bow Bottom Trail on to Canyon Meadow Drive, they had to move the grade back further than they planned because the side hill was sliding. Likely in about five years after you build rowhouses on the sandy hill side, they will be sliding down the hill. How much did it cost the city to fix the homes that were built on other side hills that you allowed to be developed? Also, on the rezoning plan it looks like the city is removing the acceleration lane. That will back up the traffic on Bow Bottom Trail.
- Presently Lake Ontario Drive constantly gets traffic noise, vehicles back-firing and accelerating on Canyon Meadows drive. The traffic noise will be 50 times greater when you develop beside the main roads. Was the traffic noise ever fixed for the taxpayers in the southwest when they built the bypass road? The bylaw the city passed to reduce the residential speed down to 40 km/hr has not made any difference to the speed vehicles drive on Lake Ontario Drive.
- At the Town Hall meeting in Lake Bonavista on April 9th, the City stated our utilities are 87% under used, Not True; the City does not have enough water pressure to service Lake Ontario Dive. They need to turn on extra pumps in the summer to maintain the required water pressure.
- The city hasn't fixed the residential sewer water that's been running down the storm drains off Lake Ontario Drive since 1973. I am not sure it they can keep up to all the changes if we do a blanket rezoning.
- We can't plug more than three EV in on a block now, so I am not sure if the city has estimated the massive electric grid upgrade required to do a blanket rezoning. I know the taxpayers will get the bill.
- Presently the city has homes in flood zones now. With all the additional rezoning, building over soil and asphaltting remaining soil. There will be more flooding.

This needs to go to a plebiscite.

The City Council needs to defeat the blanket rezoning.

Thank you

Ron Ziegler

1004 Lake Ontario Dr. SE

Calgary, AB. T2J3K2



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First name [required] Robert

Last name [required] Porter

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Amendment -City Wide

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

ATTACHMENT_01_FILENAME (hidden) Robert Rezoning Submission.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 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 22 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,

Robert Porter
2611 Carleton Street SW
Calgary, AB T2T3K8
Rob6310@gmail.com



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First name [required] Murray

Last name [required] Lorenzo

How do you wish to attend?

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

Date of meeting [required] Apr 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 upzoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My family has lived in Calgary for over 120 years. I am absolutely appalled with what is happening to my city. The current huge densification that has been occurring is greatly reducing Calgarian's quality of life. I am 100% opposed to Blanket zoning in Calgary. Calgarian's should be given a choice to what type of community density they want to live in. This proposal is undemocratic and immoral. Our city Council has been bribed by the liberal government of Canada. Are municipality should not accept federal funding based on conditions that the federal government imposes on us. The current liberal government is being governed by principles of the world economic forum and the United Nations agenda 2030. This is communism and you are acting in a manner that Will destroy the city. How does this proposal enhance the city in anyway. It greatly reduces trees and green space, causes tremendous parking problems, causes increased stress, causes division between our citizens, causes over population in our city, and the entire process is undemocratic. When our mayor and our counsellors ran for office this should've been an election issue and required a plebiscite. A short public hearing does not qualify as democratic for the most important decision that has ever faced this city. Any city counsellor that votes in favour of ups zoning will be voted out of office and will likely be recalled. I live in a conservative province with a communist municipal government. The current council is the most hated and incompetent counsel in the cities history. Calgarians have never been this upset with our council. High foreign immigration is the cause of the housing shortage. I have lost all trust and faith in this council and my trust, if this goes through can never be restored. There are even counsellors making public comments that you're a racist if you don't believe in upzoning. This same counsellor has also made comments that non-citizens should be able to vote in our municipal election. These statements are unbelievable and are sufficient that this counsellor should be removed from office. This council should be working on saving the city money and operating its budget and services efficiently. I am calling for the resignation of all counsellors and the mayor. I feel that this council needs to be audited as I have lost all faith on how they are managing the services and the budget of the city. Beware of Future legal accountability. Property values will skyrocket like Vancouver



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First name [required]	Brent
Last name [required]	Clark
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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]	Neither
ATTACHMENT_01_FILENAME (hidden)	DCA Rezoning for Housing.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

The Dalhousie Community Association respectfully submits the attached letter for the agenda item pertaining to Rezoning for Housing. We will provide a separate emailed copy direct to our Councilor per the cc list on the letter.



5432 Dalhart Road NW,
Calgary, AB T3A 1V6
Telephone: (403) 286-2555

April 14th, 2024

City Clerk's Office
Mail Code #8007
P.O. Box 2100, Station M
Calgary AB Canada T2P 2M5

Online via Public Submissions to City Clerk's Office

Dear City of Calgary Council,

RE: Rezoning for Housing

The Dalhousie Community Association ("DCA") appreciates the opportunity to comment on the City of Calgary's "Rezoning for Housing" proposal ("Rezoning"). Through social media and our website, the DCA has endeavored to inform community members of the proposed changes and encouraged their participation in engagement opportunities and the Public Hearing. The DCA has not directly surveyed the community for a consensus view on Rezoning so we cannot speak to a community position. We can provide community context with respect to Rezoning and state that we have concerns with how higher density will integrate into our community.

The DCA acknowledges the importance of ensuring a variety of housing forms and affordable housing options are available throughout all Calgary communities. We also recognize that increased density can bring benefits to our community, such as; increased vibrancy and diversity, increased utilization of existing amenities, support for new amenities and potential to reduce dispersion of amenities to far-flung communities, greater opportunity for local business to succeed, more efficient use of land and the transportation network (transit, walking and cycling), potential to blunt, if not decrease, rising housing costs. Further, we recognized that Rezoning will not result in proposals for increased density everywhere all at once, but that they could happen anywhere at any time in our community.

The DCA believes that direct engagement by City staff would have allowed us the opportunity to discuss and potentially mitigate some of the challenges we see with Rezoning. We also believe that zoning changes would have best been accomplished in conjunction with a Local Area Plan, as this would have provided for comprehensive community participation in planning for and leveraging the opportunities of increased density, while minimizing the challenges.

Community Context

Most of Dalhousie's 3,505 dwellings were constructed from 1961-1980. 54% of current dwellings are single-detached vs. 55% city-wide. A major new multifamily development was initiated in 2016 near Dalhousie LRT and will add up to 979 dwelling units (874 net) with 451 actual units in two nearly-complete buildings of the first phase. Most multi-family is located in close proximity to Dalhousie LRT, principally south of Dalhousie Drive between Shaganappi Trail and 53rd Street NW. The remainder of Dalhousie is primarily Low Density Residential R-C1 and R-C2.

It is the DCA's understanding that Rezoning would allow for grade-oriented semi-detached homes, duplex homes, rowhouses, townhouses and cottage housing clusters in the Low Density



5432 Dalhart Road NW,
Calgary, AB T3A 1V6
Telephone: (403) 286-2555

Residential area. Single-detached homes would be added as permitted use along with semi-detached, while all other uses would remain discretionary, with the possible exception of rowhouses meeting certain criteria as defined in the Bylaw. Secondary and backyard suites would be allowed on the same parcel, though we are not clear on whether both would become permitted use or whether backyard suites would remain discretionary.

There is no community-specific statutory plan to guide redevelopment in Dalhousie. In the absence of such guidance, the DCA can reference a 2021 community engagement-based University of Calgary School of Architecture, Planning and Landscape visioning project titled *The Future Layers of Dalhousie*. When asked about where new development should go, responses suggested a targeted approach to density with varying degrees of increased density proximal to Dalhousie Drive and Dalhousie LRT and extending a limited distance into the Low Density Residential area along 53rd Street and to a lesser extent collector roads such as Dalton Drive.

Challenges with Rezoning

Much of Dalhousie consists of laneless parcels including nearly all of the Low Density Residential area west of 53rd Street and about one third of the Low Density Residential area east of 53rd Street and west of the north-south regional pathway connecting Dalhousie to Varsity and lower Edgemont. Accommodating higher density housing forms with on-site parking on laneless parcels will have significant impact on the pedestrian realm, as it would necessitate additional front access/egress across public sidewalks, decreasing pedestrian safety and accessibility due to increased traffic exposure and requirement to navigate sidewalk ramps.

Many streets in Dalhousie have sidewalks on only one side and some have no sidewalks. While we have an extensive network of walkways running along the backs and sides of parcels, they are unmaintained in winter to the point of being inaccessible and they often intersect streets with poorly conceived connections to the broader sidewalk network. As this means pedestrians are often forced to share the streets with vehicles, the ability to get around safely and comfortably as a pedestrian could significantly deteriorate with density-associated increased traffic and parking pressures.

As an older community, Dalhousie benefits from an extensive canopy of mature trees. We have already seen some loss of this tree canopy in association with new large single-detached homes that are common with re-builds. It is conceivable that loss of the tree canopy could be exacerbated with larger higher-density building forms with associated loss of the environmental benefits of a healthy tree canopy and overall community aesthetic.

While we have already acknowledged that increased density will not happen everywhere all at once, the stated goal of Rezoning is to increase the supply of housing. Redevelopment will likely be accelerated and so will the potential for disruption for those living nearby during construction.

Accommodating Rezoning

Increased density must be sensitive to community context and actions must be underway prior to or in conjunction with redevelopment to accommodate density in a way that maximizes benefits and minimizes negative impacts. In our view this includes providing firm criteria for



5432 Dalhart Road NW,
Calgary, AB T3A 1V6
Telephone: (403) 286-2555

where various forms of housing in R-CG would be considered appropriate. Consistent with DCA feedback on past proposals for increased density, it also includes demonstration of a firm commitment by the City to diligently pursue the following as a means to mitigate traffic congestion and parking pressure by reducing the need to drive everywhere for everything:

- Ensuring transit is reliable, frequent and safe and that service delivery commitments are met, i.e. four-car trains on the Red Line consistently during peak hours, and that efforts continue to make stations and vehicles feel safe and inviting to Calgarians of all ages.
- Investing in active travel infrastructure improvements and maintenance/SNIC, including sidewalks, improved crossings with pedestrian-priority signal timing, building out the 5A cycling network along street corridors and directly into amenities, near them.
- Encouraging local amenities such as shopping, recreation, education, health, etc. so that community members can access more of the services they need locally.

With respect to the tree canopy, strengthening the Bylaw to limit loss of trees and ensure replacement with adequate numbers of appropriate new trees is a must. To reduce disruption during construction, the City needs to undertake proactive enforcement of community standards and be responsive and understanding to resident complaints.

Comments Received from Community Members

The DCA has received some comments from community members and our volunteers on blanket Rezoning. This feedback has not generally expressed support for Rezoning and has identified concerns. Concerns include changes to community character/reduction loss of low-impact single-detached homes, incompatibility of certain forms of housing with the current streetscape, particularly where streets may not well-accommodate more traffic and parking, loss of privacy due to overlook from taller dwellings with increased residents and decreased screening by trees. In addition, there is concern that removing Council from the equation when deciding on rezoning of individual parcels takes away opportunities for residents to have their voices heard by Council on matters they feel significantly affect them.

Once again, we thank Council for your time and for considering our comments.

Sincerely,

James Reimer, President, Dalhousie
Community Association

Brent Clark, Chairperson, Planning and
Development Committee, Dalhousie
Community Association

Cc: Sean Chu, Councillor, Ward 4 (sean.chu@calgary.ca and ward04@calgary.ca)
General Manager, Dalhousie Community Association (gm@dalhousiecalgary.ca)
PD Committee Members (pd@dalhousiecalgary.ca)



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First name [required] Patricia

Last name [required] Muir

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters AMENDMENTS TO THE LAND USE BYLAW (1P2007) - BYLAW 21P2024. Upzoning to R-CG

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

ATTACHMENT_01_FILENAME (hidden) Letter for Council Hearing on Rezoning for Housing FINAL.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please find attached my letter for this Council Hearing.

April 13, 2024

Dear Mayor Gondek and City Councillors:

Re: AMENDMENTS TO THE LAND USE BYLAW (1P2007) - BYLAW 21P2024

I wish to register my opposition to the proposed bylaw regarding upzoning our City to a base level of R-CG.

I have lived in Calgary for much of my life and have been privileged enough to be a homeowner for over 41 years. If I sold my house today, I have no idea where I would go, and even downsizing could end up costing more than we might make on any sale. With aging, people need accessibility in the event that abilities decline so properties with multiple floors and steep stairs are out of the question. People with young children may also balk at these structures from a safety viewpoint. Having spent many years looking after aging, handicapped relatives it seems that this population is being seriously overlooked. Furthermore, I still own a vehicle which I park in our garage and would not choose a new home without parking at this stage in my life.

For decades, it seems that the City of Calgary has encouraged gentrification, and has not put anywhere near enough effort into the support of non-market housing, and housing for low to middle income families. More affordable bungalows in established communities are disappearing, being replaced by far more expensive infills, semi-detached homes and even rowhouses that are financially out of reach for many people. In spite of some City statements about “gradual change” occurring in our communities if this proposal is passed by Council, in some established communities (e.g., Marda Loop, Shaganappi, Killarney, Montgomery, Banff Trail, Capitol Hill, West Hillhurst, etc.), the densification process has been far from gradual. A visit to any number of these communities will show that some of this change is already becoming overwhelming for residents, some of whom have fled to other communities including my own. Unfortunately, our provincial and federal governments have failed to support municipalities in building non-market and affordable housing which has left municipalities in a very difficult position.

The crisis we are in now is the result of a complex interaction of factors and is not solely the result of zoning. The premise that upzoning of our entire city will solve our housing problems is false, and it could cause even more problems with infrastructure logistics and costs, loss of tree canopy, landscaping, and permeable surfaces, increased shading of our properties, creation of heat islands, increased GHGs from massive amounts of demolition and construction waste, and loss of amenity space on existing lots, as examples. Yes, we need to stop sprawl and be more efficient in building our City, but we cannot densify forever given the water crisis that is unfolding. Regarding infrastructure, 16 of my neighbours had no water for the better part of 8 days over the Easter holidays, with a main that has failed repeatedly in various sections over more than 2 decades. That area is reportedly on a very long waiting list for new infrastructure yet our current LAP maps prescribe far more density on at least 6 or more of those properties. Similarly, our neighbourhood has endured numerous sewer infrastructure repairs.

I have no problem with the existing R-G zoning being used in new communities but I object to the shotgun planning that is already being forced on established communities. New communities are being built in an orderly, planned fashion. My own community was master planned including a major area of

density with sensitive transitions to our current R-C2 and R-C1 areas. We stand to lose *all* of our missing middle housing to taller and larger buildings in our LAP. Why should established communities be treated differently compared to new ones with the looming risk of multiplexes being dropped into the heart of our communities? The City planners seem to have abandoned their focus on nodes and corridors. Residents and homeowners are the ones who will be living with uncertainty as there seem to be no limits to how much density is enough. We have no idea what the new density targets will be in the new Calgary Plan now being created. The only winners are developers who were allowed to be major players in consultation regarding the creation of the new H-GO and revised R-CG bylaws, and also convinced the Province of Alberta to remove wording regarding inclusionary housing and certain environmental standards from city charters.

This upzoning initiative has been rammed through in a very short space of time and ahead of the planned renewal of the land use bylaw which has been seriously delayed, in part by the pandemic. Engagement has been rushed and mostly an “inform” process. The “evidence” being proffered seems cherry-picked to fit the agenda of City planners and the new urbanist philosophy. The City used to mention Denver in its examples of innovative planning but in 2018 Denver banned slot houses (a form of rowhouse development), specifically the garden court design which did not require doors to face the street, and allowed tuck-under garages (not supported by Dan Parolek who coined the term “missing middle” housing and wrote the book on it). Our city planners have been pushing the high end of “missing middle” which is supposed to have more limited use in Parolek’s terms (2020. *Missing Middle Housing – Thinking Big & Building Small to Respond to Today’s Housing Crisis*. Island Press). In 2021, the Cleveland Chapter of the American Institute of Architects endorsed a document urging the City of Cleveland to repeal and replace their townhouse code which allowed slot houses to exist.¹ In both cities, developers had abused zoning codes resulting in substandard builds, with more boxy units crammed into traditional housing lots, dominated by garages, often lacking in landscaping. Aerial before and after photos show a striking loss of tree canopy and green space.

In 2023, Minneapolis (much touted for its ending of single-family zoning, and major changes in their zoning code to allow densification) was again ordered by the court to shut down certain aspects of its Minneapolis 2040 comprehensive plan. This was part of lengthy court proceedings including a court order in 2022.

*A coalition of groups including the Audubon Chapter of Minneapolis, and Minnesota Citizens for the Protection of Migratory Birds, sued the city in 2018 arguing "the 2040 Plan, with its massive, citywide upzoning, will materially adversely impact the environment" and that the city "has refused to identify, let alone address, these material adverse environmental impacts."*²

On April 11, 2024 a publication from Federal Reserve Bank of Minneapolis³ using a dashboard tracking outcomes from the City of Minneapolis indicated the following:

“As expected due to timing lags in relevant data and staggered policy implementation, four years after the adoption of the 2040 Plan the dashboard does not yet show changes in housing affordability beyond what might have occurred without the plan. Compared to housing markets in similarly sized cities, the dashboard shows that the housing market in Minneapolis continues to mirror national trends.”

Other study highlights noted *“Lagged data do not yet demonstrate plan’s impacts on development patterns”* and *“Limited impacts to date reflect limited time since the plan’s implementation.”*

The City of Calgary has consistently cited Minneapolis as an example for our own city planning initiatives but data thusfar do not support this recommendation.

A 2021 Swedish paper by Pont et al⁴ is probably one of a relative few who have applied the technique of systematic review to examine evidence regarding the effects of densification. There were three prongs to this work but only the systematic review of the literature is considered here as an example of what should be happening when such an impactful change such as upzoning is being considered. In health research, systematic reviews and meta-analyses are considered to be at the top of the evidence hierarchy.⁵ In this paper, the aim of the first prong was *“to provide an overview of the positive and negative effects of urban densification and the degree of scientific consensus based on a systematic literature review.”* The main research question for this prong was *“Is there empirical evidence that a higher density contributes to more sustainable cities and communities, as per Sustainable Development Goal (SDG) 11?”* The authors searched for peer reviewed quantitative research related to the topic of “density” and included key words such as “urban” and “city” using English language (which does add some limitations). Of the 1208 papers found, inclusion and exclusion criteria were applied which meant that abstracts for 509 papers were read. Ultimately, this selection was further reduced to 229 scientific papers that fulfilled all the criteria for analysis: 29% from North America, 31% from Asia, 22% from Europe, and the remainder from other continents (each less than 5% of the sample). The literature review revealed a split with one-half of the studies showing a positive relationship between density and sustainable development but almost one-third showed negative relationships. Public infrastructure, transportation and economics showed positive relationships in descending order respectively. Environmental, social and health impacts were more negatively related to higher densities. These impacts need to be carefully weighed to avoid unintended consequences with planning policies. Calgarians expect that proper diligence will be done for our city planning and we should not be repeating the costly mistakes made in other metropolitan areas around the world. Has the City modeled the impacts of putting rowhouses on ever corner lot in Calgary, let alone the new rules that allow mid-block RCG? We are told that because many of our populations in established areas have decreased from peak values that our infrastructure should be able to handle more density. Our community is only about 200 souls less than our peak with an upcoming increase in units this year and in the future that could more than offset any deficit. Surrounded by density and major activity centres with more to come on our doorstep, how much more can a small community handle, and how equitable is that compared to other communities who do not have the same geographic circumstances and have lower existing densities?

I urge the City to work on using their existing large bank of available land to support the building of much-needed non-market and low income housing as soon as possible. Housing co-ops need to be included in this mix. We will support you in pushing higher levels of government to pitch in and make much-needed investment without strings attached. I lived in CMHC housing that was built here in the 1950s for the same reason that it is needed today. At least half of those units were eventually sold off to build luxury condos, which should never have happened. How many previously affordable units in Calgary have been lost to redevelopment? There needs to be housing in perpetuity for this purpose. I fear for the future of our adult children and grandchildren who are faced with unbelievable costs of living as the current situation is already unsustainable. People are being priced out of the market. Condos are not the answer for everyone. Rents are being raised to unaffordable levels, forcing people into a limited market. Not every housing situation is appropriate for a family, a senior, persons with special needs, or pets. Nobody has talked about solutions like house sharing, or examples of multifamily

situations that already exist in single family homes. Instead of sending old stock to the landfill, surely some is suitable for renovation or moving those structures elsewhere. Citizens expect positive achievable outcomes that respect our environment and the serious climate challenges that we are facing and not a hodgepodge of homes that are not thoughtfully planned and built. Warehousing of low-income citizens in housing with cramped space, few windows, poor accessibility, and high rents is unacceptable. We must do better. Thank you for your time.

Sincerely,

Patricia Muir
Homeowner & resident

1 <https://www.cleveland.com/news/2021/03/critics-want-cleveland-to-replace-zoning-code-allowing-controversial-oversized-townhouses-slot-houses.html?outputType=amp>

2 <https://www.mprnews.org/story/2022/06/16/judge-puts-halt-to-minneapolis-2040-plan-over-environmental-concerns>

3 <https://www.minneapolisfed.org/article/2024/minneapolis-2040-plan-data-tool-prepared-to-measure-impacts>

4 https://www.researchgate.net/publication/351009227_Systematic_review_and_comparison_of_densification_effects_and_planning_motivations

5 <https://www.sciencedirect.com/science/article/pii/S2949866X23001168#:~:text=Levels%20of%20evidence%20commonly%20referred,generalizability%2C%20to%20broader%20clinical%20groups.>



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

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First name [required]

Justin

Last name [required]

Hayward

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council Monday, April 22, 2024 @ 9:30 AM IN THE C

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)

While addressing the housing crisis in Calgary is crucial, blanket rezoning may not be the most effective solution. Instead of focusing solely on increasing housing supply through rezoning, the city should prioritize sustainable and equitable development practices. Blanket rezoning could lead to unintended consequences such as gentrification, displacement of communities, and loss of green spaces. Moreover, without proper consideration for infrastructure, transportation, and environmental impact, blanket rezoning could strain existing resources and exacerbate urban sprawl. Instead, the city should adopt a more targeted approach, focusing on infill development, revitalization of existing neighborhoods, and incentivizing affordable housing construction without sacrificing community character and livability.



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First name [required] **Mike**

Last name [required] **Miles**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 proposal - Public Hearing 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)

Re: City Wide Rezoning Proposal

I am against this disastrous proposal/idea. I believe it's a short-term knee-jerk reaction, that will have a long-term negative affects on the communities within Calgary, and destroy the uniqueness and special qualities that make every community special, and the city's 'personality' as a whole

People have moved to specific neighborhood based on their unique criteria chosen at the time of purchase, especially longstanding established neighborhoods. To alter the housing make up of the communities, will destroy the community spirit of each neighborhood.

A major contributing problem of the current tight housing market is the irresponsible and incompetent FEDERAL immigration policies, which is allowing the unsustainable population growth, and until that is addressed many of the City's proposals will not be successful.

It's imperative the Council take a long-term view of the problem, and not attempt a short term amendment that will destroy communities all across the city.



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First name [required] Michelle

Last name [required] Keogh

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 Stop the proposed blanket upzoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Dear Members of City Council,

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

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

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

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

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

Thank you for your attention to this matter.

Sincerely,
Michelle Keogh



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

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First name [required] Jennifer

Last name [required] Federl

How do you wish to attend?

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

Date of meeting [required] Apr 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 - Land Use Designation (zoning) Amendment

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

The criteria people use to select a home all relate to zoning; What style of homes make up the community? What is the flow of traffic? How densely populated is the neighbourhood? Are there paths and parks? Where are the schools? How convenient are the commercial and retail spaces? When we commit to invest in the home and neighbourhood that best satisfies our needs within our specific means, there is expectation that the contract and land use will not change post-sale.

With the proposed citywide rezoning, you still cannot build a fence higher than 2m, but your neighbour can erect a 3 storey house. The Urban Hen Program restricts you to a maximum 4 chickens, but your neighbour can add a basement suite and a backyard suite to house multiple families. Specific rules govern the permitted placement of your tiny garden shed, but your neighbour can rebuild his single detached home and replace it with a fourplex. The result of the proposed rezoning will alter established community lifestyles as chosen by the residents. Encouraging higher density living will increase congestion, strain amenities, stretch school capacities and impact services like sewer, water, gas, internet and electricity not provisioned with such growth in mind.

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

Blanket rezoning will likely create scenarios where home buyers will compete with developers on single family home purchases. More bidders will artificially increase price and ultimately squeeze more families out of the market. As a result, home ownership will become even less attainable for more people and exacerbate the very issue the project claims to address.

High density housing should be introduced only where buyers can invest with full knowledge of the long-term community vision. This respects existing home owners and their intentional lifestyle choices, helps to protect investments and offers choice to those newly in the market or those looking for change. If mixed-used, high-density living is desirable, the market will confirm this.

The Land Use Designation (zoning) amendment is being leveraged with \$228 million federal tax dollars as incentive to fix a problem the Federal Government created through their own immigration mismanagement. Calgary home owners should not be punished for the Federal Government's incompetence and forced to accept citywide rezoning as the prescribed solution. This family opposes the Land Use Designation (zoning) amendment. A citywide amendment that impacts every tax paying home owner should not be



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First name [required]	Carrie
Last name [required]	Rowe
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Zoning Public Hearing_Opposition Feedback.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please review our feedback and take the chance to save our city, do not support the city wide zoning change!

Ward 7 Residents
Calgary

Mayor Gondek and City Councilors,

We are writing to provide comment on the Housing and Affordability Task Force Recommendations, specifically – a) rescind(ing) the single detached special policy area, b) to make the base residential zoning R-CG, and H-GO. We do not support these recommendations and believe they will not solve the housing crisis but will fundamentally damage our neighbourhoods and our city.

Current zoning in the city, with high density areas, mid-density areas, RC1 areas, etc., allows individuals and families to plan and invest in their homes based on affordability, as well as choosing the characteristics of the neighbourhood where they would like to live. At different phases we have chosen to live in higher density neighbourhoods/corridors for the vibrant lifestyle, cost, proximity to services etc. We have since chosen to put our hard-earned money into an RC1 neighbourhood as an active choice and investment to seek the characteristics of the neighbourhood (green spaces, quieter, less traffic etc...).

By homogenizing the residential zoning (R-CG) to allow for multiplexes on any lot, you would remove the ability to predict the long term shape and character of the neighbourhood/street, which is an integral criterion in the decision to purchase a house- the single largest investment/cost a family bears (we're currently living it!). This is a primary purpose of zoning in the first place, to allow for planning, expectation management, infrastructure planning etc. We can't imagine the parking dynamic when you take a street that has been planned for 10 single family homes, and it is transformed into a street with 40 units. As I'm sure you can imagine, the parking situation would be untenable. There are myriad considerations that our family worked through when deciding to commit to purchasing our home e.g. availability of parking on our street, space in the school, my long term property value (the single largest investment/cost I have carried) that have apparently not been considered or addressed in this proposal.

Furthermore, we don't see how this proposal achieves what we're trying to accomplish (more affordable housing).

How is the policy of dissolving zoning in residential neighbourhoods across the city connected to housing affordability?

- 1) Firstly, if there was a goal to increase available office space, that does not imply that an office building should be built next to my house. A much larger impact in increasing housing density can be achieved by putting the new spaces in the Central Business District (CBD) where land, infrastructure, parking, and services are suited for it, and the adjacent landowners and tenants expect it. Or, by setting up new neighbourhoods where this is the standard from the design phase. We can increase density while maintaining areas and neighbourhoods that are zoned differently (RC1, mixed density, high density, CBD etc...), which is currently how the city is set up and it works well. This allows residents the ability to actively choose the areas of the city that meet their family or personal circumstances, while retaining the ability to predict what the community will look like during the life of the investment (not introducing uncertainty to such a large decision).
- 2) Secondly, a consistently applied zoning change to increase in ground level density (to R-CG) doesn't directly result in increased affordability. After living in this city for 20+ years, there is a clear history (with evidence) that increasing the density on the zoning of a given lot moves it

above the purchasing power of individual buyers, to a space where developers are in power (see Mike Robinson's article in the Calgary Herald (September 2023)). This was the case when my husband and I were looking to purchase our home, as young Calgarians trying to find something affordable, the only way we were able to afford the property we ended up with was because the lot was not dividable (RC-1) and developers were not interested. Unlike other neighbourhoods that we looked at where every small bungalow that came for sale was intensely overpriced because developers could buy it and split it. When the newly built housing would finally come on the market it would be two (or more), million dollar semi-detached/row homes...impossible for young middle-class families to purchase. If the bungalow was in an RC-1 area, the price wasn't inflated, a family could actually afford to purchase it and make a home there. This change will make that future impossible. I don't see how this proposal will usurp the market dynamic that drives developers to buy land at a premium and embed/maximize their profit margin. I only see how this proposal removes the predictability and choice for families and individuals trying to pay down the mortgages on their homes.

Lastly, the neighbourhoods that are going to primarily be impacted by this change (inner city neighbourhoods that currently have RC-1) have not been designed for this density of population. The infrastructure, sewage lines, water lines, road widths, parking space, electricity wire sizing, etc. will not be enough to manage the extra density. Already, we are seeing our small inner city elementary school busting at the seams, with no extra budget to manage the growth, just more kids in each classroom along with overwhelmed teachers.

Please, don't support this change, especially without a mandate from Calgarians. This will fundamentally change the fabric of this city and will not result in the intended goal. Your job as councilors is to make good planning decisions that will result in more affordable housing for Calgarians, not just line the pockets of developers and put our city in a position of overpriced housing in old neighbourhoods with failing infrastructure that doesn't support the population. We can be smarter and more thoughtful with how we plan our future.

Thank you,
-Carrie and Michael



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]	Dawn
Last name [required]	Dirk
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 am an effected land owner in Ward 10. I am not in favor of the blanket rezoning R-CG policy. When we bought our house, we liked the neighborhood, the yard, the house. We invested our finances and time in purchasing our house and upkeep to it. Now, our neighborhood can be changed without any input, or consultation from those of us, who invested into it. You are removing our freedom. choice and say as to what is going to be built next to us. My house price would deteriorate, if it is in the shadow of a multi-family dwelling, thus you are decreasing our purchasing power and we could not afford to relocate.

The infrastructure was built in our community for single family dwellings. Will it be able to accommodate multi-family dwellings when it was built for single family dwellings? Will this be an increase in our taxes, to have to make necessary changes for multi-family dwellings to be built?

This blanket rezoning is not green. Green spaces will be removed, trees will be cut, people who love gardening, will no longer be able to do it in the shade of a multi-family dwelling. Also, people whom have invested in solar panels will not be able to use them, when they are in the shade of a multi-family dwelling. If our city is concerned about climate change, blanket rezoning seems unwise.

How does one park if there is a multi-family dwelling next door. It will be a nightmare and paying for parking in front of your own house is really a terrible thing for a city to enforce.

I AM NOT in favor of the blanket rezoning policy (R-CG), in our city.



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First name [required] Marilyn

Last name [required] Braden

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Upzoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I chose our lot, built our house and have lived in it for 54 years. It is a desirable location for families. I am opposed to developers/builders replacing it with up to 12 dwellings. The reduction in single family homes is a negative move and also would reduce the green space within each lot. The character of the neighbourhood would be changed negatively. It has been a desirable area for university professors and their families and employees at the Foothills Hospital and their families. The new fire station on 32nd and 37th St. now has construction of affordable housing being built on City Property. We applaud this choice of location for affordable housing. It will be a positive addition to housing in the northwest.



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First name [required] Rebecca

Last name [required] Prinz

How do you wish to attend?

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

Date of meeting [required] Apr 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 Proposal

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

ATTACHMENT_01_FILENAME (hidden) Rezoning of Housing Proposal - Rebecca Prinz.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Council,

My name is Rebecca Prinz, and I am a Construction Estimator for a large-scale home builder here in Calgary. I am a lifelong Calgarian, and I do not support the Rezoning for Housing proposal.

My husband and I have recently purchased our first home in October of 2023. When we were looking in areas where the zoning requirements already allowed the R-G/R-CG row housing we were competing with not only other single families, but ALSO Developers who had plenty of cash on hand and a willingness to pay over asking – maybe times we were out-bid within hours by over \$100k. It wasn't until we ventured further out to a neighbourhood which was only R-C1/R-C2 that we had a chance. If Council decides to pass this mass re-zoning proposal, you will be forcing people to compete all over the city with the Developers, whom we simply cannot.

Look at each community individually to determine if this is necessary and critically think about how you will be shaping the city. With the Developers tearing down houses to build new – this will take multiple years until you see the effects of re-zoning areas. Too little too late. With Development Permits alone taking a minimum of 10 weeks to receive approval, there are plenty of roadblocks in the home building industry currently that are resulting to longer lead times than previously seen in past years – not including or limited to material shortages, labour shortages, and higher prices. If it were actually important to solve the housing crisis, Council would ban Airbnb. This would put HUNDREDS of homes on the market tomorrow.

By rezoning the entire city, you will be taking houses off the market. Perfectly good houses which could be retrofitted are being torn down, rebuilt, and sold for significantly more than the home which was currently there. I grew up in Bridgeland and have seen this countless times. The infills being built are no more affordable and are terribly constructed. Most of the houses are being completely re-sided within a couple years, they are horribly built with no understanding to our climate and proper building science, or envelope sealing. The embodied carbon in these decisions will not help the climate crisis – an additional issue – and it will not help the Calgarians who are wanting to buy a home.

Another issue is parking. Practically every house in the single family laned ZLL areas in Seton (and many other communities) have basement suites. However, there is no parking. Even with the CURRENT requirements that each dwelling must have a parking space on the property – there are many houses which have 4 cars per unit. My brother lives in Seton, and his next-door neighbour has 4 young people in the basement, with 1 car per person, and a family in the main/upper floor, with 3 cars. That is SEVEN vehicles for 1 house, even with the 2 spaces in the back – this is 5 additional vehicles on the street with a lot that is 26 LF in width.

In addition, it is being proposed to fully remove the parking space requirement for each dwelling located on the lot – and make it possible to do both garage suites and basement suites – so potentially 3 units on an individual lot. Resulting in a decision to fully rely on street parking in a city where it is not possible to commute without a vehicle, and a city which has invested little to no money in alternative means of transportation. BEFORE you make any zoning changes you need to properly equip the city with an alternative means of transportation to reduce the number of vehicles on the road and make it accessible for

people to choose taking public transit. Our city is not like London, UK, with a transit system which people can rely on and where there is always a train station within a 15-minute walk.

Lastly, I think it is ridiculous that the bylaw department is CURRENTLY working on the bylaw requirements for this when it has NOT yet been passed by the city. The construction industry is a small one, and I do not think the general public would be pleased to know that the city is working on taking action regarding a proposal which has not yet been passed. This is a major decision and should be put up to the people. I strongly believe there should be a plebiscite.

Thank you,

Rebecca Prinz



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First name [required] Daniel

Last name [required] Primeau

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket housing rezoning

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

ATTACHMENT_01_FILENAME (hidden) IMG_20240414_150432_copy_1728x2304.jpg



ATTACHMENT_02_FILENAME
(hidden)

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

Objections to blanket rezoning:

1) destruction of the "urban forest" in our area. Several properties have already been cleared of it's trees over the past few years to accommodate infills, this can only worsen with blanket rezoning. I've attached a picture of what that looks like at the corner of 81st Street and 35 Avenue NW. This property was lined with huge majestic trees and now it's completely cleared and construction ready to be filled fencepost to fencepost with housing/garage/etc.

2) In conjunction with 1) above, I wouldn't be surprised if the city decides to shove a "rain tax" down our throats in the future.....so how is filling a property with housing going to alleviate storm runoffs? Or is that a future "game".... another gratuitous tax grab using funky logic?

3) street parking is already congested around our house (despite us not having a PPV!), to get worse with higher density obviously. Will city wide rezoning be accompanied by city wide parking permits to hopefully encourage fewer vehicles/property? That might help...

4) increased noise in already noisy area: additional barking dogs, traffic, loud vehicles, etc..

5) we didn't ask for this when we bought into the area, and now this is being foisted upon us because Ottawa has decided to open the immigration floodgates when housing was already short (notwithstanding bribing municipalities with our tax money to change the bylaws).... again, we didn't ask for this.

6) reduced safety with increased traffic

Regards
Dan





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First name [required] Katherine

Last name [required] Bewell

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 Refining 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 was born in Calgary and currently work in Real Estate and understand there is a shortage on housing as I feel the effects in my business especially with the overwhelming increase in immigration to our province but am not in favour of blanket rezoning as it is planned. The parking is #1 with only .5 cars per unit meaning only 1 of 2 families can be guaranteed a spot is not feasible nor fair especially when children are not often able to attend a school within walking distance of their homes many families require a vehicle for safe transport of their kids, groceries, and their jobs, especially given our colder temperatures. Second is some older communities infrastructure (esp sewer/ water) are struggling to manage service with older pipes broken down by mature trees and will not be capable of handling increased volumes of up to 6 more families within each lot using sewer, water in its existing form. And the increased weather issues with climate change will definitely be impacted if we take more and more green space away leaving only concrete and pavement with nothing to absorb or divert water leaving increased flooding and added sewer back up. We need a plan, and to increase zoning but one done with care and thought to our communities and their members, our environmental issues and the safety and allowance of our residents the safe and quiet enjoyment of their residence. On an end note I would like to ask each council member how many vehicles are in their current household. If it is more than 1 for each 2 council members how can you in good faith proceed with this plan for the citizens of Calgary when you cannot live with these restraints yourselves?



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First name [required] Krzysztof

Last name [required] Daun

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Please acknowledge my opposition to the proposed Blanket Rezoning of the residential areas of the City. The proposed changes have potential to disarm communities to have a say in local development, degrade personal values of property ownership, increase taxes for individual house owner, take away individual property owners voice and give unscrutinised decision making to unelected administrators.



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First name [required] Robert

Last name [required] Lehodey

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The Blanket Up Zoning initiative changing R-1 and R-2 zoning

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Please confirm receipt. I would like to speak as well but this form only lets me comment or speak, not both.

Robert Lehodey, K.C.
816 – 38th Avenue SW, Calgary, AB T2T 2H9
robertlehodey@gmail.com

April 14, 2024

Calgary City Council
c/o The Calgary City Clerk's Office

Attention: All Councillors

Re: City Council's Initiative to Rezone R-1 and R-2 Communities

As a long-time resident of Calgary, I am perplexed with the City's blanket 'up/re zoning' initiative (the "**Up Zoning Initiative**"). I find it inconsistent with the failed attempt to pass the Guidebook for Great Communities as a bylaw by the City Planning Department a couple of years ago as a result of significant concerns communicated by Calgarians. This new Up Zoning Initiative is yet a further attempt to pass a bylaw that will take away property owners rights and go down the path of eroding our existing R-1 and R-2 communities. Obviously, the Up Zoning Initiative has again raised concerns of many Calgarians. I make the following comments:

Communications from Calgarians – You all have received lots of letters, e-mails and other communications from Calgarians expressing comments and concerns about the Up Zoning Initiative – many against and many for. Do you read them? Do you consider the concerns, positions and merit of the comments made? Do you understand that this will actually take away certain rights of property owners? Or do you just put them in two piles so that you can justify your decision to approve the Up Zoning Initiative (which I believe most of you have already determined to approve), rationalizing that decision by telling yourselves that we heard many people for and against and have therefore consulted Calgarians? More on this later.

Substantive Benefits – I have heard a number of you state or write publicly that the Up Zoning Initiative will help to resolve the housing crisis in Calgary and create more affordable housing. I think these statements/views are overly simplified. Obviously more housing units will put more supply into the market, but those housing units will be far from affordable. And at what cost? The R-1 and R-2 communities are the greatest tax base the City has and eroding those communities with up zoned housing development will reduce value accordingly. While on the face of it the math may suggest that four \$500,000 townhouses on a lot where only one \$1,000,000 home used to exist adds more into the City's coffers, it is not a long-term solution, is short sighted and is definitely not creating affordable housing. Parking shortages, garbage concerns, loss of open space

and trees, increased lot coverage and runoff issues all reduce the value of up zoned areas and ultimately the tax base erodes as well – a zero sum game over a few short years (and there are examples in the real world). If you want to actually solve the housing crisis with affordable housing units, consider development in the industrial areas along the C-Train corridor where those areas are underutilized today (even using some of the City’s land), but this in another whole conversation outside the abilities of our City planners.

Authority – I believe that Council does not have the actual authority to approve the Up Zoning Initiative under the Municipal Government Act in that the position many of you have expressed (based on several open houses and public position papers/pieces a number of you have held and/or issued) do not consider the best interests of Calgarians as a whole, and importantly will take away certain rights of property owners without due consideration or effective consultation. The Planning Department and many of you on Council appear so focused on the end game of implementing up zoning that you are failing to genuinely take into account the appropriate considerations set out in that legislation. The current zoning gives affected property owners that opportunity to be heard when a particular lot is the subject of a change in zoning – once the Up Zoning Initiative is approved you will have taken that right away from .virtually everyone in R-1 and R-2 districts

Open to Persuasion - Are you truly open to being persuaded that the Up Zoning Initiative is not good for Calgary? It appears that a majority of you are not, given your positions taken publicly. Further the mere fact that, given the outcry by Calgarians, the same majority of Council voted against holding a plebiscite on the Up Zoning Initiative is almost evidence enough. Not to mention a patent disregard for a process that would give Calgarians input into the loss of certain of their rights. Heaven forbids, why give Calgarians the opportunity to vote on the matter when the minds of that majority of councillors are made up and seem to be of the view that they “know better” than Calgarians?

The Federal Bribe – Or could it be that the promise (and that is likely all it is given the current federal government’s track record) of money for housing if the Up Zoning Initiative goes through has made up the minds of that majority of Councillors? Is that \$228 million of promised money even a rounding error in the City’s true annual budget, I think not. You could always get that same money through a couple of years of EnMax dividends.

My belief is that this letter will merely find its way into the “against” the Up Zoning Initiative pile. I hold the believe because back in high school and again in university I wrote papers and was curious if they were ever fully read. On occasion in the middle of some of those papers I wrote, “If you are reading this please mark and “x” here ____.” I received those papers back with a grade, but never got an “x”. If you have read this perhaps prove me wrong by e-mailing me that you have indeed at least read this one.

Robert Lehodey, K.C.



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First name [required] Jessie

Last name [required] Hart Szostakiwlsyj

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Greetings Council

I am a homeowner in one of Calgary's older suburban areas that will be affected by the proposed blanket rezoning. We moved here in 2018 to accommodate our growing family. This neighbourhood is such a wonderful place to be with young kids. We are in walking distance to several parks and playgrounds. We have our choice of three elementary schools as well as a junior and senior high school. The back pathway system is a place our children can play away from cars. There is such a wonderful friendly neighbourly feel. We love it here, and we love to see new young families moving in to share in this experience.

Our community feels like it was designed for young families looking for their first family home, but affordability has made this neighbourhood unattainable for anyone looking to do so.

We are extremely lucky we moved here when we did. Our property value has increased nearly 75% in the almost six years since we moved in. Although this seems like a good thing, it also means that at this point in time, we just had a third baby but can't afford to upsize while staying in our neighbourhood. Housing prices have increased so much that we wouldn't even be able to afford the very home we currently own. Single family homes are hard to come by and expensive. There are condos and townhomes that exist here, but with too few bedrooms for a family. The homes in this neighbourhood have lovely large back yards, but weren't designed with separate entryways, extra parking, and the other elements currently required for secondary suites, which means there just aren't many.

We know that for this type of neighbourhood to be attainable for young families, there needs to be more housing options both in terms of general supply but also in terms of types of housing. Duplexes and row housing can be part of the solution to make the existing neighbourhood more attainable for more families without changing the structure of the area.

We know that greater density would also benefit us. More density means an opportunity for more vibrant schools and programs, and can support better public transit, more infrastructure (e.g., bike paths and lanes), and more amenities nearby.

I understand that the proposed changes would remove some of the red tape to creating more density within our city's current footprint, and I truly believe that any step in this direction is the right one to make. It benefits all of us.

Thank you for your time.

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



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First name [required]	Shona
Last name [required]	Gillis
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Notice of Public Hearing on Planning Matters - 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)

I am writing in objection to the proposed blanket rezoning, changing RC-1 districts to high density Residential–Grade-Oriented Infill (R-CG) Districts.

- I currently live in Chinook Park, which is a RC-1 district. This is a longstanding community built in the late fifties, primarily for single detached homes, with ~570 homes. I grew up in Chinook Park and I recently moved back in 2015, after previously owning a home in Mount Pleasant.
- The proposed “Middle Density” in RC-1 districts is all about greed for the developers to maximize profit. Converting a single family home on a 50 foot lot in a RC-1 district to 8+ units within 3+ storey structures is going to destroy the character of heritage RC-1 districts. Furthermore, why should these developers have more rights and influence than the existing landowners within RC-1 districts?
- No consideration is being made to address the increased traffic and associated parking issues. Who is going to pay for the upgraded infrastructure, including water, sewage, electricity to accommodate for this increased density? Who is going to compensate for the loss in property values adjacent to this development?
- Families paid a premium to purchase a home in RC-1 districts, together with additional taxes each year. Why should their quality of life, privacy, loss of sunlight, tree canopy, setback and height restrictions, etc.be impacted to accommodate for this increased density? Why should a person’s life-long investment in their home be jeopardized with this proposed development? Why is the City trying to eliminate the freedom of choice, including the ability to live in single family homes in RC-1 districts?
- Chinook Park currently has 8 condo/apartment buildings located between 75 Ave and 82 Ave along Elbow Drive SW that provides ~85+ units for up to 200+ residents. Additional City lands, such as the old YMCA site on 82 Ave near Haddon Road, has sat empty for multiple years – why can’t these lands be developed for higher density, immediately offsetting the Heritage LRT station? Shouldn’t the City be looking to maximize the building of rental properties on excess City lands that are currently underutilized, as opposed to encouraging the tear down of existing homes in RC-1 districts?
- To quote Hong Wang, Chair of the CREB, “Blanket rezoning is not the right solution to address Calgary’s housing challenges.”
- Finally, this blanket rezoning is essentially expropriation without compensation for RC-1 homeowners.



ATTACHMENT_02_FILENAME
(hidden)

IMG_8811.jpeg

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

I am opposed to this blanket rezoning. I do not want to lose my privacy ,to lose the value of my single dwelling, the change in character of the community, lack of thought to infrastructure and transportation. The plans of yard usage makes no room to plant trees nor green space. This idea has failed in other countries and very hard to rectify afterwards. To carelessly change the city zoning to blanket is deplorable without Comprehensive Neighbourhood Planning with Alberta Housing Corporation ensuring 30% lower rental costs. There should have been a plebiscite which 8 of you including the Mayor defeated the 6 who favoured to have one. Please listen and react to what your citizens are telling you.

R-CG Garbage and Bins



Impact on Neighbours



Before



After



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First name [required] **Francisco**

Last name [required] **Alaniz Uribe**

How do you wish to attend?

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

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

ATTACHMENT_01_FILENAME (hidden) **Support Letter SAPL academics-Rezoning for housing.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

Please find attached a letter of support on behalf of a group of academics from the University of Calgary School of Architecture, Planning and Landscape.



SCHOOL OF ARCHITECTURE, PLANNING AND LANDSCAPE

2500 University Drive NW
Calgary, AB, Canada T2N 1N4
ucalgary.ca

To: Calgary City Council
From: Academic signatories from the School of Architecture Planning and Landscape
Date: April 14, 2024
Subject: Support for Ending Single-Family Exclusionary Zoning in Calgary

Dear Calgary City Council Members,

We, the undersigned academics from various disciplines, are writing to express our strong support for ending single-family exclusionary zoning in Calgary.

Single-family exclusionary zoning restricts the development of housing types other than single-family homes in designated areas. This policy has been shown to contribute to several challenges facing Calgary, including:

- **Housing affordability:** By limiting the supply of developable land, exclusionary zoning artificially inflates housing prices, making it difficult for young families, low- and middle-income earners, and newcomers to find affordable housing within the city.
- **Urban sprawl:** Exclusionary zoning incentivizes development on the fringes of the city, leading to increased car dependence, longer commutes, increased infrastructure costs, and pressure on environmental resources.
- **Social and economic segregation:** Exclusionary zoning reinforces social and economic divisions by concentrating certain demographics in specific neighbourhoods.

A growing body of research demonstrates the benefits of adopting more inclusive zoning policies that allow for a mix of housing types within currently single-family zoned areas, including low-rise apartments, townhouses, rowhouses, and live-work units. These benefits include:

- **Increased housing affordability:** By increasing the supply of developable land and housing options, inclusive zoning can help to stabilize and reduce housing prices.
- **More vibrant and walkable communities:** Mixed-use neighbourhoods with a variety of housing types can support local businesses, improve pedestrian access, and foster a greater sense of community.
- **Environmental and economic sustainability:** Encouraging denser development patterns can reduce reliance on cars, decrease greenhouse gas emissions, and promote more efficient use of land and resources.

We urge the Calgary City Council to adopt zoning reforms that end single-family exclusionary zoning. This will allow for a more diverse and sustainable housing market that meets the needs of all Calgarians. We are confident that these changes will benefit the city for future generations.

Sincerely, the following signatories:

Francisco Alaniz Uribe
Associate Professor
School of Architecture, Planning and Landscape
University of Calgary

Beverly A. Sandalack
Professor
School of Architecture, Planning and Landscape
University of Calgary

Douglas Robb
Assistant Professor
School of Architecture, Planning and Landscape
University of Calgary

John Brown
Dean
School of Architecture, Planning and Landscape
University of Calgary

Getachew Assefa
Professor of Sustainable Design
School of Architecture, Planning and Landscape
University of Calgary

Kris Fox
Assistant Professor
School of Architecture, Planning and Landscape
University of Calgary

Joshua M. Taron
Associate Dean (Research + Innovation)
Associate Professor
School of Architecture, Planning and Landscape
University of Calgary

David Monteyne
Professor
Graduate Program Director (interim)
School of Architecture, Planning and Landscape
University of Calgary

Chad Connery
Assistant Professor
School of Architecture, Planning and Landscape
University of Calgary

Alberto de Salvatierra
Associate Professor
Associate Dean (Undergraduate)
School of Architecture, Planning and Landscape
University of Calgary

Estacio Pereira
Assistant Professor
Department of Civil Engineering
Schulich School of Engineering
University of Calgary

Lina Kattan
Professor
Department of Civil Engineering
Schulich School of Engineering
University of Calgary

Daniel Saenz
Sessional Instructor
School of Architecture, Planning and Landscape
University of Calgary

Alison Grittner
Assistant Professor
Department of Social Work
Cape Breton University

Jessie Andjelic
Assistant Professor
School of Architecture, Planning and Landscape
University of Calgary

Sumer Singh Matharu
Sessional Instructor
School of Architecture, Planning and Landscape
University of Calgary

Barry Phipps
Strategic Initiatives Coordinator
Office of the Vice-President Research
University of Calgary

Victoria Fast
Associate Professor
Department of Geography
Faculty of Arts
University of Calgary

Jacob Lamb
Assistant Professor
Department of Civil Engineering
Schulich School of Engineering
University of Calgary

George Harris
Sessional Instructor
School of Architecture, Planning and Landscape
University of Calgary

Jinmo Rhee
Assistant Professor
School of Architecture, Planning, and Landscape
University of Calgary

Philip Vandermey
Assistant Professor
School of Architecture, Planning and Landscape
University of Calgary

Mauricio Soto-Rubio
Associate Professor
School of Architecture, Planning, and Landscape
University of Calgary

Jennifer Koppe
Sessional instructor
School of Architecture, Planning, and Landscape
University of Calgary



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First name [required] Sharon

Last name [required] Purvis

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

We are opposed to this item. The proposed rezoning has the potential to significantly negatively impact our neighborhood and community.

The regulations are very complex to understand and need a layman's document to know what is possible next to us.

We are not accustomed to changes being made through planning in our community, not as sophisticated and organized as inner communities, and many cannot believe you would consider imposing such changes. We have not had time to understand and mobilize.

We deserve the time and dedicated support that other communities have had for 3 decades to ensure respectful change to maintain their community integrity.

You enabling piecemeal (piano-key) redevelopment.

Our neighborhoods are bungalows, split levels, bi-levels and two-story homes, with deep front/rear yards, significant green canopy. This change would have a building next to us, towering almost 12 m. over our yard (sloped street), 6 m. in front of my home, 10 m. behind, and 60% coverage, a garage with a unit above in the rear. Potentially up to 9 units. The trees will be gone, gardens will not survive, we loose our yard enjoyment, solar energy will struggle.

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

We ask you to pause the decision and consider more effort and time to do it more respectfully. We would request effort to consider the following:

- Develop a plan to work with the communities more directly
- Look at vacant and undeveloped lands
- The approval of more than 2 units should require a discretionary development permit with community input. Two units are not characteristic of our community, so more than 2 units should be afforded input by neighbors and community.
- Development of a modest building envelope with limits that truly respect the adjacent homes and block. Anything beyond that envelope should require a discretionary development permit and community input. This was developed for the established communities to respect rights of home owners and developers and provide more efficient processes. We should be afforded this same respect.
- Apply the new regulations to all single-family areas. Apparently some communities are currently excluded from the blanket rezoning (Mount Royal, Rideau Rox-boro, and others?). We should all have to bear the same impact and opportunities.

In closing, we request you not approve the proposed city-wide blanket rezoning and listen to the concerns of home-owners in single family dwelling neighborhoods also. We are part of the equation.



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First name [required] Taylor

Last name [required] Lougheed

How do you wish to attend?

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

Date of meeting [required] Apr 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 a young, professional Calgarian and wanted to share that I am strongly in opposition to the blanket rezoning. Please give this more thought and do not make this mistake. Rather please consider changing the zoning more thoughtfully so myself and my young peers can live near our families in surrounding areas, but also have opportunity to live in single family neighbourhoods as we get to that stage in our lives. This is why we want to move to Calgary- for the lifestyle and quieter communities that we get to enjoy in Calgary as we raise our families one day.



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First name [required]

Darcy

Last name [required]

McGregor

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

Removal of existing zoning bylaws.

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 apposed to changing the land use restrictions in place. I do not want to see traditional zoning thrown out, allowing new developments of multy-family units in areas of well established single family dwellings. We have enough newer high density homes in R2 areas and people living there expect to see duplexes and even up to four-plexus. These do not belong in R1 areas. It is unfair to the people that have bought in these areas and have planed to live in an area with lower desity and have paid extra for that privilege. This is regardless of what money the Federal Government is offering.



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First name [required] Tony

Last name [required] Morris KC

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Doc2.docx

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

I am writing this submission on behalf of the Rideau-Roxboro Community Association (RRCA), which objects to City Council's proposal to blanket rezone residential communities in Calgary to R-CG base zoning (the Proposal).

RRCA raised substantive objections to the Proposal in September 2023 (and appeared at that Council hearing), and that submission is attached again so as not to repeat here the points raised then, We ask that you re-read this document.

In the months since, there have been many more thoughtful objections raised by the multitude of communities throughout Calgary now opposed to the Proposal. It may be fair to say that no single Council initiative has resulted in such concern and engagement amongst Calgary's electors, or real anger at City Administration's and City Council's approach to this issue.

RRCA can not cite any one statistic, academic paper, real-world case study or ideological position that would further inform the question of whether the Proposal would actually address the affordability question the City says is its rationale, that is not already before Council. In fact, such discussion seems to be noise. It all distracts from what is at the heart of the Proposal, and what RRCA finds so objectionable from its elected representatives: the proposal to eliminate the voices of residents on how a neighbourhood evolves, in defence to decisions made by the developer/investor class.

That this City Council proposes to introduce the complete disenfranchisement of electors, and nullify its own representation of its own constituents, from the single most important function local government performs, is obscene. The right of electors to have input to the evolution of the communities in which they live, is paramount, even if rarely exercised.

This City Council had an opportunity to actually listen to the electors that sat it in 2021, through the plebiscite recently rejected. Those in opposition feared that the voice of electors might upset their agenda, which as a result has no clear mandated legitimacy. Talk of "courage" by some on Council is cheap when not tested by democracy.

RRCA urges each Councillor to reject the notion that electors should have no voice in the evolution of their communities, as a fundamental benefit to their obligation to pay their taxes and their right to vote. It may require more time and effort than their disenfranchisement through the Proposal, but it is core to what citizens expect.

HATF Report Comments: Tony Morris KC

Good day Mayor, Councillors and members of City Administration.

My name is Tony Morris and for the last 10 years I've been the Co-President of the Calgary River Communities Action Group, a not-for-profit society of volunteers formed in the days after the 2013 floods that devastated this City and southern Alberta. We formed the Action Group understanding the value of a broad community voice of the affected and to advocate for meaningful and effective outcomes in response to that incredible event. The Action Group's Board and almost 1000 Members participated in numerous initiatives to better protect this City, the most important outcome to date being the Springbank Off-Stream Reservoir project now under construction west of the City.

Today I'm speaking to you not as a representative of the Action Group, but on behalf of the Rideau-Roxboro Community Association, the neighbourhood in which my wife and I have worked and lived for 20 years and where we've raised our 3 sons. This is a place that I love and feel blessed to call home, with a community spirit forged in the trauma of the flood and the many challenges it and the long road of recovery presented.

Late this summer I was asked to participate with other neighbours in my community's engagement in the West Elbow Local Area Plan process just getting underway this month. As you know, 2 LAPs for the City have been completed and several are underway. We understand that this involves an extensive and well-planned process

and discussion between City Administration and community representatives, in order to formulate a comprehensive plan to evolve and refresh communities over time. The neighbourhoods involved in each LAP include different zoning designations, transportation hubs, commercial businesses and other characteristics. Most would of course involve R-C1 or R-C2 neighbourhoods given their predominance throughout the whole of Calgary.

The LAP process makes sense to our Community Association. Rideau-Roxboro is gearing up to participate in this. It contemplates the involvement of all residents, business owners and stakeholders in West Elbow to derive a plan, within the needs and development context of the broader City, for the evolution of the area. Multiple competing interests will need to be balanced, with the goal to achieve a broad if not absolute consensus based on, most critically, the voices of the affected. As citizen of this City, this is our expectation.

I mentioned to you my work on the Flood Action Group because an important part of our mandate has been to help shape sensible policy. We recognized that poor policy badly made can do more damage to communities than flood waters. While it has certainly been more the exception than the rule, I can cite examples of destructive policy proposed at each level of government calling out for our intervention. The policies that ultimately resulted were more sensible, effective and accepted by all stakeholders. In each case, our elected officials did more than hear us. They listened. This City is a better place for that dialogue.

What prompts me to speak to you today is the Housing Affordability Task Force Report Recommendation #1(d) which would see the

elimination of neighbourhoods of predominantly Single Detached Dwelling units throughout the entirety of Calgary. In our community's view, this is a potentially damaging policy being poorly made.

Before I elaborate, let me say that most of the Recommendations in the Report appear to us, as citizens of Calgary, to be sensible, workable and laudable. We would like to see all Calgarians, regardless of economic means, have realistic housing options that address their needs and where they and their families can thrive. We think these Recommendations may well expand housing options with few unintended consequences, and they should be further pursued.

But the up-zoning Recommendation #1(d) is fundamentally different. It represents a profound change to the core (roughly 55%) building stock to this City underpinning neighbourhoods sought out by Calgarians for generations. It is a once-in-a-lifetime change that cannot be undone once made. It instantly undermines the development expectations of the hundreds of thousands of families who've made investments in these neighbourhoods, based on the "social contract" with the City expected by residents through neighbourhood zoning, now unilaterally terminated by the City. Most distressing, it excludes the very citizens each Councillor here represents from fundamentally important conversations about the future growth of this City. It is exponentially more consequential than any other Recommendation in the Report, and the unintended consequences arising from this change could be substantial and irreversible. This up-zoning Recommendation is the nuclear option.

When I was first introduced to this issue a short while ago, and

because I'm not trained on the subject of urban development and economy, I went to the webpage for the Task Force in order to learn more about the issue. What I expected to find there was: first, a panel of experts academically credentialed on those specific subject areas; second, very clear definitions of the issues and the goals to be achieved; third, a thorough review of the scholarly work and data on the issues to draw from academic research, best practices and lived experiences elsewhere; fourth: clear conclusions as to what methods work best to achieve those stated goals with minimal unintended consequences; and fifth: a set of Recommendations drawn from that rigorous review and thinking.

In my view, what I saw in the Report was only the last of those 5 things, unfortunately undermining the veracity of the Recommendations made. With respect to the critically important up-zoning Recommendation, implementing such a significant change is simply not supported or justified by the Report. There is no clear and compelling research presented that definitively confirms that that specific Recommendation will address the issues or meet the stated goals. Or for that matter, any research at all. I'm now retired but in 32 years of practicing law with some significant public entity clients, I can confidently say that no responsible governing body in the private or public sector would ever make such a consequential decision on a report so lacking in rigour.

I'm not here to debate the question of whether up-zoning will achieve the stated ends, as I'm ill-equipped to do that in anything other than an anecdotal way. That is no basis for policy creation. I'm also unable to tell Council how residents may wish to see Rideau-Roxboro evolve over time. We are only just now starting the LAP

process for our community and my personal views will likely not be reflected in the final vision.

What I can say with absolute clarity is that Rideau-Roxboro has no interest in being excluded from discussions regarding the housing forms built in the community. Recommendation #1(d) does just that, and this is unacceptable. Rideau-Roxboro will not allow its community to evolve solely at the whim of the property developers and the speculative investors that ply their trade in neighbourhoods under transition.

It is also unnecessary. The City now proposes to gut its own community development engagement process, a process already finalized in 2 wide areas and being undertaken in several others including Rideau-Roxboro. The Local Area Planning process is the type of community engagement that should be championed by all Councillors on behalf of their constituents, not the wholesale abdication of their representation of their ward. This is what is so galling about Recommendation #1(d): besides property tax, community development is probably the most important municipal issue for stakeholders. Yet this Council seems to believe it should get out of the business of engaging with its constituents. Per Councillor Sharpe's Notice of Motion, the City can certainly manage the volume of re-zoning applications the City currently receives. Council instead appears to be quite prepared to let developers and investors drive the bus on how this City matures, to effectively eviscerate its own process and to hand the keys over to unaccountable, for-profit interests in one irreversible, ill-considered and unjustified decision. The key question is, where is your representation of the folks who have put you in your chairs?

It's not too strong to say that this City Council simply has no mandate for a critical decision of this magnitude that obviates its own planning regime. I'm not aware of any Councillor obtaining a seat in front of me running on a platform of this unprecedented and profound change to the character of this City. Even now, some Council members are not calling out the up-zoning Recommendation as the key concern with the Report, apparently happy to leave it below the radar. The language of "crisis" abounds, and "emergency" weekend Council meetings appear to be designed to rush a decision on the up-zoning Recommendation forward with the other 32 Recommendations before communities have an opportunity to really engage on this issue. This is terrible practice. Bad policy that invites irreversible unintended consequences is often made in haste, and in this case is so unnecessary when there are many other viable, manageable and justifiable alternative Recommendations that this City could certainly enact in the near term. Recommendation #1(d) is also simply unnecessary given the City's own current inclusive development processes.

There has been little reported information about the City's efforts to access the Federal Government's \$4 Billion "Housing Accelerator Fund". But in looking at the "Pre-Application Reference Material" document posted on the government's website, I was struck by the alignment of the HATF Report Recommendations to the Section 7 "Action Plans" listed there, and the metrics for funding, including timelines. It appeared to me that the Report would neatly fit the City's application for funds, which would be a major driver to the current City initiative. That may be meritorious, but ultimately at what cost to the City as a whole over time? Is the up-zoning of the

whole of Calgary lynchpin to receiving any Federal dollars? Can the City not apply some of its recent substantially quarterly budget surplus to promptly provide affordable housing to those most in need without such a dramatic and consequential decision made in haste?

Members of Council have said it is time to “be bold” on the housing affordability stress. Boldness requires courage in the face of uncertainty. If this Council has the courage, I challenge it to take this incredibly consequential up-zoning Recommendation to the people that elect it. It is much more significant to this City’s future than whether fluoride is added to our drinking water or another Olympic Games is held here. So let the people decide through a clear plebiscite. Or state your position as a clear platform plank in the next municipal election. There is absolutely no rush to implement the up-zoning Recommendation when so much else could be done now to address these issues with little apparent risk of unintended consequences, and assess their effectiveness. Let the people who put you in your chairs definitively tell you who is to drive the evolution of this City: the residents of this City working with City Administration under current inclusive and measured development processes, or developers and investors through a haphazard land rush that very likely does not address the affordability imperative.

A final thought. In this time where skilled construction labour is so difficult to find, who is going to supply all of these additional affordable units? Investors and developers will chase margins. Are those found in the most expensive land feedstock neighbourhoods, where resulting multi-unit dwellings fetch a premium price? What community of buyers does that serve? What trades are left available to build the units most needed? Again, unintended consequences may

undermine the entire initiative.

The Rideau-Roxboro Community Association respectfully asks Council to remove Recommendation #1(d) from its current consideration of the Task Force Report's 33 Recommendations. Please take your fingers off the nuclear button. It's unnecessary given the City's own processes to mature this great City.

Please, on this critical decision, don't confuse being careless with being bold. Let's make good development policy together, through the processes you've already put in to place.

Thank you for listening.



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First name [required]	Shujun
Last name [required]	Zhang
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council Monday, April 22, 2024 @ 9:30 AM IN THE C
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 writing this letter to strongly advocate for a negative vote on the proposed city-wide R-CG blanket rezoning bylaw scheduled for discussion on April 22, 2024. As a Calgary resident, I believe in the necessity of involving the community in significant urban planning decisions.

The widespread introduction of the R-CG zoning will impact all single-family homeowners in Calgary. Given its extensive implications and the initial controversy, it is essential that such changes are subject to a public vote.

I am concerned about potential negative effects on our community. I believe that a more comprehensive and flexible approach, rather than a one-size-fits-all strategy, is more suitable for the current situation. For instance, we could start with pilot programs in major streets or communities closer to the inner city, gradually expanding based on practical experience. This method is clearly more reasonable, something even a child could understand. We should not compromise just for federal funding. If the federal government withholds funding because of our cautious approach, we actually have the moral high ground. With the support of the provincial government, we would be justified in demanding more funding from the federal level.

Please consider the community's voice and vote against this rezoning bylaw.

Thank you for your attention.

Sincerely,
Shujun Zhang



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First name [required] Nathan

Last name [required] Sikkes

How do you wish to attend?

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

Date of meeting [required] Apr 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 Amendment

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

ATTACHMENT_01_FILENAME
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I would like to speak against the motion to adopt the Land Use Designation amendment to implement the "Home is Here: The City of Calgary's Housing Strategy". The proposal to blanket amend the existing zoning will not solve the housing problem but will allow irreversible changes to the nature and character of the affected neighborhoods. This outcome is not acceptable for the many homeowners (and taxpayers) that have purchased homes and invested in their communities based on the character of the neighborhood. Character which is heavily influenced by the zoning policy based on the long range Municipal Development Plan. The housing problem would be better solved by encouraging development to the limits of the current zoning plan - many areas in the city have zoning that permits higher density, but still have low density housing. Implementing this strategy as well as utilizing undeveloped city lands would move closer to solving the housing problem without disrupting established communities unlike the misguided and hastily implemented rezoning plan proposal. I trust that the council will accept the good work done by city planners and maintain the existing zoning strategy as well as respect the character of the existing neighborhoods and the residents that have chosen to live and invest there.



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First name [required] Monique

Last name [required] Thompson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

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

I am opposed to this proposal because I dont think it will be effective in helping the lack of housing in the city. Allowing multiple housing opportunities on one lot will have negative parking, garbage and traffic implications. Furthermore, splitting lots in developed communities will not create the affordable housing which is needed. Finally, keeping the integrity of communities without cramming multiple properties on one lot is important, such as developed trees, no over parking, and houses that are not towering over the streets.



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

This letter is to express my strong opposition to blanket citywide rezoning in Calgary.

While I understand the need for increased housing density in our city to address the housing crisis, this should not come at the expense of removing policies around development that makes our city liveable, and our communities beautiful and unique. Blanket rezoning lacks the necessary nuance and consideration for the diverse needs and character of our beloved neighbourhoods.

When my young family and I purchased my home just two years ago, zoning was a major consideration. I had thoughtfully and intentionally purchased a home in the R-C1 zone for the exact purpose to enjoy mature trees, nearby greenspaces, and lower density traffic so my children can recreate safely. Blanket rezoning means these qualities of my community will be irreparably lost for my children and generations to come. I also highly value predictability in knowing what type of structure can be built beside my current home. Without well-established and thoughtful developmental safeguards in place, our city will become another Vancouver or Toronto, left at the mercy of every developer trying to maximize profit instead of creating welcoming and family-centred urban areas.

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

It is also my strong opinion that there was a clear lack of public information and engagement regarding citywide rezoning. We, as residents and tax-payers, deserve to be provided with accurate, unbiased, and nuanced information about how rezoning will affect our neighborhoods and change the course of our city in an irrevocable manner. Council is simply failing Calgarians on this issue. Public hearings are insufficient to engage everyday residents. Democratic and wide-reaching engagement (for example, plebiscites) would better reflect the will of homeowners and residents of Calgary who are affected by this dramatic policy change.

We, as Calgarians, love our city and want to see it thrive. I do not disagree with growth or community development, but do disagree with development that will carelessly damage the character our communities. Development should proceed in a thoughtful manner that carefully considers many factors that make our communities great in the first place. Let us work together to build a city that is equitable, sustainable, and truly reflective of the aspirations of all Calgarians.

I urge members of city council vote NO to citywide rezoning.



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First name [required] Shelleyanne

Last name [required] Hall

How do you wish to attend?

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

Date of meeting [required] Apr 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
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ATTACHMENT_02_FILENAME
(hidden)

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

While we agree that the city of Calgary is in desperate need of AFFORDABLE housing (rentals and for purchase homes), we disagree with the proposed blanket rezoning to R-CG as a way of increasing affordable housing. Increased densification does not automatically equate to greater affordability. The change to the R-CG zoning increases overall lot values (at least in the near term) but does not equate to more affordable housing. Already, in communities where single-family homes have been replaced by duplexes and other multi-family units the price per unit of the new home is not necessarily less than the original home. Look at Montgomery, Mount Pleasant, and other "inner city" communities where you can currently purchase a single-family home for as little as \$500,000 (reasonably affordable) - once the existing house has been torn down, and multiple new homes are built, the individual price for each NEW home is more expensive, often, \$700,000 plus for a new home – hardly more affordable. The costs of the new infrastructure (upgraded water, sewer, storm water, electrical), whether charged to the developer and passed on to the consumer, or through additional taxes, is also part of the increased cost of the new houses. Communities will be less desirable due to loss of tree canopy, greater shadowing, and loss of light as the height limits and the lot coverage of buildings is increased. Parking issues become exacerbated and the City parking asset for public parking becomes more restricted as homeowners and tenants require street parking for vehicles. Instead, encouraging builders to build more affordable units by constructing basic multifamily residential units will increase affordability. Requiring developers to provide costly amenities to have their applications approved - lounges, exercise facilities, rooftop terraces, public spaces, etc) in the buildings increases the overall cost of the building and the ongoing operating and maintenance costs that need to be covered by tenants or unit owners. Affordable housing needs to be safe, clean, simple, and basic. Every community in Calgary has appropriate places for increasing density. Not every lot in every community is appropriate for increased housing units. The proposed blanket rezoning may achieve some degree of greater densification, but in the near term it is highly unlikely to improve the affordability of homes for Calgarians.



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First name [required] Christopher

Last name [required] Thompson

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RC-G blanket rezoning

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

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

I am opposed to this proposal because I dont think it will be effective in helping the lack of housing in the city. Allowing multiple housing opportunities on one lot will have negative parking, garbage and traffic implications. Furthermore, splitting lots in developed communities will not create the affordable housing which is needed. Finally, keeping the integrity of communities without cramming multiple properties on one lot is important. Things such as developed trees, no over parking, and houses that are not towering over the streets are worth considering before approving this motion.



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First name [required]

Lydia

Last name [required]

Shyleyko

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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This letter is to express my strong opposition to blanket citywide rezoning in Calgary.

While I understand the need for increased housing density in our city to address the housing crisis, this should not come at the expense of removing policies around development that makes our city liveable, and our communities beautiful and unique. Blanket rezoning lacks the necessary nuance and consideration for the diverse needs and character of our beloved neighbourhoods.

When my young family and I purchased my home just two years ago, zoning was a major consideration. I had thoughtfully and intentionally purchased a home in the R-C1 zone for the exact purpose to enjoy mature trees, nearby greenspaces, and lower density traffic so my children can recreate safely. Blanket rezoning means these qualities of my community will be irreparably lost for my children and generations to come. I also highly value predictability in knowing what type of structure can be built beside my current home. Without well-established and thoughtful developmental safeguards in place, our city will become another Vancouver or Toronto, left at the mercy of every developer trying to maximize profit instead of creating welcoming and family-centred urban areas.

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We, as Calgarians, love our city and want to see it thrive. I do not disagree with growth or community development, but do disagree with development that will carelessly damage the character our communities. Development should proceed in a thoughtful manner that carefully considers many factors that make our communities great in the first place. Let us work together to build a city that is equitable, sustainable, and truly reflective of the aspirations of all Calgarians.

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First name [required]	Shujun
Last name [required]	Zhang
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Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

My name is Shujun Zhang. My husband's name is Qingfeng Xu. Our home address is 71 Signature Heights SW. Our contact number is 4037011568.

We're writing this letter to strongly advocate for a negative vote on the proposed city-wide R-CG blanket rezoning bylaw scheduled for discussion on April 22, 2024. As a Calgary resident, we believe in the necessity of involving the community in significant urban planning decisions.

The widespread introduction of the R-CG zoning will impact all single-family homeowners in Calgary. Given its extensive implications and the initial controversy, it is essential that such changes are subject to a public vote.

We're concerned about potential negative effects on our community. We believe that a more comprehensive and flexible approach, rather than a one-size-fits-all strategy, is more suitable for the current situation. For instance, we could start with pilot programs in major streets or communities closer to the inner city, gradually expanding based on practical experience. This method is clearly more reasonable, something even a child could understand. We should not compromise just for federal funding. If the federal government withholds funding because of our cautious approach, we actually have the moral high ground. With the support of the provincial government, we would be justified in demanding more funding from the federal level.

Please consider the community's voice and vote against this rezoning bylaw.

Thank you for your attention.

Sincerely,

Shujun Zhang and Qingfeng Xu

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



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Martina

Last name [required] James-Cunningham

How do you wish to attend?

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

Date of meeting [required] Apr 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) Rezoning the City of Calgary Part I.docx



ATTACHMENT_02_FILENAME
(hidden)

Rezoning the City of Calgary Part II.docx

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

The bottom line is that the City's plan will not increase the supply of affordable housing. It will increase the supply of luxury housing. Give us a plan that actually addresses the housing affordability crisis.

Rezoning the City of Calgary: Enriching Developers and Decreasing Affordable Housing

Submission by Martina James-Cunningham, April 15, 2024



James-Cunningham / 2

Introduction

My name is Martina and my family and I are opposed to the proposed rezoning rules presented by City Council to Thorncliffe community.

We bought into our neighbourhood in 2013 because it is quiet, with lots of parks, and green space, and our house has a beautiful little yard for our kids to play in and for us to relax in. We deliberately did not choose a newer neighbourhood because of the density, associated lower quality construction, and mandated uniformity.

We bought our house for \$400,000. Houses in our neighbourhood now go for a minimum of \$550,000. We have three children who have little hope of being able to afford a house in Calgary because our house's value has increased so much in a short period of time. The City Council of Calgary has presented the solution to this problem as rezoning but has left the implementation of this plan in the hands of developers, whose goals include the most profit with the least input.

Rezoning as a solution to affordable housing is disingenuous at best, or blind ignorance to developers goals at worst.

James-Cunningham / 3

Auckland's Experience and Affordability

My husband is from Auckland and we both lived there for a period of time. I have seen the plots subdivided for two houses where your neighbour lives in your backyard. I have seen a bungalow sitting next to a towering two storey house. I have seen the apartment on top of the garage.

Issues with these building arrangements include:

- 1) Shared driveway conflicts - who is responsible for shovelling and maintaining the driveway?
- 2) No backyard for children, or pets as that has been taken up by another house.
- 3) No greenspace in a time when plants are paramount to combatting climate change. The suburbs become a concrete jungle.
- 4) More strain on aging infrastructure - water and sewage, internet, power, gas lines.
- 5) No parking in a car culture. Street parking is full.

The City of Calgary City Council has used research to support its rezoning proposal:

<https://www.sciencedirect.com/science/article/abs/pii/S009411902300024>

4 .

James-Cunningham / 4

What the city has not considered is the criticism for the supporting paper:

<https://www.fresheconomicthinking.com/p/the-auckland-myth-there-is-no-evidence> .

Once the data is examined and compared to cities that did not have upzoning, what Auckland uses to refer to rezoning, housing supply did not increase compared to what would have happened without upzoning.

The average cost of housing in Auckland is \$1,026,000. This is up from 10 years ago when it was \$610,000¹. Upzoning (rezoning) did not increase the affordable housing supply.

Other criticism has noted that housing affordability depends on building the right type of housing, and the proposed rezoning does not focus on building the right type of housing - as the Vancouver Sun indicates: *"Far too much housing under construction in urban Canada is of the luxury variety, appealing to the domestic and foreign elite. And offering developers bigger profits. That doesn't help young local wage earners²."*

¹ <https://www.opespartners.co.nz/property-markets/auckland#>

² <https://vancouversun.com/opinion/columnists/douglas-todd-why-more-housing-supply-wont-solve-unaffordability>

James-Cunningham / 5

My husband and I chose to live in Canada partially because the cost of housing is so expensive in Auckland. In fact, one of his friends left a public service job and moved to the South Island in order to be able to buy a house. Auckland does not have affordable housing so using this model as the basis for housing affordability in Calgary is ill-considered. A summary of the concerns with Auckland's experience are encapsulated effectively in this article:

<https://vancouver.sun.com/opinion/columnists/douglas-todd-famous-new-zealand-study-may-not-actually-show-mass-upzoning-works>

According to the article, rezoning:

- 1) does not lower house prices, and in fact raises prices because the control is placed in the hands of developers, and
- 2) Does not demand enough from the developers that add to communities such as daycares, enhanced green spaces, or subsidized housing.

James-Cunningham / 6

Edmonton Experiences

Already, Edmonton's experience has disadvantaged someone to the point where they might sell their house. They voiced their opposition to the eight unit building that was being built beside them and ignored in favour of progress. Will my voice be heard by Calgary's City Council?

<https://edmonton.ctvnews.ca/city-deals-with-bylaw-tensions-around-zoning-change-applications-1.6794278>

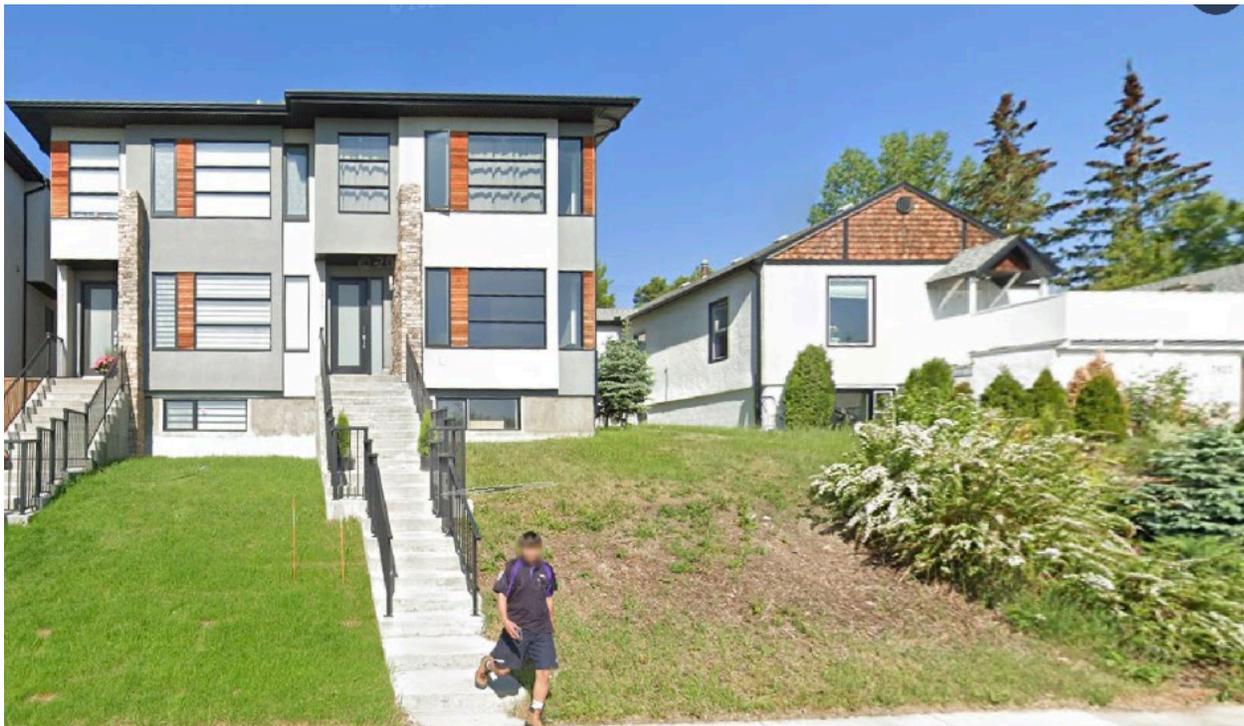
Infrastructure

Our neighbourhood, Thorncliffe, was built in 1976. We have issues with internet, sewage, and power as it is. Adding up to eight new families on each property is going to present more strain on existing services. Does the City of Calgary have a plan to handle the extra demand? If not, then rezoning cannot proceed. You can't promise people a beautiful house but not have the infrastructure to support the new housing and demand.

James-Cunningham / 7

Character of the neighbourhood

Allowing side-by-side two storey houses next to my bungalow will alter the character of the neighbourhood. While each house in our neighbourhood is unique, unlike in many of the new builds in Calgary, there is a overall character that a new build will destroy, as



seen below:

My big concern is a loss of privacy in my backyard and more shade as a result of a large two storey building next to my bungalow. Are you going to compensate me for the loss of these big factors in my decision to buy in this neighbourhood?

Cunningham / 8

Parking

Your proposed rules do not include adding parking. Developers will only have to have 0.5 parking spots for each new unit. Most families have at least one car and likely have two. For example, the City of Calgary allowed this house at 598 33rd Avenue:



Cunningham / 9

To be replaced with this:



Where are those extra cars supposed to go? I know the City wants to encourage public transit but public transit in Calgary does not work the way it does in other cities where it can be convenient to get downtown quickly. Even Auckland is not able to guarantee the timeliness of its public transit as it often gets stuck in the same traffic jams that cars get in. Public transit isn't in a position yet to address an influx of users.

Cunningham / 10

Affordability

Allowing developers to pick and choose the housing that gets built does not mean the housing is affordable.

These two
Hendon Drive
each.



houses on 390
are \$1,070,000

As you can tell from the houses on the same street, these two houses replaced a small bungalow that would have been affordable for someone starting out:

Cunningham / 11



Developers do not and will not (despite any promises they make to the contrary) build affordable housing. They build what will give them the most profit. Where does that leave people like my husband and I or our children? We earn a decent living but we cannot afford a \$1 million dollar house.

Cunningham / 12

Solar Panels

My husband and I plan on installing solar panels. The costing and maximization of the amount of energy we can produce depends on the amount of sun we get. Yet, if the City of Calgary allows the type of house below next to ours, we won't get as much sun to produce that electricity:



Cunningham / 13

Where is the city's commitment and incentives to greening the grid in this Rezoning Plan?

Conclusion

At best, this plan is to enrich developers and build more luxury housing. It is not a plan for affordable housing. If the City of Calgary actually wants to build affordable housing, return to the citizens of Calgary with a plan that addresses housing affordability. We don't need more expensive houses in Calgary. We need to know that the middle class has a place where we can live, not be priced out of our neighbourhoods.



Public Submission

CC 968 (R2023-10)

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First name [required] **Peter**

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 **Blanket rezoning**

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

ATTACHMENT_01_FILENAME (hidden) **Public Hearing - April 22 2024.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

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

Re: Blanket rezoning to R-CG

Dear Mayor Gondek and City Councillors,

I applaud all the work that has been done to address the need for increased density and more affordable housing, but I cannot support the city-wide blanket rezoning as proposed.

Depending on the next home sale anywhere in the older neighbourhoods to dictate the next R-CG site is not acceptable. The sheer randomness of what sites are proposed for upzoning will cause unnecessary angst in neighbourhoods and communities. We can plan better than that.

I propose that the first stage of sites to be rezoned to R-CG be located next to higher density (beside, across the street and lane from, for example). These sites should be identified during the ongoing LAP process. A review should be conducted at a pre-determined time interval when modifications to the particular rezoning can be updated. Sites can be added and guidelines can be adjusted. This will provide a more orderly transition.

As soon as possible, goals and targets for the increase in density and the improvement in affordability need to be recommended. These must be measurable goals. We need to know whether our aspirations are being met, or whether bylaws and guidelines have to be adjusted to meet the goals.

We also need guidelines as soon as possible. Rowhouses and townhouses are being built that tower over neighbouring properties. With the increased lot coverage, these R-CG build forms also extend further into their sites, and well beyond the depth of existing neighbour's homes. The result is that half of the new multi-residential home's units look directly into the neighbouring back yard. This lack of respect for existing privacy should not be allowed.

Summary: Rezone in stages, starting at logical and targeted sites next to existing density. Measure progress and adjust as necessary. Provide guidelines that are sensitive to existing neighbour's privacy.

Thank you for taking the time to entertain my concerns. I hope there are some thoughts worth pursuing.



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First name [required] Kathleen

Last name [required] Rogers

How do you wish to attend?

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

Date of meeting [required] Apr 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)

I am AGAINST blanket rezoning

it invalidates the planning process. Rather than area by area reconsideration and planning of where increased density should occur (rows of townhouses along collector routes, low rises) it opens the doors wide open to a wild west of development. There is a real sense of chaos already in this city.

2 It disrespects community associations and their place in our city . Local Communities are the glue that holds the city together.

3. It seeds much emotional and financial stress- David against Goliath . It pits an affected individual homeowner against deep pocketed developers who will have all the cards in their hands should there be any dispute. The developers will be done and gone, (perhaps as will the present council) with the homeowners and communities left to live the consequences.

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

4. To pour salt on the wound, the city only now appears to be recognizing the effect of overbuilding on these lots with the resulting loss of lawns that absorb water runoff, and loss of tree canopy that cleanses the air. They choose to make up for this loss by instituting another bylaw against tree removal thereby enforcing more bureaucracy on the residents.

How is it that it is now considered "virtuous" to replace "green" inner city lots with a four-plex with minimal lawn or greenery?

This proposed bylaw tells me that there is a recognition and perhaps a sober second thought within the city that we are throwing the baby out with the bath water. More densification, less lawn, more inner city heat, more air-conditioners.... on and on.

5. As proposed, there is no certainty that it will improve housing affordability.

Please hold off on this bylaw for this election cycle, City council did not run on this issue and has no right to unilaterally impose these changes on the city, (just as a previous council did not run on the flouridation issue.)



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First name [required] **Barbara**

Last name [required] **Lunn**

How do you wish to attend?

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

Date of meeting [required] **Apr 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)

I am against the City of Calgary's Land Use Designation amendment to implement the "Home is Here" project. Blanket rezoning is not the solution to the affordable housing issue in Calgary. I respectfully request City Council vote against this amendment.



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First name [required] Ryan

Last name [required] Cavers

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Calgary's proposal for blanket rezoning is a reckless solution to urban development and housing affordability. This shortsighted approach threatens to sacrifice the unique fabric of our communities for short-term gains. Let's delve into the disastrous consequences of this plan.

Community Character

Blanket rezoning risks destroying the distinct charm and identity of Calgary's neighborhoods. It would replace them with generic developments that fail to integrate with the existing community, homogenizing our urban landscape.

Infrastructure Strain

Unchecked development resulting from blanket rezoning would strain our already struggling infrastructure. Overcrowded roads, schools, and utilities would become the norm, burdening taxpayers with the cost of necessary upgrades.

Affordability

Contrary to promises, blanket rezoning won't solve affordability; it could worsen it. Rising land prices and displacement of existing residents could deepen social inequality, making Calgary unaffordable for many.

Environmental Impact

Blanket rezoning threatens Calgary's natural beauty and ecosystems. Habitat destruction, pollution, and urban sprawl would irreversibly harm our environment and jeopardize our city's long-term sustainability.

Lack of Community Input

The absence of community consultation in blanket rezoning disregards residents' voices and concerns. This undemocratic approach risks alienating communities and leading to poorly planned developments.

Quality of Life Issues

Blanket rezoning would lead to overcrowding, noise pollution, and reduced green space, diminishing residents' quality of life. Without adequate amenities, Calgary risks becoming an undesirable place to live.

Economic Stability

Unchecked development could destabilize property values and drive away businesses, harming Calgary's economic stability in the long run.

Legal Challenges

Blanket rezoning is likely to face legal challenges from affected parties, further complicating the development process and draining city resources.

Targeted zoning changes, sustainable development incentives, and community collaboration offer better solutions to address Calgary's urban development challenges.

In conclusion, Calgary's blanket rezoning proposal is a reckless and shortsighted

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

Public Submission

CC 968 (R2023-10)



approach that threatens our communities, environment, and economy. It's time for the City Council to listen to the people and pursue alternative, sustainable solutions for Calgary's development needs.



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First name [required] Ambika

Last name [required] Gupta

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the proposed rezoning plan as there is too much traffic and congestion in our neighbourhood. 12th street NW is the only street for entering or exiting and is extremely congested during peak hours. This would only worsen with the rezoning plan for more housing in the same amount of space. Furthermore, most houses do not have sufficient parking, so street parking is already very crowded making it further more difficult to drive in the neighbourhood.



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First name [required] Anthony

Last name [required] Vo

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the proposed rezoning plan for crescent heights as there is too much traffic and congestion in our neighbourhood. 12th street NW is the only street for entering or exiting and is extremely congested during peak hours. This would only worsen with the rezoning plan for more housing in the same amount of space. Furthermore, most houses do not have sufficient parking, so street parking is already very crowded making it further more difficult to drive in the neighbourhood.



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First name [required] Christie

Last name [required] Cavers

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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[required] - max 75 characters 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)

Urban development and housing affordability are critical issues facing Calgary, and yet the proposed solution from the City Council – blanket rezoning – is nothing short of reckless. This shortsighted approach threatens to bulldoze over the very fabric of our communities, sacrificing everything that makes Calgary unique at the altar of profit and expedience. Let's delve into the disastrous consequences of this ill-conceived plan.

1. Loss of Community Character

Picture your neighborhood – its distinct architecture, its cozy cafes, its tree-lined streets. Now imagine it obliterated by soulless high-rises and cookie-cutter developments, all in the name of blanket rezoning. Calgary's neighborhoods are not interchangeable Lego blocks; they are the heart and soul of our city, and we must fight tooth and nail to preserve their character and charm.

2. Infrastructure Strain

Blanket rezoning isn't just about cramming more buildings into limited space; it's about overloading our already struggling infrastructure. Our roads are clogged, our schools are bursting at the seams, and our utilities are stretched to the breaking point. Yet, the City Council seems content to bury its head in the sand and ignore the very real consequences of unchecked development.

3. Affordability Concerns

Don't be fooled by the Council's empty promises of affordable housing. Blanket rezoning won't magically solve our affordability crisis; if anything, it will make things worse. By driving up land prices and pushing out existing residents, this reckless scheme will only deepen the divide between the haves and the have-nots, turning Calgary into a playground for the wealthy while leaving the rest of us out in the cold.

4. Environmental Impact

Our city is blessed with natural beauty, from our river valleys to our native grasslands. Yet, blanket rezoning threatens to pave over these precious ecosystems, destroying habitats and polluting our air and water. This isn't just short-sighted – it's downright criminal. We have a duty to protect our environment for future generations, and that starts by saying no to blanket rezoning.

5. Lack of Community Input

Where is the voice of the people in all of this? The City Council's decision to steamroll ahead with blanket rezoning without so much as a nod to community input is a slap in the face to every Calgarian who cares about the future of our city. We deserve better than to have our neighborhoods reshaped behind closed doors.



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First name [required]	Anne
Last name [required]	Donaldson
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	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)

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First name [required] Ursula

Last name [required] Winster-Goodfellow

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME (hidden) Citywide Rezoning_IN_FAVOUR_Apr.22_2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I AGREE with the rezoning with the hope that the city will have consideration for leaving some space undeveloped, for natural parkland and wildlife corridors. It concerns me that wildlife corridors are shrinking. We need natural spaces to relax, for human happiness and biodiversity.

April 14, 2024

RE: Citywide Rezoning, City of Calgary, Council Meeting, April 22, 2024

COMMENT:

I agree with the Citywide Rezoning for Housing, with the hope that the city will have consideration for leaving some space undeveloped, for natural parkland and wildlife corridors. It concerns me that wildlife corridors are shrinking. We need natural spaces to relax, for human happiness and biodiversity.

Thank you,

Ursula Winster-Goodfellow

Goodfellow.euc@gmail.com



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First name [required] Christie

Last name [required] Cavers

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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[required] - max 75 characters City wide rezoning

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

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March 27, 2024

My name is T [REDACTED] Stauch and I live at [REDACTED] and have lived here for [REDACTED] years. I own this home. The reason we bought here is, it is zoned single family. We wanted a quiet neighborhood to raise our family which it proved to be.

I am very much opposed to the proposed rezoning you are planning on doing to our neighborhoods. They are not designed for the extra traffic peaking etc. Please reconsider these plans for high density in our communities. Build high density communities with the infrastructure to accommodate them. I would very much like to see a plebiscite on this matter.



Sincerely
T [REDACTED] Stauch
[REDACTED]
Calgary AB.
[REDACTED]

3 Apr 2024

Letter to the City of Calgary: In regards to the letter received on Mar.19, 2024

Re: Notice of Public Hearing on Planning Matters [REDACTED]

I am expressing my strong opposition to the proposed neighborhood zoning changes that would change the designation from R-C1 to R-CG. I understand there is a current land use amendment agreement application for [REDACTED] NW. If approved, I believe these changes would have serious detrimental effects on the fabric of my neighborhood, its character, and the well-being of its residents.

This is my forever home, lived here since [REDACTED] with my husband. He passed away during the Covid pandemic 2021. He took great pleasure in the upkeep of the lawn around the house and we enjoyed the green space around the house very much. I also keep it neat and clean to his memory alive, my enjoyment and relaxation as well as the for the passerby.

While I understand the need for urban development and acknowledge that responsible growth is essential for any community, I believe that the proposed lot subdivision plan is not in the best interest of most of my neighborhood for the following reasons:

1) Impact on Community Character: Our neighborhood has a unique and charming character that is primarily due to the existing lot sizes and housing density. Subdividing lots further would lead to the construction of smaller, cookie-cutter houses, which would negatively affect the aesthetic appeal and the distinct identity of the neighborhood

2) Environmental Concerns: Subdividing lots would result in the removal of mature trees and green spaces, contributing to the loss of valuable wildlife habitats and negatively impacting the local ecosystem. We have already seen a number of mature trees removed to accommodate garage suites and other development around the city.

3) Impact on Property Values: The proposed changes could lead to a reduction in property values for existing homeowners due to higher density. Subdivided lots

allow for less space between homes leading to reduced privacy and space. Potential homebuyers may be less willing to invest in properties in an area that has been significantly altered from its original charm. Consequently, this may lead to a lower property tax base for the city.

4) Strain on Infrastructure: The existing infrastructure, including roads, sewer systems, and utilities, may not be equipped to handle the increased demands resulting from additional homes. This could lead to costly and time-consuming upgrades that would burden taxpayers.

5) Increased Traffic Congestion: With more lots and houses, the number of residents and vehicles in the neighborhood will inevitably increase. This may lead to higher traffic congestion, reduced road safety for children, increased noise pollution and potential parking issues that would diminish the quality of life for current residents.

6) Strain on Community School and Services: An influx of new residents would put additional pressure on our local school, which was already deemed at capacity in 2023.

7) Limited Views, fresh air and Sunlight: Increased density can block natural views and sunlight for some properties, reducing their appeal and potentially affecting their value.

I understand that the various policy plans (Municipal Development Plan) support this type of redevelopment; however, I strongly believe the community of Thorndale in Thorncliffe NW is NOT well suited for this type of development due to the aforementioned reasons. In light of these concerns, I strongly urge the City of Calgary to reconsider the proposed zoning changes and explore alternative solutions that preserve the essence of our neighborhood while encouraging responsible growth. Community involvement, collaboration, and thoughtful planning are crucial to strike a balance between development and maintaining the unique characteristics of our beloved neighborhood.

As a law abiding and long time resident of this property, I believe that my voice should be heard and taken into account when making such impactful decisions. I sincerely thank the City of Calgary for your attention to this matter. I trust that the City will carefully consider the implications of the proposed zoning changes and act in the best interest of our community.

When newer communities are being built that's where these multi-designed units should be built. Which will not be a shock to the new home buyers.

Thank you very much,

[Redacted]

V. Matthews

[Redacted]

Calgary, AB [Redacted]

[Redacted]





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First name [required]	Anne
Last name [required]	Donaldson
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024

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

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

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(hidden)

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To City Council re: rezoning proposal
April 8, 2024

We are writing to express our concerns about the rezoning proposal. The increased density will lead to increased neighborhood conflicts, increased crime, increased danger of larger fires with more than one structure burning resulting in a possibility of more injuries and more property damage. We would like to hear the views of both the police and fire departments on this matter.

We have recently been hearing about the concern with Calgary's tree canopy decreasing, but more buildings in a smaller space will certainly lead to more trees being taken down!

Other concerns that we can foresee include lack of privacy, street parking conflicts and areas turning into ghettos due to overcrowding. We cannot compare Calgary to high density cities such as New York or Tokyo because they have different cultures and expectations; Calgary is only transitioning into a large city, time is needed for people to adjust.

As a homeowner, we are concerned about our property value. We have worked a lifetime to achieve relative comfort in our home and we depend on that continuing property value to sustain us during our retirement years. We feel like the city is committing a "breach of trust" if they go ahead with this rezoning proposal! We purchased this land because it was zoned for single family buildings.

Lastly, how would property and even income taxes be considered fairly?

There has to be a better solution to homelessness than rezoning already established neighborhoods!

Sincerely Yours,
W [redacted] and K [redacted] Slimmon
[redacted]
Calgary, Ab.





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

I am writing to you in regards to the upcoming discussions about the City Wide Rezoning.
I am strongly in favour of the city wide blanket rezoning to R-CG.

Making it easier to build more homes of diverse sizes everywhere is critical to creating a more affordable and sustainable city.

Based on what I have heard from the recent open houses, I might be in the minority. But it is important for the future of this city to move forward with this. I would argue that this is only a small step in the right direction and I hope the city will continue to push for more changes of this nature to increase the diversity of housing options throughout the city.

Below are a couple of reasons why I think this city wide rezoning is important.

As the city becomes less and less affordable to younger Calgarians, there is a significant risk to having younger people leave the city (and not come back).

If the city is not an affordable place to live for young professionals or those early in their career, there is a significant risk of brain drain

Arguments about a community's/neighbourhoods "character" being impacted are completely bogus. Every area of this city, this province, and this country are always changing and growing. It is completely foolish to believe that change hasn't already happened and will not continue to happen. Using a community's "character" as a reason to not help those at risk of being homeless just shows a complete lack of understanding and/or humanity

R-CG is just one part in addressing the overall housing issues in this city. It will allow more organic redevelopment, and increase housing diversity across the city. There is no reason why R-CG housing would not be appropriate in any location in any Calgary neighbourhood.

I strongly encourage council to see through all the misinformation and focus on the concerns of Calgarians, and prioritise the urgent need for more homes of all types.

Thank you,

Jag Badh

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



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Last name [required] Cavers

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Date of meeting [required] Apr 22, 2024

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First name [required] Stephen

Last name [required] Burchill

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Date of meeting [required] Apr 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

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ATTACHMENT_02_FILENAME
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Calgary was never planned as a high density city. Many roads are inadequate to the volume of traffic we already have. Parking in many communities is already tight with roads too narrow for vehicles to pass when others are parked on both sides. Many services such as power, sewer, and internet were not installed expecting higher community density.

The city has repeatedly failed to provide adequate public transportation to communities that are already over 30 years old with constant delays and scraping of projects like the green line.

How could increasing the density, and the burden on existing infrastructure, possibly be good for Calgarians?

What we need is new cores and courthouses built on Calgary's periphery to disperse the congestion rather than rezoning to add to it. This would allow new developments on the outskirts and housing in neighbouring cities to become more desirable and alleviate congestion within the city. New communities would alleviate the housing crisis with these new cores.

Rezoning will help no one as all services will suffer.



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First name [required]	Jacqueline
Last name [required]	Cormier-Ngo
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	The city is proposing to change its base residential zoning district to Res
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)

Updating or adding amenities onto city property in our older communities could enhance them for future generations. However, a major alteration such as re-zoning residential areas would ruin what makes our older communities charming, valuable, and desirable. Since the City has failed to create more City run affordable or subsidized housing, they ought to use land belonging to the city for that purpose.

Rather than impacting beautiful communities by inserting multi-family units and low income housing in those areas, develop properties further out from the city for this purpose and ensure transit access/infrastructure is created.

As a renter and future home owner in Calgary, should the blanket re-zoning go through, I don't think I'd want to invest here anymore. It makes the purchase of a property far too risky.



ATTACHMENT_02_FILENAME
(hidden)

I am writing to you in regards to the upcoming discussions about the City Wide Rezoning.
I am strongly in favour of the city wide blanket rezoning to R-CG.

Making it easier to build more homes of diverse sizes everywhere is critical to creating a more affordable and sustainable city.

Based on what I have heard from the recent open houses, I might be in the minority. But it is important for the future of this city to move forward with this. I would argue that this is only a small step in the right direction and I hope the city will continue to push for more changes of this nature to increase the diversity of housing options throughout the city.

Below are a couple of reasons why I think this city wide rezoning is important.

As the city becomes less and less affordable to younger Calgarians, there is a significant risk to having younger people leave the city (and not come back).

If the city is not an affordable place to live for young professionals or those early in their career, there is a significant risk of brain drain

Arguments about a community's/neighbourhoods "character" being impacted are completely bogus. Every area of this city, this province, and this country are always changing and growing. It is completely foolish to believe that change hasn't already happened and will not continue to happen. Using a community's "character" as a reason to not help those at risk of being homeless just shows a complete lack of understanding and/or humanity

R-CG is just one part in addressing the overall housing issues in this city. It will allow more organic redevelopment, and increase housing diversity across the city. There is no reason why R-CG housing would not be appropriate in any location in any Calgary neighbourhood.

I strongly encourage council to see through all the misinformation and focus on the concerns of Calgarians, and prioritise the urgent need for more homes of all types.

Thank you,

Jag Badh

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



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

Dear City Councilors,

I would like to share with you my concerns with the proposed land use designation. In my opinion, zoning should be a well thought out long term publicly published plan, these blanket thoughtless rezoning can have negative consequences on well established communities. I live in Lake Bonavista, the community which was developed more 50 years ago with a vision of a single dwelling properties with a lake privilege's. I would recommend you carefully access every community in Calgary for it is potential for re-zoning or not! Lake Bonavista is the first manmade lake community in Canada built by legendary builder and developer E.V. Keith. There is the fascinating history behind this community and if you blindly change rezoning in our area you are going to affect our neighbourhood in negative way. Below is the summary.

- 1) Lake access is linked to a land title. Mr. Keith vision was single dwelling equals to access for one family. I cannot imagine x times more people will get lake access. That is going to ruin the first lake community in Canada!
 - 2) Parking. Your re-zoning does not regulate parking which means our streets will be packed with cars which will be nightmare especially in winter time.
 - 3) I paid a premium price to own a single house in Lake Bonavista and I wanted to avoid the inner city lifestyle (permit parking, yards without privacy etc.). It is truly unfair if you are suddenly changing something which is going to affect our lives significantly without even giving us a chance to speak up and tell you our opinion (referendum) . I can clearly tell you in the Lake Bonavista neighborhood 99% of people are against the re-zoning!
 - 4) Re-zoning in our neighborhood is not going to solve the affordability housing! If the lot is going to be redeveloped by a builder it is not going to be affordable! If City of Calgary wants to have more affordable housing, City of Calgary has to build the units and operate it (rent the units) or there are plenty empty lots around Maclead Trail or C-Train Stations, these should have a higher priority.
- Please remove Lake Bonavista community of the proposed re-zoning.
Thank you,
Lake Bonavista resident



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First name [required] Frank

Last name [required] Farkas

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [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) Rezoning Complaint Letter 2024 .pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am firmly 100% against the Rezoning proposal, see the attached letter.

The following details my concerns and those of family and friends to the “proposed” RC-G blanket Re-zoning:

1. This initiative was never mentioned during your campaigns and the citizens of Calgary are being hijacked and blindsided with your initiative! In less than one term in office you want to destroy the design, architecture, attractiveness and functionality of Calgary. Out of control immigration at a federal level is not a municipal problem and you need to have the courage similar to our Provincial leaders and JUST SAY NO to the ongoing recklessness!

You have been elected, especially Mayor Gondek, to be a leader not a follower and succumb to any financial incentive or lure from our federal government, developers and builders. Remember that you were elected and represent Calgarians, not your personal or social agendas!

2. The illusion of a transparent inclusive process is being mentioned; however, let’s be honest, citizens will no longer have the opportunity to participate in the future of the Calgary landscape. Our collective voices will be permanently muzzled for perceived underlying agendas.
3. Anyone who has had the opportunity to “Livestream” Council Meetings, can see it is very obvious our elected officials are not making sound decisions affecting the electorate, citizens and our communities as a whole.
4. Why is Administration so concerned for “providing certainty” to developers, meaning primarily inner-city developers? Blanket Up-Zoning only benefits Inner-city Developers. Anyone who has driven through the communities of Marda Loop, Banff Trail, Capitol Hill and Brentwood, to name a few, will see a motley patchwork of developments. High rises encroaching on citizens, many of which are seniors who built this city. These citizens made sacrifices to buy a single-family home even before you were present in our city and now without much thought or respects for these Calgarians they will be robbed of their sunlight, privacy, tranquillity and even parking in front of their own homes. What we see is Administration bowing to predominantly Inner-city Developers, with no respect or consideration for their tax paying citizens. I might add tax paying Calgarians who continually pay for mismanagement of our hard-earned savings without the mayor and certain Councillors being fiscally responsible.
5. Furthermore, as I mentioned previously, we have seen well maintained bungalows sell for over \$600,000 or more, replaced with multiple units, each of these units then selling for over \$600,000 per unit, or more opportunity to feed revenue through taxes and the out-of-control spending by our mayor and select Councillors. Once upon a time, a bungalow on a 50 x 120’ lot was replaced with two units, then four units, now, one unit is replaced by eight units with four or more basement suites and parking for only four units. If these units become rental properties how can this be viewed as an ideal situation never mind the diminished or no parking. Does the City define this as “affordable” housing?
6. Inner city communities and the increased density will directly affect the current 50 - 100-year-old infrastructure. Has the City evaluated or taken into account infrastructure for water and sewer? Where is the money for schools, parks, green space and playgrounds for the increased population? Who will pay to upgrade our aging infrastructure? Unfortunately, we the

beleaguered taxpayers will incur higher taxes, yet again because of your lack of vision, common sense and fiscal responsibility.

7. Have you even taken into account the removal of current tree canopies and the results to our current ecosystems? Now you are proposing the requirement for a permit to remove a tree on your own property; however, it is ok for the City of Calgary to have the authority to take down mature trees which grace our landscape? Have you even envisioned the negative impact or do you believe you are being visionary? Has the City considered the value of natural aquifers as noted in the community of Thorncliffe and Highland Park? Where will the groundwater - rain, snow, ice melt, go? Does the City have adequate stormwater management or systems in place? Where there was once a home on a 50' x 120' lot, with green space, will now have possibly twelve units on the same footprint.
8. The City of Calgary introduced black, blue and green carts followed by no plastic bags or straws and utensils. The question then is in the spirit of filling our landfill with garbage when the existing homes are demolished, where does all the demolition waste go? What measures are being taken for sorting contaminants such as lead, asbestos or other hazardous materials? Are hazardous materials actually disposed separately, according to federal regulations? Is demolition debris disposed in construction and demolition debris landfills or municipal solid waste landfills? When gypsum from drywall is deposited in landfills, gypsum releases hydrogen sulfide, a toxic gas. Who and how are these toxic materials managed? How many tons of demolition materials are actually hauled to our landfills? Is all the transportation incurred with this debris a good practise by vehicles that emit high levels of pollution?
9. As I stated earlier, did the Mayor or any Councillor ever campaign for Blanket Up-zoning? Your decision will permanently affect every single-family homeowner who has chosen to live in a single-family home.

Also of note, praise should be given to those Councillors who wanted a tax reduction and a plebiscite for the Re-zoning initiative. Mayor Gondek and affected Councillors stop your recklessness and demonstrate that you have the courage and leadership to listen to who elected you not your personal agendas and other outside influences!



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First name [required] Heather

Last name [required] Baxter

How do you wish to attend?

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

Date of meeting [required] Apr 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 agree with the intent to increase density and improve housing options and availability. However further work is needed for this to be beneficial to the overall community and not significantly detrimental to present home owners and communities. As council who should be representing current property owners, this primarily benefits developers or those wanting to make income from subdividing their lots rather than the majority of community members who enjoy their community as it exists.

I think that the parking and subsequent safety issues are underestimated. In communities needing considerable enhancement of transit options (e.g. Edgemont) most homes will be multicar families. The parking allocation is too low at .5 spots per unit. More street parking especially on curved roads increases the danger for pedestrians and cyclists further discouraging these healthy activities and modes of transport.

Many homeowners bought and paid a premium for larger lots for the sense of open space. Significant reduction in easements impacts this significantly.



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First name [required]

Sue

Last name [required]

Maxwell

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing meeting of Council regarding rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed, PLEASE DO NOT APPROVE this ridiculous blanket rezoning proposal and instead do the following:

1 Build large apartment buildings and condominiums with underground parking along commercial and transit corridors throughout the city in areas that can accommodate them and are designed for high density living. Areas with transit and amenities - not in quiet neighbourhoods where high density will ruin the safety and quiet of a neighbourhood.

2 Spend serious efforts and money on the mental health issues that have resulted in a massive increase in drug use and associated safety problems in downtown and core communities, we have lots of available downtown apartments - make them safe, inviting and affordable.

3 Allow REASONABLE increase in density : such as duplexes OR secondary suites OR backyard suites WITH AVAILABLE PARKING in current R1 zoned communities. It is horrifying to see that you will just "remove the need for parking" for extra suites - you aren't going to magically get rid of cars in Calgary without much much better transit. You are asking for chaos.

4 FIX our transit system so people feel safe on it and will migrate to using it more

5 Have a PUBLIC VOTE on this issue - it is absolutely WRONG to push something this enormous through council without hearing what your city actually wants.

This proposal does not benefit homeowners - it only benefits developers because they will be able to out-bid any single family in the purchase of a single detached home, and then turn around and build a structure(s) for up to 12 "family" units (4 units plus 4 secondary suites plus 4 backyard suites). This extreme variation in density will potentially ruin ANY residential street across Calgary. To go from a street zoned for single family dwellings to suddenly allow three story buildings with a total of 12 units on every 50' lot is an absolute NIGHTMARE and even more crazy on streets with 100' lots, increasing from one family to 24 units with NO parking, what does that do to a street? Chaos, privacy and safety will be GONE and the value of intervening properties will plummet. It is going to create animosity including unsafe situations, this is already being reported. I just heard of emergency vehicles not able to access homes in neighbourhoods where street parking is extremely limited - crazy!!!

Put high density housing in areas that are designed for it - NOT quiet neighbourhoods. Zoning works, don't ruin our city.



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First name [required]

Tery

Last name [required]

Walters

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket re-zoning in the city to R-CG

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'm opposed to the blanket re-zoning to R-CG in the majority of the city. The basis of my opposition is similar to others living in the city that are opposed. We voted on whether or not we wanted fluoride in the water and I believe something similar should happen when it comes to a big change in the way neighborhoods are redeveloped. Already having this uncertainty in our neighborhood due to the North Hill Redevelopment plan has already brought this nuisance to our neighborhood (across the street there is a 10 unit plan proposed in an area where we nearly always see duplexes being built).

Big changes to zoning will take away from the enjoyment and value of our property. The expectation that something much bigger and busier can be built anywhere around you creates so much uncertainty and risk when a home is such a major part of people's assets.

I also believe that piecemeal development will also severely cap the density of a neighborhood as entire blocks won't be planned on the whole. You can already see some signs of this in Bridgeland and other neighborhoods where tiny houses are stuck between re-developed parcels of land that have 2-4 units in them (typically). I think the concepts used in Victoria Park and where entire blocks are thought out and minimum heights/densities are established enables development to be coordinated and thought out in detail. If you start from a clean slate you could build hundreds of condo unit development in a block. If you want to give me a heads up that my neighborhood is no longer a neighborhood of low structures and give me several years to find another location at a fair price we will leave and find something that gives us a similar home ownership experience to what we have now.

I'm giving comments because we are in a sense a pretty good canary in the coalmine for this proposed re-zoning everywhere. The fact that a single family home is proposing to redevelop into 10 units with parking for maybe 4 vehicles...how is that not going to detract from quality of home ownership for those directly around this property? As I said, if you want density buy the block, build a bunch of townhouses with parking being in the plan and such and go from there.

Right now this feels like a panic, people are trying to jump to Calgary as our housing is less than other cities. We should not cave into trying to just think fast. We should think about the long term and try to get it right.

Thanks for hearing my feedback.

Tery



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First name [required]	Rick
Last name [required]	Black
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 - Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Calgary City Rezoning Feedback - April 22 2024 Final.docx



ATTACHMENT_02_FILENAME
(hidden)

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

As a retired senior manager with four decades of business experience, I appreciate the City's endeavour to expand housing availability is a substantial challenge. Upon reviewing the City's approach, I instinctively draw parallels to how a major corporation would strategically address such an issue. However, in doing so, I have certain concerns in the City's methodology. Allow me to clarify what concerns I have:

Goals and Objectives: The City's literature on the proposed zoning change often references creating more affordable housing in Calgary. However, discussions with City Planners clarified that the primary goal of this change is to increase housing accessibility, not affordability. While there may be a trickle-down effect, studies on upzoning indicate that much of the new development resulting from this type of change would occur at the high end of the market. This raises questions about whether the City fully understands what problem it's trying to solve, and whether this approach will address it, because studies suggest it won't.

Clarity of Options: The proposed change to R-CG zoning represents a drastic step without significant experience on what the impact of this change will be. In discussions with City Planners, many of the questions concerned homeowners have about availability of transit, access, parking, infrastructure, or community impact are effectively prefaced with "in theory", "the data suggests" or "that is something we'll track after the change has been implemented". I also see that many of these items were flagged as areas of concern as part of the City's "What We Heard" summary but I didn't see a lot of information citing studies, detailed analysis, and modelling, to answer those questions. Given all these questions and concerns, I don't understand why the City wouldn't engage its Planning organization to explore various pilot projects, such as ones that offer good transportation options near bus and LRT, services accessible without a vehicle, good walkability scores, before undertaking such a significant change. Results from these pilots would be used to address these concerns and help set a clear go forward strategy based on fact and experience. We should remember, the goal of expediency could be quickly offset by the damage done to a significant portion of the City's tax base and to homeowner trust.

Comprehensive Planning and Analysis: City Planners often cite the success of RC-G zoning in new developments as an example of integrating high-density housing into a community. However, these new developments are carefully designed by developers, and buyers are informed about the development plans before purchasing homes. In contrast, the proposed R-CG zoning change in established areas lacks a comprehensive plan and may not maximize the benefits expected. I understand from City Planners, a single 50 x 100-foot lot could potentially accommodate up to nine new residences. If multiple lots in a neighborhood are developed following this model, it could raise

serious concerns about neighbourhood character, and community impact from ongoing construction, traffic, etc. As well, studies on upzoning suggest that gentrification may ensue because of this change, effectively exacerbating the housing affordability issue. These studies highlight that developers will build where they can maximize profit, and if that includes replacing low cost single or multi-family housing with higher cost multi-family, that is what they will do. As a result, the studies suggest a plan needs to be in place, before implementing upzoning, that ensures steps are being taken to protect and enhance low cost affordable housing, not erode it. All these concerns need to be incorporated into a comprehensive plan, based on thorough analysis, that highlights the pros and cons of the proposed changes and the steps to address them, so Councillors, and homeowners, can have clarity on the path forward.

Community Engagement and Transparency: Meaningful community engagement is essential for addressing concerns about upzoning policies that reflect the needs and priorities of residents. Engagement does not mean trying to convince residents that the proposed zoning change is right when no context is provided on why that is. Residents are rightfully concerned about the unknowns of development in their neighborhoods. Many fear the potential consequences of a developer purchasing a house adjacent to theirs: Will they need to sell their property before its value is impacted by new developments? Could they find themselves sandwiched between larger, higher-density developments, diminishing their quality of life and property values? These uncertainties contribute to anxiety and instability within established communities, undermining the sense of security and belonging that residents cherish. It is crucial to acknowledge and address these legitimate concerns before moving forward with the proposed changes. It is imperative the City make every effort to address these concerns and explain the rationale for going forward with this approach and why it is the best option. Transparent communication and decision-making processes build trust and promote accountability in urban planning efforts.

In conclusion, while the City's goal of increasing housing accessibility is commendable, it's essential to approach this issue with thorough planning, analysis, and consideration of potential impacts. It is not acceptable to say, "that is the cost of change and people will just have to accept it". Before implementing sweeping zoning changes, the City should explore a range of options, conduct pilot projects, and engage with residents to ensure that the changes are transparent and align with community needs and priorities. This is a significant change, and the costs and benefits should clearly support and justify the potential impact to 300,000 Calgary homeowners. As has been said, "failure to plan is planning to fail".

Thank you for considering my perspective on this important matter.



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

When we bought our family home in our neighborhood it was because it was a quiet neighborhood with single family homes. I understand there needs to be a solution for low income housing but this is not it as the multi-family units would not be geared towards lower income families. We pay a lot of taxes that help our city, if this proposal takes place I would expect our tax's to lower as our house prices will definitely lower due to the loss of the single family home community. Do not change the established, historical beautiful communities of Calgary!!!



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour of the city wide rezoning.

First, there are economic and social cycles throughout history, Calgary's present short fall in housing is just another short term cycle. The Calgary housing issue can be addressed within a narrow focused approach to planning.

Secondly housing and rental prices are affected by a number of factors. Some of which are foreign investors, increasing Canadian speculators in the housing market. Following Vancouver or Toronto's lead will not be helpful in the long term.

We live in a planned community, let's plan to develop our communities in a manner worthy of the city we want our families to flourish in.