



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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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.



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First name [required] Andrea

Last name [required] Trainor

How do you wish to attend?

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

Date of meeting [required] Apr 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) April 14 2024 - Blanket Upzoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Andrea Trainor
Calgary, Alberta

April 14, 2024

Dear Mayor Gondek and City Councillors:

I am writing to register my strong objection to the proposed blanket rezoning for the City of Calgary. I have written the Mayor and Council a few times since this proposal was first tabled and have received a couple of responses from councillors who appear to be listening however I am still incredibly frustrated with the lack of engagement from the majority of city council, especially Mayor Gondek.

There is ample evidence that this approach does not address the stated reason for upzoning: affordability. There has been a lot of development near my residence, none of which is affordable despite it being more dense. To add further insult, affordable housing is actually being demolished in favour of market housing. This is ridiculous!

The city's engagement process has been abysmal in recent years. Overwhelming residents with tight timelines, limited transparency and convoluted objectives seems to be the most recent playbook employed by city council. Even when residents express their upset, city council still seems to move forward with decisions that contradict the will of the majority. It is truly baffling this is taking place while the City of Calgary is surveying residents and requesting feedback on how they want to be represented (<https://engage.calgary.ca/heard>). I want elected officials to understand that they are representing their constituents.

From the beginning of this proposal of blanket upzoning, there have been inconsistencies and undue pressure to make a quick decision. I do believe that residents want more housing, especially housing that is affordable, for fellow Calgarians. However, absconding responsibilities such as due diligence, pilot projects and research will not benefit anyone except developers. Homes will not be affordable and neighbourhoods will no longer serve residents. True planning takes time and prioritises the opinions of residents. These people make the community. If council had supported a plebiscite, it would have given much more time for Council and the Mayor explore the topic and inform themselves in a meaningful way that could truly serve Calgary residents.

There are also significant environmental impacts when homes are taken down with little regard to the tree canopy, increased lot coverage (less vegetation, more concrete) and upgrades to utilities that are required to support the changes. Given that we are in drought conditions and Mayor Gondek declared a climate emergency on her first day in office, I'm surprised how quickly this is being pushed through without strong data to support and determine the impacts.

I strongly urge the Mayor and City Council to listen to residents' objections and oppose the blanket rezoning. I am not in favour of this proposal.

Sincerely,

Andrea Trainor



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First name [required]	Ken
Last name [required]	Mouratidis
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket Rezoning Proposal
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Calgary Blanket Rezoning Submission - K Mouratidis - 2024-04-12.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached submission.

2024/04/10

Mayor Gondek and Councillors,

I want to open by saying I think all Calgarians want to see that we have housing options that meet the needs and fit the budget of their fellow citizens. Carefully crafted and thought-out public policy help with that goal.

However, I am against the proposed blanket rezoning proposal. Blanket rezoning will not achieve the desired policy goals stated in the Calgary Housing Strategy Objective 1C: it will not increase the supply of affordable housing. Further, it will divert limited construction resources to profitable rather than necessary types of building; it will benefit developers and investors rather than those in need; and lastly it neuters an important policy lever the City has to ensure the right housing is built in the right places.

To increase the supply of affordable housing you have to know what kind of housing is needed and where. The Housing Strategy states that 84,600 households are in need of affordable housing, with that number then broken down by race, age, citizenship status. You don't build housing based on those demographics - you build based on what type of housing those people need. What affordability means to existing homeowners is different from what it means to seniors, which is different for what it means to renters, which is again different to what it means to students, and is different for first time homeowners and different for newcomers to our City. A breakdown of what kind of housing is needed and where is critical to crafting an effective housing strategy, and I see that nowhere in the Housing Strategy report.

The Strategy also suggests in Outcome 1 that a measure of success will be 1,000 more market homes being built per year. Yet, without blanket rezoning the City is on pace to hit 25,000 starts in 2024 (source: Calgary Herald article "Housing starts in Calgary hitting record highs" published on Feb 15, 2024). Further, the CMHC Spring 2024 housing report states that trade shortages and construction costs are driving up the cost of housing, and that builders are likely operating at or near full capacity. Blanket rezoning will do nothing to reduce construction costs and nor alleviate labour shortages. How can we meet the Strategy's Objective 1 Measure of Success of building more market homes when there isn't the capacity to do that?

The CMHC report also indicates that Calgary is already on the right path for offering different housing options (see screenshot in Attachment 1). In 2023 Calgary led the six major census areas in percentage increase in all types of housing starts, and in especially non single detached homes. Only in apartment starts was Calgary second, with Vancouver taking top spot. And for row houses, Calgary had a 33% increase in housing starts. And more importantly, on a per-capita basis, Calgary had the highest number of housing starts of all the six major centers. Calgary is already leading the country in housing starts with our existing zoning: we don't need blanket rezoning, we're already doing the right things here.

Lastly, the CMHC report shows that there has been an exponential increase in secondary suite completions in Calgary, reaching 842 units in 2023. This has happened without blanket rezoning.

One of the premises of the need for blanket rezoning is that development is constrained by a lack of available space. If this is the case, why has the Midfield Trailer Park been empty since 2018? Around the northwest where I live, the Reno Depot site at Creekside Mall has been empty for four years – this would be an ideal place for an apartment building. There are empty lots along the south side of 96 Ave just east

of Harvest Hills. There's empty land on the west side of Deerfoot City. How many more Midfield Parks do we have sitting empty in Calgary? How many commercial lots are sitting underutilized? It is shameful that on the one hand the City has let Midfield Park – a property big enough for 500 to 1000 apartments – sit idle, yet on the other hand proposes we tear down existing housing in the name of increasing supply. That doesn't make sense and it's not good public policy.

Even if rezoning could result in net new housing being built, there is no assurance the housing being built will be affordable. For example, what was once green space in the northwest was recently rezoned for development and is now Sage Meadows View NW. The result: it wasn't rowhouses that were built, or quadplexes, it was 27 luxury villas with asking prices in the high \$800s. Even with existing zoning rules developers are building what is most profitable for them. Relaxing zoning rules won't force developers to build what is affordable.

This leads to my position that rezoning is an important policy tool, not an end in itself. In proposing a blanket rezoning, the City is handing to developers control of what type of housing gets built and where. Developers will build what and where there is maximum profit, not necessarily what and where there is maximum need nor benefit to a community or the City. If there are issues with the current rezoning process, then address those issues while preserving the process. As it is proposed, blanket rezoning is not a streamlining of process, rather it is an abdication of responsibility by the City.

And there's the question of how soon blanket rezoning could provide relief. The City's FAQ on the rezoning says "Not all communities will experience R-CG or R-G redevelopment, with many newer communities unlikely to experience any redevelopment of this type within the next 15-20 years." In the City's own words, blanket rezoning will do nothing to immediately provide relief. And if it's only certain communities that are likely to be redeveloped in the near term, then the City ought to be looking at the zoning in those areas to ensure the right kind of housing gets built instead of blanket rezoning across the City.

Lastly, blanket rezoning places no obligation on developers to respect the character of communities nor the architectural controls imposed on original purchasers in a community. I built my home in Hanson Ranch when the community was originally developed. One of the key factors in my wife and I selecting our lot was that it was on quiet cul-de-sac with single-family homes built to honour the nature of the Hanson legacy. Hopewell, the developer of our community, imposed significant architectural controls on almost all aspects of the look and exterior materials that could be used, which all of us in our community conformed to. I see no mention in the Housing Strategy nor the City's FAQ of developers having to respect the character of a community when redeveloping properties.

In closing, I have to ask who is crafting public policy in Calgary. Is it developers and investors who want to avoid having to answer questions from those affected by developments? Is it the federal Minister of Housing, whose government's policies have precipitated this problem in the first place? Who it should be is you, members of Council, to ensure we have a solution addresses the unique circumstances and opportunities we have in Calgary.

I ask that you vote against the blanket rezoning bylaw for the reasons stated above.

Thank you,

Ken Mouratidis

Attachment 1: CMHC Housing Supply Report, Spring 2024 (Page 6)

Housing Supply Report | Spring 2024

Table 1: Housing starts by dwelling type, 2023 and percentage change from previous year, select CMAs*

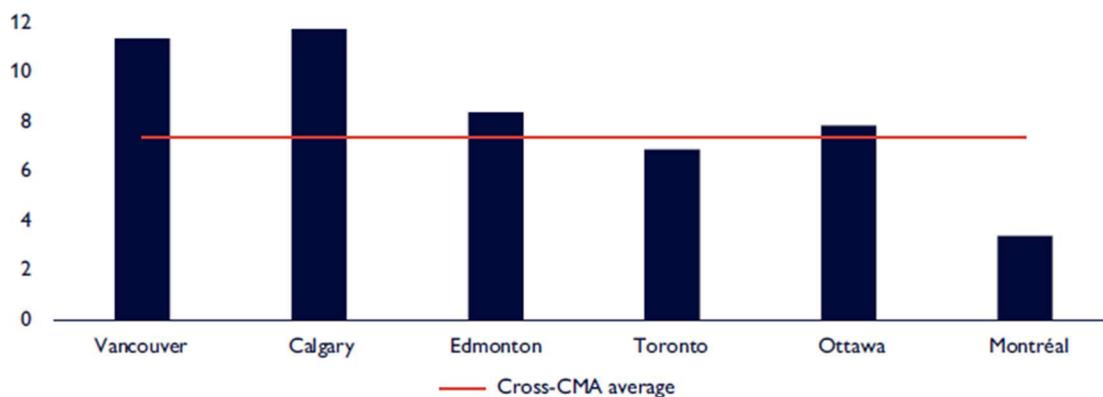
	Single-Detached		Semi-Detached		Row		Apartment		Total	
	Units	2022–2023 % change	Units	2022–2023 % change	Units	2022–2023 % change	Units	2022–2023 % change	Units	2022–2023 % change
Vancouver	2,832	-16.5%	914	-11.9%	1,922	-15.1%	27,576	43.0%	33,244	27.9%
Calgary	5,875	2.1%	1,674	7.3%	2,996	33.5%	9,034	16.6%	19,579	13.1%
Edmonton	5,032	-18.5%	948	-0.8%	2,069	18.4%	5,135	-10.1%	13,184	-9.6%
Toronto	4,721	-25.4%	328	-36.2%	4,860	-14.0%	37,519	15.0%	47,428	5.1%
Ottawa	1,535	-44.9%	186	-33.6%	1,678	-37.6%	5,846	2.1%	9,245	-19.5%
Montréal	1,021	-44.3%	208	-59.5%	342	-58.6%	13,664	-34.9%	15,235	-36.9%
Total	21,016	-20.0%	4,258	-12.4%	13,867	-10.1%	98,774	7.3%	137,915	-0.5%

*The numbers appearing in this table are inclusive of all housing tenures (i.e., freehold, condominium, rental and co-op).
Source: CMHC

We used a measure that adjusts for population size to increase the depth of cross-market comparisons. Although housing starts in Calgary weren't the highest among the 6 CMAs, when adjusted for population size, they were

the highest, at 11.7 units per 1,000 population (Figure 2). In Toronto, where the absolute number of starts was the highest among the 6 CMAs, starts per 1,000 population were the second lowest.

Figure 2: Population-adjusted housing starts differed across Canada's largest urban centres in 2023
Housing starts per 1,000 population*



*The 2023 population estimates for the census metropolitan areas were derived from the actual provincial population numbers for that year.
Source: CMHC, Statistics Canada



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First name [required]	Doris
Last name [required]	Hen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Doris Henn - Blanket Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

City Council
City of Calgary
800 MacLeod Trail SE
Calgary, AB
T2P 2M5

April 14, 2024

Re: Opposition to Blanket Up-Zoning

Dear Mayor Gondek and City Councillors:

The proposal to blanket up-zone the entire city is a significant change to current planning policies and patterns of development. Density can benefit the city and communities if it is well planned. However, blanket up-zoning creates density without regard for community context.

Housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket up-zoning will not supply this.

I respectfully request the creation of evidence-based policies tailored to address Calgary's specific needs and challenges that are co-designed with Calgarians.

I am deeply concerned about the proposed blanket up-zoning. It is being forced on the City of Calgary as a condition of receiving funding from the federal government. This is an intrusion by the federal government and it will not benefit Calgarians.

Blanket Rezoning will eliminate zoning for single family communities throughout the city of Calgary. Personally, I enjoy living in the Arbour Lake community where I have been a resident for 30 years. I don't want to see infills, four plexes or other major housing structures popping up on my street. I enjoy having a backyard and front yard filled with lovely trees and plants as do many of my neighbours. Our children and grandchildren play happily on residential streets in this community. I don't want that destroyed by blanket rezoning.

As a senior I am also concerned about rising property taxes which will ultimately be impacted by blanket rezoning. Squishing more dwelling places on to our residential streets will create fire hazards and significant parking issues due to crowded communities and streets.

I suggest that City Council find other reasonable solutions to the housing challenges faced by the City of Calgary. I believe that all taxpayers should have a say in blanket rezoning in the form of a plebiscite allowing them to vote for what they would like in their communities. Many residents are not aware of what is being planned by this City Council. It is unfair and unreasonable.

I urge you to vote against blanket up-zoning at the public hearing scheduled for April 22, 2024.

Doris Henn



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First name [required]	Mark
Last name [required]	Perkins
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	R-CG Blanket Rezoning - Opposition Letter (Mark Perkins).docx



ATTACHMENT_02_FILENAME
(hidden)

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

Mark Perkins
24 Varsplain Place NW
Calgary, AB T3A 0C7
Kram.perkins@gmail.com

April 14, 2024

City of Calgary – Public Submission to City Clerk’s Office

Re: R-CG Blanket Rezoning - Opposition

Dear Calgary City Council,

I am writing to express my deep concern regarding the proposal for blanket zoning in Calgary. As a resident of this vibrant city, I strongly oppose this initiative due to its potential negative impacts on our community, environment, and quality of life.

Blanket zoning, by its very nature, lacks the specificity and nuance required to address the diverse needs of different neighborhoods and residents within Calgary. It would effectively strip away local control and decision-making power, diminishing the ability of communities to shape their own development in accordance with their unique character and values.

Furthermore, blanket zoning could exacerbate issues of urban sprawl and environmental degradation. By homogenizing land use regulations across the city, it may encourage unchecked expansion into environmentally sensitive areas, threaten green spaces, and contribute to traffic congestion and infrastructure strain.

Instead of pursuing blanket zoning, I urge decision-makers to prioritize inclusive, community-driven planning processes that empower residents to have a meaningful say in the future of their neighborhoods. This approach would ensure that development decisions are guided by local knowledge, values, and aspirations, leading to more sustainable, equitable, and livable communities for all.

In conclusion, I implore you to reconsider the proposal for blanket zoning in Calgary and to explore alternative strategies that prioritize community engagement, environmental stewardship, and social equity. Our city's future depends on thoughtful, responsible planning that respects the diversity and dynamism of our neighborhoods and residents.

Thank you for considering my concerns. I look forward to your response and to working together towards a more just and sustainable future for Calgary.

Sincerely,

Mark Perkins



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First name [required]

Leslie

Last name [required]

Grieve

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket upzoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am very opposed to the removal of RC1 on previously designated neighborhoods. Allowing multi dwellings on single lots, will not add to the housing problem in Calgary. All it will do is will put more expensive properties and smaller and smaller lots with people more and more. I currently live in a community that has a cul-de-sac and so there's only one way in. The neighbourhood is already crowded with single-family homes. To add multi dwellings is to destroy the neighbourhood. Surely there are ways to increase the housing supply without destroying the charm of these old neighbourhoods. Thank you.



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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	Blanket Rezoning Public Hearing April 22, 2024
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)

To whom it may concern,
Lake Bonavista Community Association is a non-profit organization that has been dedicated to the interests of our vibrant community within the City of Calgary for over 50 years.
We are able to advocate for our members and residents of Lake Bonavista and the surrounding area by addressing issues of significance that affect the well-being and future of our neighborhood. Therefore, we write to express our stance regarding the proposed rezoning from R-1 to RCG.
Throughout our engagement with the community, including extensive email correspondence, phone calls, and an in-person rezoning open house held at our facility on April 9th, that welcomed over 400 attendees, it has become abundantly clear that a large majority of residents of Lake Bonavista and the surrounding area of Ward 14 vehemently oppose the rezoning.
Lake Bonavista Community Association is deeply concerned about the potential impacts of this rezoning on Lake Bonavista and the broader community. Despite the significant implications, we have noted a lack of engagement from the city regarding the potential effects of the rezoning. It is disconcerting that such a significant change in bylaws would proceed so quickly without seeking comprehensive input from all stakeholders or being put to a plebiscite. The magnitude of this change has the ability to affect property values, traffic and public safety, and other important community features and should require comprehensive community input.
Our current rezoning policies in Calgary allow community members to meaningfully participate in the application process and relay their concerns on potential impacts that residential development would have in their neighborhoods. The proposed blanket rezoning would remove this important public engagement tool that is in place to ensure that communities are well represented in the growth of our city.
Considering these observations, we respectfully urge the City Council to defer any decision on the blanket rezoning until a more comprehensive consultation process can take place, involving all stakeholders. It is imperative that the voices and concerns of our community are heard and considered in the decision-making process.



Public Submission

CC 968 (R2023-10)

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] Michelle

Last name [required] Vicenzino

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Redesignate to Residential-Grade-Oriented Infill (R-CG) for Varsity

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

ATTACHMENT_01_FILENAME (hidden) Letter to Office of the City Clerk.docx



ATTACHMENT_02_FILENAME
(hidden)

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

To: Office of the City Clerk
The City of Calgary
700 MacLeod Trail SW
P.O. Box 2100, Postal Station M
Calgary, AB T2P 2M5

From: Michelle Vicenzino
5119 Vallance Cres NW
Calgary, AB T3A 0T7
Email: interiorsbymichelleinc@gmail.com

Date: April 14, 2024

Re: Proposed Rezoning by the City of Calgary

I am an owner of a single family house on a midpark block of a crescent in Varsity that was built before 1985. I strongly disagree with the proposed rezoning to redesignate my parcel to Residential – Grade-oriented Infill (R-CG) District. I bought this house in 1996 because it was on a quiet street and very close to a park. The street has seen many extensive single family home renovations including mine which has improved the aesthetics, maintained the properties and increased property values. I own another house on the street and I have rented it to help fill the demand for rental housing as well as wanting to control what will be built there – I did not buy these properties to someday have increased noise and density with four plexes or townhouses surrounding me. There are better places for these types of housing than on these quiet, established residential streets. One example is the University District, where the entire community was planned and the people who bought or rented in that community knew what to expect or wanted that type of density.

If my properties and this Varsity community were rezoned to R-CG, the roads in front of the houses would be congested with more cars, the number of trees and parking spots would be reduced and garbage, recycling and compost bins would increase. As it is now, Shaganappi Trail, Varsity Drive, 53rd Street and Crowchild Trail have so much backed up traffic that it can take a few lights to get through an intersection. Thousands of commuters already live, work or drive through this community including employees and students at schools and the University of Calgary, staff and clients at Foothills Hospital and Children’s Hospital, employees and shoppers at Market Mall, Northland Mall, Varsity Plaza, Dalhousie Station and other businesses.

In summary, I totally object to this rezoning proposal not only for my houses, but Varsity community and other communities in Calgary. Many of the streets in Calgary would become overcrowded with a mishmash of housing, especially in established communities.



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First name [required] Lisa

Last name [required] Mackinnon

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning for all communities

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I bought my home 28 years ago in Parkland SE . I chose here as I wanted to be near the park, have a back yard for my kids and wanted an area like I lived in growing up. We saved and lived in a shared space to afford to buy here. If I had wanted to live in a multi family home zoned area we could have bought a home for way less money and way sooner. I worry how having multi family homes added will affect our sewers, traffic, garbage in the alleys, parking and so much more. I am so disappointed how city council has decided to approach this issue. Making new areas high density like they have done in Seton, and if people buy there they are aware of the zone and what the housing will be there. People have invested their money to live in the way they feel comfortable, as everyone has different views on how they see their life. Very disappointed in city council that this is even being discussed. I think you can do better than that!



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First name [required]

Rob

Last name [required]

Baker

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Notice of Public Hearing on Planning Matters Land Use Designation (Zoning)

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We are not in favor of the proposed zoning change from R-C1 to R-CG for the following reasons.

1. We purchased our home based on the zoning in place at the time. We are cognizant of and appreciate the magnitude of the housing shortage, yet multiple changes have occurred at the federal, provincial, and local level in the past ten years, and it appears no significant planning was being performed at any of the levels of government to proactively avoid the shortages we now have. Further, I really don't see any significant planning, actionable strategies, or vision now which leads me to believe rezoning (or a comparison to other alternatives) constitutes a reasonable and durable approach. As an example, the developing of new communities with the zoning changes in place (for example 17th Ave SW and 85th St.) is a better solution as people will be able to make informed decisions on purchases instead of changing the rules on those who have purchased already.

2. I understand zoning changes now being contemplated have been avoided in the past due to safety concerns (too many people in a residence, fire regulations, etc.). What has changed that makes these safety issues acceptable now?

3. Our neighborhood has too little parking now. Putting more multiuse residences on the street will result in far more congestion. Further, the traffic on the street is high as parents [indirectly] pick up kids at the school nearby and they park while waiting for them. Lack of consistent snow removal compounds the parking issues.

4. External streets in the area are becoming more congested and adding the zoning changes will make this worse.

5. Finally, there is limited in and out access on 17th SW and the new Stony Trail (and congestion at Stony and 69th SW) which will again increase access issues into the general Signal hill area. We are already finding the traffic on 17th avenue and 69th St more congested due to the new building in the area.



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First name [required]	Karen
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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour of the proposed R1 rezoning change. The current housing situation may be pressing at present, but a sweeping reform will bring in many difficulties to neighbourhoods that have been carefully planned out by city planners who have both the education and background in developing and shaping the wonderful city of Calgary that we now have. To strip away our carefully laid out neighbourhoods having a plethora of an orchestrated growth and change will not enhance our families, our communities or ultimately our city. The winners in this situation will be the developers and external investors. If the ultimate goal is to increase the housing numbers, can the city counsellors move forward using a planned approach such as the local area planning development, which was initiated previously. This seems like a reasonably weighed and measured process in addressing the situation at hand without sabotaging our city in a knee-jerk reaction which has been fearfully termed as a crisis. We have a history of weathering storms with an intelligent, calm mannered approach, being both reasonable and not susceptible to fear. This is why Calgary is the city where people want to work and live. Let's keep our wonderful city established in a well thought out manner. Our elementary school was built in the 70's in an open concept plan originating in California. Neither the design nor the impetus behind it worked well with few being built. This school is still being used.....because.



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First name [required] Salam

Last name [required] Nazo

How do you wish to attend?

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

Date of meeting [required] Apr 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 entire proposal

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

ATTACHMENT_01_FILENAME (hidden) letter to City of Calgary-rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

We are home owners of a property in Hawkwood community, Calgary. The proposal for this community is R-CG.

We are opposing to the city proposal for rezoning the older communities to add more units.

Our opposition is based on the following:

- The communities are designed with an initial plan that has a designated part of the of the community for rental so there will be no interaction between the rentals (condos, row houses, etc.) that have nature of changing residents frequently. The new change will affect the initial design and will impact the residential area and change to higher density. This will definitely lower the value of the properties in these areas. This can lead to greater increase in the following:
 - The rapid change of users due to the new proposed zoning can increase the crime rates.
 - The increase of risk of fire, due to the hire density.
- The negative impact on the roads. The roads are not designed to accommodate such increase in the amount of cars. This is to say that the current streets are barely suitable for the residents, so how it will look like with increased number of cars based on the new proposal, this is to take into account, as per the proposal, the backyard units are not required to have parking space within the property.
- The impact on the infrastructure (water, sewerage, electricity). These communities are older communities and were not designed to accommodate such increase . This means the whole infrastructure should be changed to be able to deal with such increase in the use. The renewal of the infrastructure would mean enormous spending by the city.
 - These projects and the spending on these projects will mean increase in the property tax to cover the spending on these projects. This will also mean an added burden on the home owners whether they are planning to benefit from the change or not.
- The rezoning will also impact the environment due to larger density and less green spaces. The green spaces are the lungs of the community. The new proposal will limit these spaces due to the increase in the built areas.
- Finally, this proposal is ripping our right to live in the community that we chose in the way it is supposed to be.



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First name [required] Murray

Last name [required] Lorenzo

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Zoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Blanket zoning is the most important decision the city has ever faced. There must be an election and a plebiscite on this issue: This is the only true democratic process for this issue. Council does not want to allow a proper citizen vote on this because they will lose and they have already secretly agreed to this with Trudeau on condition of upzoning our city! The Trudeau government is trying to run our cities policies and this is a violation of the Alberta municipalities act. So is the city acting illegally or just unethically? If this goes through then council must be removed and held accountable for their actions. Calgary has annexed a 30 year supply of land and forcing densification on all residents is incompetence, corruption, or both. Houston is an example that Calgary should follow and not some experiment that can never be fixed once implemented. You will never get the parks, yard green space and quality of life back in Calgary once you go ahead with this. This is an attack on our city and a complete betrayal. Is this the implementation of 15 minute cities as promoted by the WEF? Does our council work for the World Economic Forum or for the citizens of Calgary? Why does this not follow under Premier Smiths newly created law to stop federal meddling in our cities affairs as I understand this agreement will be implemented in 50 million dollar stages? This is our money in the first place and Albertans contribute billions to Canada in transfer payments, but I am sure that can be reduced with heat pumps that don't work and displace Alberta's gas wealth so Ottawa can reduce our standard of living in Alberta.

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. There must be an election and a plebiscite on this issue: This is the only true democratic process for this issue. Council does not want to allow a proper citizen vote on this because they will lose and they have already secretly agreed to this with Trudeau on condition of upzoning. We will be packed together so close that they can share body warmth to try to stay warm in the winter! Calgarians will not forget what you have done. We want stability



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First name [required] **Thomas**

Last name [required] **Caldwell**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 Council RE: Blanket Re-Zoning**

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

ATTACHMENT_01_FILENAME (hidden) **Blanket Re-zoning Opposition Letter to Council .pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

Please find attached my comments re: Opposition to Blanket Re-zoning

I am opposed to the Blanket Re-zoning as proposed by the City of Calgary. The following comments are in support of that opposition:

1. Several inner city communities have already gone through an extensive rezoning process in 2023 and despite significant widespread opposition to re-zoning from RC-1 designations, have begrudgingly had imposed allowances for densification that large numbers of residents felt were unacceptable
2. City Council, by voting down a plebiscite on the matter of Blanket Re-Zoning, is failing its stated primary fiduciary responsibility "to ensure The City of Calgary provides services Calgarians need and WANT". Based on #1 comment, citizens clearly didn't ask Council for this highly impactful zoning proposal nor did they give their respective elected Council members the mandate to put it forward. The scope of the proposal requires a city wide plebiscite; public hearings and the current level of consultation are grossly insufficient and bordering on negligent. If Council is confident their constituents want Blanket Re-Zoning and they are acting in their best interests, put it to a vote to find out
3. This city wide zoning proposal appear to be intrinsically linked to the Federal mandate to increase housing and the funds available to municipalities from the Federal gov't to execute on development plans (that are favourable and aligned to the Federal mandate). If this is not the case why is the city pursuing a much more aggressive intensification of housing following a significant re-zoning process for inner city communities in 2023 that is now ratified and in-place ? The timing of the Blanket Re-zoning proposal appears to be co-incident following funds promised by the Federal Government in late September of 2023. By extension, is the City Of Calgary Council following a mandate imposed by the Federal Government or are they acting in the best interests of Calgarians? The Federal government was fairly clear in stating that certain types of housing (multi-family) would be required by municipalities to get funding. The citizens of Calgary haven't asked to be aligned to any Federal housing policies. We are supposed to have an independent municipal government that services the needs of the citizens of Calgary. If that oversight, governance and responsibility fails then we can go to our Alberta provincial government. The perception of conflict with meeting Federal funding requirements is sufficient on its own to scrap the Blanket Re-zoning or put it to a plebiscite
4. Blanket re-zoning takes away a meaningful portion of the right of objection and recourse for individual property owners and neighbourhoods to a development that may adversely affect their property value and their right to enjoy it. ie. If a 12 meter high structure blocks out 50% of the sunlight of your adjacent home but is effectively within the approved development guidelines what basis will there be to oppose it? And who will compensate for the loss in property value if the development is approved? For most homeowners their property represents their single biggest investment and financial committment. The City appears to be setting itself up for an endless stream of lawsuits for compensation. Does the city have insurance for that or is defence and payout taxpayer funded?
5. Blanket re-zoning in the inner city does NOT address inclusivity NOR affordability. Blanket re-zoning takes away affordable housing inventory. Blanket re-zoning in the inner city gives developers a desirable opportunity to build higher-end townhomes, detached and semi-detached infills and row houses, to increase their margins and profit. Homes that range in the \$800K to \$1.8M range can hardly be called affordable or inclusive in the context of where the greatest housing needs are. This comment isn't speculative, its clearly evidenced in every inner city neighbourhood that has applicable zoning
6. Blanket rezoning de-forests the inner city. The existing flora, including heritage trees, in re-developed areas is removed along with the older homes. The city has a mandate to protect our trees and landscapes which seems to be at odds with development approvals. The removal of significant number of mature trees in our inner city neighborhoods will alter their character and livability

7. Blanket re-zoning in the inner city will ultimately push young families looking for a home to the suburbs where they can have a larger, more affordable home with a back yard for their children. The demographic that wants to be close to downtown for work and wants to bike commute or walk will move farther away, putting pressure on commuting infrastructure. With blanket zoning in place those families will have to unfairly compete with developers in the inner city
8. Blanket re-zoning is indifferent to the history, architecture and culture of our inner city neighbourhoods. Calgary City gov't already destroyed a significant portion of Calgary's history in the 70's and 80's with no regard or foresight. That is one of the legacies of our City Council and its planning department; if its old, tear it down. Do our inner city neighborhoods not deserve more respect and consideration ?
9. People at City Hall need to stop characterizing objections to intense development as "entitled elitism" and start listening objectively to feedback. The residents of the inner city and other communities have legitimate, rational, logical and well thought out objections to the City's plans and should be taken seriously. We live here



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First name [required] Daniel

Last name [required] Bieber

How do you wish to attend?

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

Date of meeting [required] Apr 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) 2024-04-15 City of Calgary citywide zoning Amendment.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Name of Writer: Daniel Bieber
Address: 939 Coach Side Cres SW
Calgary AB
T3H 1A6

Email: djb@panda.ca

Re: City of Calgary citywide Land Use Designation amendment

As an owner of an affected property could council please explain how the citywide Land Use Designation amendment (amendment) will affect current road, water, sewer and greenhouse gas reduction infrastructure (engineering systems)?

The amendment does not have a clear plan on how the engineering systems designed for RC-1 can handle the increased density of R-CG. This amendment does not and can not predict the increased load as the specific timing of full development is difficult to predict with a citywide amendment.

If the city is incorrect in their assessment of the capabilities of the current engineering systems, how long will it take the city complete citywide upgrades to said system? Has any modelling been done to understand how the engineering systems could handle the quickest density increase possible?

Thank you for your consideration

Daniel Bieber

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

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

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First name [required] Jennifer

Last name [required] Brosseau

How do you wish to attend?

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

Date of meeting [required] Apr 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
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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 have read and considered all relevant information regarding the housing issue in Calgary. The Rezoning Proposal is, quite simply, UNFAIR.



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First name [required]	Rick
Last name [required]	Cicalo
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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	Blanket rezoning.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	the-unassailable-case-against-blanket-rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the blanket rezoning proposal even if it means foregoing the \$228 million from the Federal govt. The proposal will not address the shortage and affordability of housing in Calgary. Embedded in the proposal is an assumption that infrastructure has capacity in areas with single family homes. This is not the case. When I leave for work in the morning and I see the city buses, school buses and cars on the roads in my neighborhood, there is no excess capacity. This policy will serve to decrease property values as basement suites and other types of makeshift rental accommodation become the norm. I chose my lot and home because it represented the lifestyle and safety I wanted and I paid premium for it. Rental accommodations bring with them more transient residents and a higher crime rate. Notably B&E, vandalism and car prowling. I don't mean to offend or denigrate anyone but these are facts. This assertion is supported by CPS published statistics.

This proposal feels like the rug is being pulled out from under my feet. I have attached a document that makes three alternative recommendations that are preferable over the facile "one size fits all" rezoning proposal.

THE UNASSAILABLE CASE AGAINST BLANKET REZONING

Introduction

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

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

Blanket Rezoning PROs and CONs

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

PROs

The City of Calgary is advocating for a proposed blanket rezoning initiative as part of its broader strategy to address housing affordability and diversity within the city. Based on the City's published documents¹ these are the primary arguments in favor of this initiative:

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

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

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

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

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

CONs

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

1. **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighborhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighborhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.
2. **Environmental, Climate Change and Green Space Concerns:** The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City’s stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.
3. **Negligible Affordability Improvements for Lower Income Households:** While adding more housing units is intended to improve affordability through increased supply, there's no guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units that are out of reach for many, particularly in desirable neighborhoods, thus not effectively addressing the core issue of housing affordability for all segments of the population.
4. **Strain on Existing Infrastructure and Services:** While the initiative assumes existing infrastructure can support increased density, there could be unforeseen impacts on local services and infrastructure, including roads, schools, parks, and emergency services. Higher density, in areas previously planned for single family, could lead to congestion, overburdened public amenities, and a need for significant upgrades to infrastructure, which might not have been adequately anticipated or budgeted for. In this respect a more thorough analysis of these issues is warranted prior to the wholesale application of blanket rezoning.

5. **Parking and Traffic Congestion:** Increased density typically leads to more vehicles in a given area, potentially exacerbating parking shortages and traffic congestion. This will diminish the quality of life for residents, reduce the attractiveness of neighborhoods for potential buyers, and negatively impact property values. The proposed changes might not adequately address these challenges, particularly in areas without robust public transportation options.
6. **Loss of Single-Family Homes:** While the initiative does not forbid the construction of single-detached homes, the market dynamics will likely favor the development of more profitable multi-family units. This will gradually reduce the stock of single-family homes, a desirable structural option for empty-nesters and seniors wishing to remain in their existing neighbourhoods. It will also limit choices for families desiring this type of housing and alter the landscape of neighborhoods that traditionally featured detached homes. The incentives to redevelop perfectly accommodating single family bungalows will displace many seniors, who would have otherwise preferred to age in place.
7. **Lack of Certainty and Its Proven Impact on Health and Well-Being:** The Blanket rezoning proposal provides no certainty as to an individual's living environment even in the short term. Certainty of one's preferred living experience is a key determinant in the home buying process. Conversely, uncertainty has a major negative impact on one's health and well-being. Uncertainty exerts a strong pull on our thoughts, and inhibits our ability to act, leaving us anxious and psychologically fragile. Waiting for certainty can feel like a million tiny cuts, leaving us consumed with anxiety.²

This unintended consequence of the initiative is contrary to the City's planning for healthy communities' principles as articulated in the most recent Area Structure Plans (example - Nose Creek Area Structure Plan) and has the potential to create uncertainty and its related negative health impacts for +/- 600,000 Calgary Households currently occupying single-family dwellings.

We defy anyone living in a single-family dwelling in any neighbourhood, regardless of price range to wake up one morning to discover an 8-unit multiplex with limited parking going in next door and not suffer severe anxiety. The health care system is under enough duress without additional burdens.
8. **Loss of Freedom of Choice:** Freedom of choice is a central tenet of Western Civilization, the freedom to choose between different possible courses of action and by extension, the freedom to live in a neighbourhood which reflects and embodies one's preferred attributes in terms of aesthetic, environmental, social and economic characteristics. Up till now the citizenry of Calgary have had the freedom to aspire to and ultimately choose their preferred living environment. In a headlong and misguided rush to enforce equity and inclusivity in all possible circumstances, the City is sacrificing this particular freedom, a choice that has been clearly demonstrated by the majority of Calgary households.
9. **Massive Economic Impact:** An analysis by experienced certified appraisers suggests a potential loss of \$52B in existing equity for the \$262B of current investment in single family units with a concomitant impact on the Municipal tax base.
10. **Reduction in Home Ownership in Favour of Increased Rentals.** Home ownership has been proven to develop more engaged communities as home owners are more apt to invest in their property and community. This fosters a stronger sense of belonging, participation and community engagement. Ownership provides greater personal control over housing costs compared to renting. Home ownership is also considered a form of forced savings, leading to wealth accumulation over

² Robinson, Brian E., Ph.D "Why You Hate Uncertainty and How to Cope", Psychology Today. Nov. 2020.

time as owners pay down their mortgages. This equity is often leveraged for other investments, education, or retirement, contributing to greater economic stability and security overall.

11. **The Blanket Rezoning Model is Unproven.** Based solely on a hypothesis, there exists no tested or verifiable results that the proposed blanket rezoning model provides the results it espouses; whereas Comprehensive Neighborhood Development Plans have been proven with positive results for many decades in Calgary. To deploy an unproven model on the citizenry without ample testing, due diligence and proof of positive results would be unconscionably irresponsible. *Once deployed the negative effects of the blanket rezoning initiative would be difficult, if not impossible to reverse.*
12. **Blanket Rezoning Cannot Respond to Local Needs.** Just as community associations understand the needs of their community better than Municipal Government, which understands its City better than the Province, which understands it's Province better than the National Government. Blanket rezoning is a national initiative, that naively purports to solve micro issues with a macro solution.

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

The Creation of a Perpetually Affordable Housing Supply

As evidenced, the ability of the initiative to address the key issue of affordability is questionable and the consequential impacts, unintended and otherwise, are legion and significant. The City is wielding a sledgehammer when a scalpel is required to reshape the urban landscape.

The City does however possess the means in both 'men and material' to solve the problem and on their own substantial land base.

Land Cost – A Barrier to Affordability

Land development and building when in the hands of the private sector are "for profit" enterprises. Developers are typically looking for returns in the 20 to 25% range with builders adding another 14% or better to the final selling price of a unit.

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

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

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

City Land Supply – A Lost Opportunity

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

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

The Proposition – A Mechanism to Achieve Perpetual Affordability

The City establishes a housing management entity (Affordable Housing Corp) that oversees the development of affordable housing. Alternately, parameters are established for private companies to undertake this development. Land in the municipal inventory is leased to AHC for a nominal amount for a long term (say 99 years). Durable, long-term housing is developed and sold by AHC absent the land cost at approximately 30% less than comparable housing. Purchasers are screened to meet an income and means test to qualify for affordable housing. Terms of sale require that the property must be owner-occupied. The owner may sell the property however the property must be sold back to AHC at a cost base plus the cost-of-living increases over the duration of occupancy. The property can then be re-sold to the market again on an affordable basis (presumably 30% under market) providing a perpetual affordable housing model, limited only by the durability of the property. When the property ultimately reaches its end of life, the AHC may rebuild on the property under the same model because the land stays in the commons under the control of the Municipality.

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

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

Summary and Recommendations

The following provides a comparison of the Blanket rezoning initiative versus Comprehensive Neighbourhood Planning coupled with an AHC in terms of addressing the City's stated objectives.

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

This is best accomplished through comprehensive and contextually appropriate planning.	
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RECOMMENDATIONS

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

- 1) That the City abandon the Blanket rezoning initiative/bylaw in favour of Comprehensive Neighbourhood Plans (Local Area Plans) that identify specific areas/sites to be rezoned for duplex, townhouse and multiplex structures along with multi-family uses, including four and five storey, mid-rise and hi-rise buildings.
- 2) That the City establish an Affordable Housing Corporation along the lines as previously described to deliver below market rate housing in both ownership and rental tenure in a variety of structural types.
- 3) That the City identify and make available under a lease structure, municipally owned parcels throughout the City as part of the Affordable Housing Initiative.

Authors:

Sano Stante CCIM, ICD.D is a 40+ year veteran Calgary real estate professional. A past Chair of RECA Residential Council, Past Chair of Attainable Homes Calgary Corp, Past President of CREB, and past Director of CREA's MTC responsible for Realtor.ca. Sano is a founder of NewWay forming, SunGroup Solar and Tri-Energy Tech. Mr. Stante has been instrumental in innovative projects throughout Western Canada, from bridges, to subdivision, infill to historical preservation, to health-care. Sano is an effective advocate of sustainable communities and received the Quality of Life award from Alberta Real Estate Association. Sano currently instructs real estate sales management at REDI U of C Haskayne. Sano is a native Calgarian with deep roots in the community and a key player in the improvement of Calgary's urban landscape with a passionate interest in sustainable development.

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



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First name [required] Debra

Last name [required] Swanson

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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 House/community rezoning

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)



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First name [required] Veronica

Last name [required] Roth

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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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(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
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Dear Council Members,

I am a long-time citizen of Calgary. I am contacting you out of concern regarding the proposed citywide rezoning of residential areas. I will present a few of my views, briefly, below.

- I worked long and hard to be able to purchase a bungalow to call home. I need privacy and a reasonably quiet neighborhood in order to function properly in my very demanding work. For this reason I purchased a single family home in a single family home area. For the City of Calgary to propose to rezone this area for multifamily units, without my consent, is just wrong. And I do not consent to the rezoning.

- I am a gardener and often grow fruits and vegetables for myself and others. In order to do this, I require nice sunny growing areas. I have such areas where I am located, among other single family homes. However, if the City of Calgary goes ahead with the rezoning of my area, then there is the potential that I will lose that valuable sunlight due to the higher structures that could potentially be built right next to my home. This is a significant loss of the quality of my life.

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

- This city has lovely residential streets. They are full of beautiful single family homes, stunning gardens, and loads of beneficial trees. If the City of Calgary goes ahead with the blanket rezoning project this will significantly affect the tree canopy and the beauty of the neighborhoods will be degraded. I do not support the use of my tax dollars, Federal, or any other dollars, going to destroy the city that I love so much.

- I have physical limitations, and I know of many other people who have physical limitations and we require our vehicles to be parked at our homes, not further down the block. If the City goes ahead with the blanket rezoning, then with so many multifamily structures on a street that wasn't designed for them, there will be a problem for parking. It is not right for the City to impose these changes in zoning.

- There are many other ways that appropriate affordable housing can be provided. The City does not have the right to steal away the single family neighborhoods.

I am asking that this Rezoning for Housing project be withdrawn and that there be appropriate planning, dialogue, and use of funding such that the citizens of this city be respected. There are ways to work out appropriate solutions for affordable housing which do not compromise present home owners, nor the city itself.

Thank you.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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]

Quincy

Last name [required]

Chiang

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I'm opposed to Blanket Rezoning, this seems to be a lazy way for the City to create a "free for all" housing development strategy. I agree that housing is a problem in Calgary, in fact in many cities across Canada. But with high cost of materials and labour these days, it's extremely unlikely that houses built will be affordable and they will likely be poorly built (many builders use cheap and inexperienced labour and cheap materials). We also need to consider other important things, such as: increased traffic, sufficient off street parking, increase public transport to areas away from c-train and bus routes, effects of higher density on safety and cleanliness of neighborhoods, decrease in property values. This should be reviewed on a case-by-case, area-by-area basis, similar to what we were doing before.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

As there will not be a plebiscite on this issue, I would like to provide, in writing, our OPPOSITION to the blanket rezoning being proposed by Council. We believe that Calgary's communities are far too diverse to allow for blanket rezoning. Many of our communities were not built with the ability to support the changes being proposed. We do not have back alleys in many of the newer communities, nor enough parking for additional people/cars. Additionally, those of us who chose to live in communities far from the city centre, in order to avoid higher density living, did so for a reason. Therefore we do not want our communities changed to include higher density. This may also affect our property value. This decision should only be decided by the people of Calgary, thru a plebiscite, and NOT by Council. This really feels like over reach and Council does not seem to be listening to the residents of this city. If we truly want to make a difference, find a way to reduce the cost of the houses/apts/condos to make it so more people can afford to live. Adding more housing and increasing density, within all communities, will NOT bring the cost of living in these homes down. We have provided our thoughts to our Councillor, Sonya Sharp, as well. NO TO REZONING.



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First name [required]	Mitchell
Last name [required]	Labiuk
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	Re zoning of Calgary Homes
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 worried that the value of my home will go down due to an increase in renters in my neighborhood. Which can increase crime. Not to mention parking, an increase in people not caring about their properties. In my area people have lived over 20 years in the same home.



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First name [required] Donna

Last name [required] Christensen

How do you wish to attend?

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

Date of meeting [required] Apr 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 April 22, 2024. Proposed rezoning

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

ATTACHMENT_01_FILENAME (hidden) Letter to CoC re Blanket Rezoning_240414.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

See attached letter

*Letter opposing the Proposed City-wide Land Use Redesignation (Zoning) Amendment
From Donna Christensen, dated April 14, 2024, 2 Pages*

April 14, 2024

1215 Hunterquay Hill NW
Calgary, AB T2K 4T3

Office of the City Clerk
The City of Calgary
700 Macleod Tr. SE
PO Box 2100 Stn M
Calgary, AB T2P 2M5

RE: Proposed City-wide Land Use Redesignation (Zoning) Amendment (**Blanket Rezoning Proposal, BRP**)

I'm writing to express my **opposition to the BRP**.

I believe the City has done a very poor job of communicating the pros and cons of the BRP to Calgarians. The City is also rushing to approve this major change to the land-use bylaw without sufficient public engagement, care, and consideration for the impacts this upzoning will have on the citizens living in the impacted older communities.

Information I found about the impacts of blanket rezoning (from various academic and urban planning sources, in different locales) indicates that blanket rezoning always has detrimental impacts on the infrastructure and community character of older communities that were upzoned, such as:

- **Increased congestion, noise, neighbour conflicts, loss of community character, loss of green space, trees, and sunlight.** The older communities that would be most affected by the BRP were designed and purpose-built for detached, semi-detached, and in some areas, duplex style housing. This was in response to residents wanting less density, wider roads, sidewalks, yards for growing trees and gardens, and space for families and friends to gather, and children to play at home.
- **Reduced or eliminated on-street and backyard vehicle parking.** I looked at the on-street parking currently available on one side of my street. There is parking for 37 average length passenger vehicles. Under the BRP, up to 9 units would be permitted on my lot; there are 12 similar sized lots on this side of my street, a potential for 108 units with potentially 1 vehicle per unit vying for 37 spaces. Clearly this would be insufficient and a negative impact for residents.

Parking is a valid issue for residents despite the preposterous and disingenuous responses from some Council members and City administration that people will get rid of their vehicles as a result of the congestion and lack of parking. Worse yet, from this

*Letter opposing the Proposed City-wide Land Use Redesignation (Zoning) Amendment
From Donna Christensen, dated April 14, 2024, 2 Pages*

faulty assumption, the City is recommending eliminating parking requirements from the land-use bylaw.

- **Risk to community infrastructure not** designed for higher density and which can't be readily mitigated due to budget constraints – congested roads, over-capacity water, sewer, energy, and telecommunication systems, more waste disposal bins with limited room for storage and collection, increased demand for transit service.
- Under the guise of “reducing red-tape”, **blanket rezoning risks Council's custodial responsibility** for public oversight and regulation over community planning and land-use, by handing decision-making powers to profit-motivated developers.
- **Blanket rezoning creates density but not necessarily affordable housing** as it doesn't require developers to build housing where middle-class and lower-income people most need it for the prices at which they need it.

I urge Council to listen to the thousands of Calgarians who have expressed valid concerns regarding the BRP (like those outlined above) and **vote against** the Proposed City-wide Land Use Redesignation (Zoning) Amendments as presented in report CPC2024-0213.

Sincerely,



Donna Christensen

Cc Sean Chu, Ward 4 City Councillor at ward04@calgary.ca



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First name [required]	Sui Yi
Last name [required]	Lai
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

i have safety and cleanliness concerns for the neighbourhood, also traffic and parking issues.



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First name [required] **Graham**

Last name [required] **White**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 (agenda not available until Apr. 18).**

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)

Me and my family object to this motion. We are prime targets because we are not wealthy enough to afford a house buried in the suburbs. We are on a busier street. We need the protection of fixed zones to preserve our home. We experienced R2 zoning for many years and it is a nightmare of non-stop construction that goes on for decades. We have existing mixed density housing already in our community, along with established homes that people work incredibly hard over many years to acquire, pay for, maintain and raise our families in. Releasing the anarchy of open zoning will hugely impact our quality of life and end the already precarious, relative peace and enjoyment of our home. This is not city planning. It is the political sabotage of hard-working people to undermine our way of life for the mistakes, egregious incompetence, corruption and ideological tyranny of today's political powers. On the same day I received the city notification for rezoning, I also received a predatory flyer from a developer ominously named: "Common Ground Projects," targeting our single, detached home 12 kms from downtown for a multi-family development (because of our busy street). It featured images of their soulless rowhouses of communist gray clones; that we should sell our home to the Great Cause. Common Grounds is partnered with CivicWorks and ULI Alberta and the Calgary Municipal Land "Corporation" (CMLC) who has Mayor Gondek as a Board Member. They aren't even hiding colluding with developers to "transform Calgary and the way people experience it," a direct quote from the CMLC website. This is what the council wants for us. This is zonewashing of our entire urban landscape in favour of carefully chosen developers. This council is manipulating us and causing discord to disrupt and transform us into the dystopic future of bricks in the wall. C.S. Lewis said it best: "Of all tyrannies, a tyranny sincerely exercised for the good if its victims may be the most oppressive. It would be better to live under robber barons than under omnipotent moral busybodies. Those who torment us for our own good will torment us without end for they do so with the approval of their own conscience." This is your city council. We resist and object to this motion and everything this council stands for. Stop meddling in every aspect of our lives. The sooner you are gone the better.



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First name [required] Salam

Last name [required] Nazo

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 the entire re-zoning proposal

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

ATTACHMENT_01_FILENAME (hidden) letter to City of Calgary-rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

We are home owners of a property in Hawkwood community, Calgary. The proposal for this community is R-CG.

We are opposing to the city proposal for rezoning the older communities to add more units.

Our opposition is based on the following:

- The communities are designed with an initial plan that has a designated part of the of the community for rental so there will be no interaction between the rentals (condos, row houses, etc.) that have nature of changing residents frequently. The new change will affect the initial design and will impact the residential area and change to higher density. This will definitely lower the value of the properties in these areas. This can lead to greater increase in the following:
 - The rapid change of users due to the new proposed zoning can increase the crime rates.
 - The increase of risk of fire, due to the hire density.
- The negative impact on the roads. The roads are not designed to accommodate such increase in the amount of cars. This is to say that the current streets are barely suitable for the residents, so how it will look like with increased number of cars based on the new proposal, this is to take into account, as per the proposal, the backyard units are not required to have parking space within the property.
- The impact on the infrastructure (water, sewerage, electricity). These communities are older communities and were not designed to accommodate such increase. This means the whole infrastructure should be changed to be able to deal with such increase in the use. The renewal of the infrastructure would mean enormous spending by the city.
 - These projects and the spending on these projects will mean increase in the property tax to cover the spending on these projects. This will also mean an added burden on the home owners whether they are planning to benefit from the change or not.
 - The increased amount of electricity related to the increase of users. Also we want to know if it has been taken into account in this proposal the amount of electrical cars that will require to be charged on the street and how the current electricity grid can handle this increase.
- The rezoning will also impact the environment due to larger density and less green spaces. The green spaces are the lungs of the community. The new proposal will limit these spaces due to the increase in the built areas.
- Finally, this proposal is ripping our right to live in the community that we chose how it designed to be.



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First name [required] **Maria**

Last name [required] **Addante**

How do you wish to attend?

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

Date of meeting [required] **Apr 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)



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



ATTACHMENT_02_FILENAME
(hidden)

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

oppose

Dear Mayor, and Members of the City Council and City Planners,

I am writing to express very clearly my strong objection to the blanket rezoning of the entire City of Calgary. I ask that you reject this proposal from your administration because blanket up-zoning plan is actually unplanned development. It creates predictable uncertainty. Uncertainty, that will certainly lead to many problems down the road, with little fix to the idea that blanket rezoning will improve affordability.

My husband and I have lived in Elbow Park, which is in Ward 8, since 2011. Previously, we lived in the Beltline and Marda Loop. Since our condominium had a no child policy, we were forced to move once we had children. A single family home did not put restrictions on us determined by some condominium board. We did not consider other higher density communities, as we felt our family needed more space. Thus, our choice to live in a low-density RC1 single family neighbourhood. We were also aware that the neighbourhood that we bought in was old and established, with a Restrictive Covent as old as the City, that specified one home per lot. Our home was damaged severely by the flood in 2013, but we chose to re-build, because we loved our neighbourhood. Where we live has been one of the best decisions for us and our young family.

The City of Calgary is proposing a citywide rezoning to a base residential district (R-CG). R-CG, will allow up to 8 units on a 50ft lot. Currently, Elbow Park is zoned R-C1, which allows one house per property.

With this proposal, a search for my address, when input into the City's website returned this result:

Rezoning from: R-C1
Rezoning to: R-CG

R-CG is defined by the city website as a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.

This is a momentous change and radical increase in density at the whim of whoever purchases a lot in the neighbourhood with no status given to anyone to have a say in the neighbourhood. It sounds like ludicrous, but this is exactly what is being proposed.

If the City of Calgary, goes ahead with its plan to radically change single family, low density neighbourhoods, it will be the death of single family homes and will take away an important housing option for young families. Give families choice. Choice is what has made us a free and strong society.

We understand that it is a luxury to be able to live in a low density single-family home neighbourhood. It is something that we have worked hard to be able to achieve. We paid a premium to purchase our home in this neighbourhood. We pay extremely high property taxes, which the City benefits from, for the choice of owning a single-family home in this neighbourhood. We also looked at our single-family home, as our investment for our retirement.

We made the most significant investment of our lifetime in our home based on specific existing conditions and feel let down by these proposals.

There are numerous concerns that come to mind if this proposal is approved without changes that need to be addressed by the City in clear terms.

Firstly, in neighbourhoods like ours, where the price of land is expensive, it is hard to imagine the profitability of building a single-family home. It is much more lucrative for developers to build multiple units and make more money. This will be the death of new single family homes. How will the city prevent that from happening? Or are only row house acceptable homes now with single family homes only being “allowed” as per the wording of the City website?

Secondly, what is the City’s plan for infrastructure like schools in old neighbourhoods to support this new plan? Our neighbourhood schools are already at capacity and part of the CBE lottery system. These schools include Rideau Park, Elboya, William Reid and just last month Western High School notified parents of its intention to move to a lottery for the regular program. After push back, Western did not move to a lottery this year, but there is no certainty that it won't next year. Elbow Park elementary has class sizes of 30-35 students in some classes.

Our schools are obviously a finite resource. If the schools are at capacity when the neighbourhood consists of single homes what happens when the blanket rezoning takes place? It will be unplanned chaos, that will leave families at the mercy of a lottery system, that is fundamentally unfair to start with; will put additional stress on an already strained system and transfer the responsibility of proper city planning which considers schools as pillar of a neighbourhood to the CBE and province when they are left dealing with the fall out. There were no facts in the letter the City sent to my home addressing any planning surrounding the issues of schools and increased density.

Thirdly, what is the impact on existing sewage and water infrastructure? How will the existing system, that is not new, cope with the additional pressure that new density will inevitably bring? There will be a cost associated with that. There were no facts or costing regarded upgrades that will be needed or when they will be needed in the letter the city sent to my home addressing this. What will be the impact on our roads, alleyways with all the garbage cans and parking in our neighbourhood when homes are approved with minimal parking requirements? There were no facts in the letter the City sent to my home addressing this.

More importantly, what will the impact be on my home valuation? Was there any consultation with mortgage lenders to see what the implication would be? Are there any studies of cities where this has been implemented and the effect on home valuations? There was no mention of any facts regarding existing home valuations in the letter that I received from the City regarding the merits of this rezoning. In addition, what will the impact be on my property taxes when I have an 8 plex beside me with the potential for secondary suites that will be worth more than my home. Currently, my home this year in 2023 went up by 9% in its City assessment value because of the highest sales in the neighbourhood. Will there be a change to how property valuation by the City is assessed for taxes with these zoning changes? It was never addressed.

Lastly and most importantly, where exactly has this proposal been successfully implemented? How long has it been studied? Why is there no pilot project for a change of this magnitude? I find it so strange that this is the only option on the table. What other options were considered? Why are the province and school boards not involved in this decision making of this magnitude? Why is the public engagement so last minute where the city is trying to sell this plan without any hard facts? Why was this not put to a plebiscite? Why are the rights of property owners being discounted with silly rhetoric of catch phrases like NIMBYs? Who are the lobby groups involved in pushing this forward, with homeowners being the last to know what is being planned? What are the legal ramifications for the city when they ignore legally defensible contracts like restrictive covenants stating one home per lot that are carried on land titles? These are all questions that don't appear to be answered.

The City has done an extremely poor job of inspiring any confidence in what they are trying to do with this policy. The City engagement regarding my property rezoning has been a single one-sided letter and a follow up simplified pamphlet with very little detail of what exactly the implications of this change will be. My Ward 8 councillor held one virtual town hall meeting with his screen off, with no chance of real engagement, to sell the proposal and claimed that anyone asking for a plebiscite was selfish. Is this the representation that I as a property owner, tax payer and citizen of this City deserve regarding my most valuable asset? This proposal strips any say at the table that I have in development that directly affects me and my neighbourhood. This proposal makes me feel threatened.

The citywide blanket upzoning policy is bad policy and should be rejected. There are already local area plans that have been in the works for years. What happens to all that time invested and taxpayer dollars spent? Planning must be area specific. It is common sense. Blanket rezoning is the exact opposite. If citywide blanket rezoning is approved, for all RC1 and RC2 neighbourhood, Council and the City planners, will have relegated their responsibility of proper urban planning to an irresponsible free for all plan, with poor evidence that it will succeed in meeting their stated goal of housing affordability.

Please vote no to blanket rezoning.

Thank you for your consideration.

Ward 8 resident,

Risa Desa



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First name [required] Laura

Last name [required] Kowalski

How do you wish to attend?

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

Date of meeting [required] Apr 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 Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I live in Ward 14 and I moved into an area currently zoned solely for single-family detached homes and I'm opposed to the blanket rezoning for the City of Calgary. I am concerned this proposed densification will increase traffic and parking congestion, affect property values, alter the character of my community, and there will be an impact on public safety. Blanket rezoning won't supply more affordable non-market housing options because housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket up-zoning will not supply this, increasing the supply of housing will not bring down the price of affordable housing in Calgary. The only ones who are going to benefit is the City of Calgary (increase in taxes) and the building developers, and it isn't going to provide affordable housing for those who desperately need it. It isn't fair that we are told it is a blanket rezoning for Calgary, when areas like Upper Mount Royal are exempt from the blanket rezoning. This topic of rezoning for the City of Calgary was not a platform in the last City Election and it wasn't mentioned by the Mayor, or any of the Councilors, and it feels like many Calgarians have been blindsided by this proposal, myself included. There are many single family detached homeowners in Calgary, who are not happy with the prospect of having their communities rezoned. It's not reasonable or appropriate for the federal government to essentially be rewriting all of Calgary's zoning laws as a condition to receive \$228 million in grants. I specifically chose to live in an established community currently zoned solely for single family detached homes, and I am concerned about what my future will look like if this blanket rezoning goes thru. I am the second house in from a corner lot on my street and I am worried about the potential of my community being rezoned to R-CG from R-C1 and the possibility of my neighbors building a Row-house, next to my property. I value my privacy and the ability to park in the front of my home. Some of the newer communities already have the proposed rezoning in place, so this would not be an issue for these communities, and chances are that the Councilors in these Wards have voted in agreement of the rezoning. Perhaps the Mayor and the City Councilors would agree to allow the districts that do not want the blanket rezoning, to be grandfathered in, to allow the current zoning to stay in place. Please consider this option.



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First name [required] Sean

Last name [required] Brosseau

How do you wish to attend?

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

Date of meeting [required] Apr 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
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ATTACHMENT_02_FILENAME
(hidden)

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

After reviewing the Rezoning Proposal, I am shocked by the disrespect shown to residential property owners. Many of us have made sacrifices to pay our property taxes, year after year. There are certainly places in the city where higher densities are appropriate, however, suggesting 12 housing units could replace one dwelling on a 50 foot lot is not fair to neighbours who remain. It is completely unreasonable to propose that an R-CG property could now hold 4 units, each with a backyard suite and a secondary suite. These would no longer have the quiet character of the communities we have sacrificed to make our homes in.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

The majority of people in Calgary live in a single family detached homes and they don't want row housing or a fourplex next door. People like me that moved into an area of detached homes did so for a reason. We like that there is enough parking and that there is some green space around the home for kids and pets. A large portion of people's net worth is also associated with their homes and an oversized building of any sort next to a home tends to reduce the resale value of that home. So, when council suggest a blanket rezoning I have to believe you are not working in the best interest of the majority of the people. There are places where it makes sense to build higher density housing, but it is not everywhere. I would like to ask each council member if they would want a fourplex on either side of their home. I believe that nearly all Calgarians are opposed to this citywide rezoning and nowhere in any of the City's literature is there anything that indicates most Calgarians approve of this rezoning. So, if council is sure this rezoning is what the majority of people in Calgary want, have the courage to put it to a plebiscite, otherwise, do the right thing and turn this down.



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First name [required]	Miriam
Last name [required]	Louie
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 by City Council on the topping of Blanket Upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	April 14 letter against blanket upzoning ruth louie..docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 13, 2024. Dear Mayor Gondek and City Councillors:

RE: Blanket Upzoning proposal adoption April 22 2024:

From Miriam Ruth Louie
815 25 Avenue N.W.
Calgary T2M2B4
Cell: 403 860 3124
Email: mruthlouie@gmail.com

Dear Mayor and City Councillors:

I am not supportive of Blanket Upzoning [BU] as a solution to the tight housing market. Reasons are:

1. **Blanket upzoning is a blunt instrument** which will change the character of neighborhoods and the city as a whole in an uncontrolled haphazard manner.
2. **Blanket upzoning** will provide more free market housing, but **will not address social subsidized housing**. If the city council is advancing BU as a solution to low cost social housing, it is doubtful that there will be much progress, as subsidized social housing is much more complex, needs tax payer support and a long term plan of operation.
3. **Blanket upzoning is an abrogation of duty** by the city to plan and control how the city evolves.
4. There has been feedback allowed in the planning process up until the present. Taking away the right to appeal is **anti-democratic**.
5. **BU is chaotic**: A random lot /house that becomes available at any location can have a 4 or 5 plex built with no provision for consideration of the surrounding properties. With no allowance for an appeal /feedback process there will be stress, social turmoil, and a strong feeling that rights have been taken away. Over time, the tension will erode our collective sense of community.
6. Unfortunately, **Blanket Upzoning is a political problem** created by the **federal government** with Minister Fraser threatening Mayor Gondek that acceptance of BU is a requirement for the federal government to contribute to housing funds. This is **political blackmail** to fix a problem created by the Trudeau government which has failed to govern Canada in a prudent way by allowing a million additional immigrants, all categories, in the past year. Even now, the federal government is announcing **more deficit spending on housing to restore Liberal electoral prospects** in 2025. Why can't the mayor and council see that **the mayor and city council have been 'had'** by the federal government. Council needs to have the fortitude to reverse or modify.
7. STOP, take stock of what's on the table and where it came from. This is a federal mess. Stop and think through the issues. **Stand up for good government. Blanket Upzoning is bad government** policy. Council can do better. Vote no and bring back the issue for sober second thought. We are being bought by our own future tax dollars by this voracious federal government which has escalated federal debt by excessive spending on social engineering initiatives.



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First name [required]

Luke

Last name [required]

Scanlon

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council - Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am deeply concerned about the City of Calgary's rezoning initiatives, particularly the potential misalignment with public sentiment. It is troubling that City Council might endorse these changes against the preferences of the majority, raising questions about the integrity of their representation. This could severely undermine trust in local governance. Calgary, surrounded by flat, buildable prairie land, has the option to expand thoughtfully with new planned communities accessible via an expanded C-train system. Such an approach could integrate varied housing types without disrupting existing neighborhoods, preserving their character and heritage. This focus on suburban expansion would mitigate issues related to parking and congestion while honoring long-standing communities that have contributed significantly through premium property taxes. It's crucial that any development plans are pursued transparently and with genuine public engagement to ensure they reflect the community's true desires and needs.



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First name [required]	Derek
Last name [required]	Fung
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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) Letter to City Council.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the City of Calgary's blanket rezoning initiative and I respectfully table the following recommendations to Calgary City Council for due consideration:

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

Dear Calgary City Council,

My name is Derek Fung. My family and I are deeply concerned about the City of Calgary's blanket rezoning initiative. While the initiative seeks to address housing affordability and increase housing options, there are a multitude of negatives that must be considered by City Council:

1. Negative Impact on Community Character and Cohesion: The introduction of higher-density housing forms in traditionally low-density neighbourhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighbourhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.

2. Potential Negative Impact on Development Timelines: Contrary to the anticipated streamlining of the development process, there exists through the appeal process a significant potential to extend project approval timelines and overwhelm the capacity of the SDAB and Alberta Court of Appeal. An unintended and very real impact.

3. Displacement and Gentrification: In mature communities with older homes the introduction of higher-density zoning provides developer incentives, which drives older property values displacing long-term residents, thus altering the demographic composition of the community. This process of gentrification reduces residents aging in place and can erode the social fabric and cultural identity of the neighborhood replacing it with a more homogeneous and less vibrant community.

4. Environmental, Climate Change and Green Space Concerns: The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces reducing evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.

5. Negligible Affordability Improvements for Lower Income Households: While adding more housing units is intended to improve affordability through increased supply, there's no guarantee that new developments will be accessible to lower-income households. The market will continue to produce housing units financially out of reach for many, particularly in desirable neighbourhoods, thus not effectively addressing the core issue of housing affordability for all segments of the population.

6. Strain on Existing Infrastructure and Services: While the initiative assumes existing infrastructure can support increased density, there could be unforeseen impacts on local services and aged infrastructure, including roads, schools, parks, and emergency services.

Higher density, in areas previously planned for single family, could lead to congestion, overburdened public amenities, and a need for significant upgrades to infrastructure, which might not have been adequately anticipated or budgeted for. In this respect a more thorough analysis of these issues is warranted prior to the wholesale application of blanket rezoning.

7. Parking and Traffic Congestion: Increased density typically leads to more vehicles in a given area, potentially exacerbating parking shortages and traffic congestion. This will diminish the quality of life for residents, reduce the attractiveness of neighbourhoods for potential buyers, and negatively impact property values. The proposed changes do not adequately address these challenges, particularly in areas without robust public transportation options.

8. Loss of Single-Family Homes: While the initiative does not forbid the construction of single-detached homes, market dynamics will likely favor the development of more profitable multi-family units. This will gradually reduce the stock of single-family homes, a desirable structural option for empty-nesters and seniors wishing to remain in their existing neighbourhoods. It will also limit choices for families desiring this type of housing and alter the landscape of neighbourhoods that traditionally featured detached homes. The incentives to redevelop perfectly accommodating single family bungalows will displace many seniors, who would have otherwise preferred to age in place.

9. Lack of Certainty and its Proven Impact on Health and Well-Being: The Blanket rezoning proposal provides no certainty as to an individual's living environment even in the short term. Certainty of one's preferred living experience is a key determinant in the home buying process. Conversely, uncertainty has a major negative impact on one's health and well-being. Uncertainty exerts a strong pull on our thoughts, and inhibits our ability to act, leaving us anxious and psychologically fragile. Waiting for certainty can feel like a million tiny cuts, leaving us consumed with anxiety.

This unintended consequence of the initiative is contrary to the City's planning for healthy communities' principles as articulated in the most recent Area Structure Plans (example - Nose Creek Area Structure Plan) and has the potential to create uncertainty and its related

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

10. Loss of Freedom of Choice: Freedom of choice is a central tenet of Western Civilization, the freedom to choose between different possible courses of action and by extension, the freedom to live in a neighborhood which reflects and embodies one's preferred attributes in terms of aesthetic, environmental, social and economic characteristics. Up till now the citizenry of Calgary have had the freedom to aspire to and ultimately choose their preferred living environment. In a headlong and misguided rush to enforce equity and inclusivity in all possible circumstances, the City is sacrificing this particular freedom, a choice that has been

clearly demonstrated by the majority of Calgary households.

11. Massive Economic Impact: An analysis by experienced certified appraisers suggests a potential loss in existing equity for the \$200B of current investment in single family and semi-detached units with a concomitant impact on the Municipal tax base. This potential impact warrants a detailed economic analysis.

12. Reduction in Home Ownership in Favor of Increased Rentals: Home ownership has been proven to develop more engaged communities as home owners are more apt to invest in their property and community. This fosters a stronger sense of belonging, participation and community engagement. Ownership provides greater personal control over housing costs compared to renting. Home ownership is also considered a form of forced savings, leading to wealth accumulation (asset-based wealth/welfare) over time as owners pay down their mortgages. This equity is often leveraged for other investments, education, or retirement, contributing to greater economic stability and security overall.

13. The Blanket Rezoning Model is Unproven: Based solely on hypothesis, there exists no verifiable proof that the proposed blanket rezoning model provides the results it espouses; whereas Comprehensive Neighborhood Development Plans have been proven with positive results for many decades in Calgary. To deploy an unproven model on the citizenry without ample testing, due diligence and proof of positive results would be unconscionably irresponsible. Once deployed the negative effects of the blanket rezoning initiative would be difficult, if not impossible to reverse.

14. Blanket Rezoning Cannot Respond to Local Needs: Just as community associations are more attuned to the needs of their community than Municipal Government, which is equipped to understand its citizens better than the Province, which governs it's provincial population at a more appropriate scale than the National Government. Blanket rezoning is a national initiative, that naively purports to solve micro, community scale issues with a macro solution.

15. Sundering the Social Contract: 1 Property zoned for a specific use creates an implicit social contract between the individual and the city. Before that social contract is radically altered to ostensibly affect the greater good, the efficacy of the proposed change must be clearly and unequivocally demonstrated. Each of these counterarguments emphasizes the need for a balanced approach to urban development, one that considers the long-term impacts on communities, infrastructure, and the environment. While the goals of increasing housing affordability and diversity are commendable, the methods to achieve these objectives need to be carefully evaluated and designed to mitigate potential negative outcomes. In other words, PLANNING in the traditional sense as opposed to a retrograde "one size fits all" approach.

Recommendations:

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

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

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

Thank you for your time,

Derek Fung



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First name [required]

Bob

Last name [required]

Ardley

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

Hello Mayor Gondek and Calgary City Councilors,

On behalf of my wife and me, I would like to offer our perspective on this "Calgary's Housing Strategy" rezoning proposal.

Homeowners who specifically purchased property in single family dwelling areas did so primarily for that very reason, and paid taxes for the same accordingly for years. Now this council is considering tearing the rug out from under them so to speak, leaving them subject to having the higher density areas that they attempted to avoid in the first place rise up around them. And there is potential that homeowners' properties may be devalued and property aesthetics affected. This zoning change is certainly not the service to these people which we would hope that our city would strive to provide. A significant number of Calgary home owners are definitely not in favor of and were not party to this agreement to rezone their properties. It seems to me that rather than those people directly affected by rezoning, federal funds were the party pushing this agreement forward. And there was no plebiscite on the issue, which I believe that you yourselves expect would have been defeated. People feel that the democratic process has been removed, even though council plans to go through the motions of having a public hearing – after it almost seems like they have already made the decision. I hope council would reconsider their approach and direction on this matter. Although my wife and I do not have much of an alternative to suggest on the housing problem, other than city expansion and higher density in newer areas, if we just kept silent on this, council would probably proceed with the rezoning thinking that it was favorable to us, when it is not.

In light of this, I suppose that should this rezoning thing go ahead, the greater public will let their thoughts about it be known in next year's civic election. From our perspective, though, please do not proceed with this proposal.

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



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First name [required]	SJ
Last name [required]	Bryan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 April 22/24
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

A resident of HH/BH and WestHillhurst for 34 yrs. I chose this area like any home owner does. Location, amenities and I paid a price for the last 34 years to be in Ward 7.

Concerns with blanket rezoning.

Lack of respect for existing home owners. Bungalow owners. Trapped in prison between H-GO with no sun light. The reduction of greenscape. With greenscape gone and more concert development covering the whole lot. Water run off flows into adjacent property with old foundations that are now cracked due to excavation from new development. Who is responsible for this issue. The City?? Lot usage infringes on existing home owner property. Damage from excavation leaves existing home owner with out any recourse. Is the City going to be responsible for these problems? City has unrealistic parking guide of 0.5 per unit. The City has terrible unsafe transit. Most residence have 2 to 3 vehicles. I disagree with the City taking out the requirement to have parking for each unit in the H-GO.

I understand the housing crises. This is not going to solve this issue. Ward 7 property values do not equate to affordable housing. Higher price townhouse do not give affordable housing.

The blanket rezoning is for the developers to make money. The rezoning does not support or consider the existing home owners opinions. When there is an issue the City says get a lawyer. Who can afford that.

I really hope the City actually listens to the public and make amendments to this Rezoning. I assume this is just like all the other public submission processes. A waste of our time and effort writing and coming to meetings. Shame on you. Mayor Gondek is on a mission and she will get what she wants no matter how disrespectful the process.



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First name [required] Marilyn
Last name [required] Creasey Beck

How do you wish to attend?

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

Date of meeting [required] Apr 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

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

ATTACHMENT_01_FILENAME (hidden) Land Use Designation 2024.jpeg



ATTACHMENT_02_FILENAME
(hidden)

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

Marilyn Creasey Beck
536 Strathcona Drive S.W.
Calgary, Alberta T3H 1L9
H 403-240-1703, C 403-542-9732

April 12, 2014

Office of the City Clerk
The City of Calgary
Corporate Records Section
313 – 7 Avenue S.E.
Calgary, Alberta

Re: Land Use Designation Amendment
Home is Here housing strategy

Attention: Members of Council

“ Please accept this homeowner’s opposition regarding the proposed citywide Land Use Designation amendment to implement the Home is Here, housing strategy.

“As an owner of an affected property, we **strongly oppose** this amendment. We live in a single, detached residential home in an established neighborhood. We purchased the home many years ago, due to the location of the community and the access to both the city and the mountains. In doing so, we anticipated that our home would mature along with the neighborhood. As time has gone by, the traffic and congestion in the area has increased, while the frequency of public transit has decreased. Passing the proposed designation of our neighborhood so that rowhouses and multiple secondary suites are easily allowed will only exacerbate the traffic congestion, not to mention parking, which are both already a very real challenge.

“We agree that more affordable housing is important, but we see that corridors along the current and anticipated transit system are more practical for this initiative. It also makes sense to include with new developments, where the purchaser has knowledge that this zoning is in effect. It is not helpful or fair to force this change on existing homeowners, who purposely chose to live in their current homes due to the surrounding environment.

“**It is also not helpful that a change this significant, which impacts the vast majority of homeowners, is enacted without widespread input. Public hearings at City Council only permit a very small number of people to provide input.** The majority of citizens will not take the time to write. Something this broad and impactful deserves wide spread input or a vote or should be a campaign platform for the citizens to decide on in an election year.

“We respectfully oppose this Land Use Bylaw change proposed by the city administration, resulting in citywide rezoning.

Thank you.”

Marilyn Creasey Beck
536 Strathcona Drive S.W.
Calgary, Alberta T3H 1L9



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

Blanket re-zoning is a lazy attempt to address affordable housing: an issue that it will not solve, an ideological approach not rooted in reality. The City Council has publicly tried to counter their opposition, re-framing their concerns as mere misunderstanding that large apartments will fill their communities. However, public sentiment is clear: Calgarians understand duplex / townhouses / rowhouses are the intended builds - their opposition is introducing them without any regard for necessary infrastructure or community aesthetic. Council has chosen not to answer this core concern on the pretense we lack understanding, and wonders why Calgarians are furious about this proposal.

This council has distributed literature that inflates up-zoning as hugely beneficial to our community at large. There was no thoughtful weighing of pros and cons. There was no respectful request for input. Later, the Council denied a plebiscite despite knowing public sentiment was strongly against it. They have bypassed the right of Calgarians to participate in the finalization of such an important issue. That specific members of council, ie. Courtney Walcott, would suggest 'the adults in the room are making the decision', only speaks to their arrogance. This same representative declined to attend our community open house without even a courtesy of a reply. Again, unbelievable arrogance at such a critical juncture.

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

A key motivation is that that blanket re-zoning will give us access to federal funding. But people who successfully manage 'adult problems' know that money itself does not solve problems, and tying money up to an ill conceived idea will only cause more issues down the road. I have been a Calgarian my whole life. I knew a Calgary where our highly educated and hardworking population would have a say, a council that listened, and governance that was pragmatic. Those days appear gone, with decisions instead driven by dogma.

Lastly, I have no doubt the city council members who vote in favor of blanket up-zoning will lose their jobs next year to more sensible candidates who will prioritize the reversal of this terrible decision. Your council's actions have conveyed the pre-determined nature of this policy, despite the vehement opposition you have faced. I urge you to reconsider the impact of this decision and proceed in a more transparent and considerate manner.



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First name [required] Patrick & Gina

Last name [required] WU

How do you wish to attend?

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

Date of meeting [required] Apr 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 re-zoning and changes to secondary suite rules

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 strongly OPPOSE the proposed changes to secondary suite rules. The following are our reasons:

1. We live in the Banff Trail area. Our neighbourhood already has many rental units and some houses are already turned into AB&B units. Today, there is not enough parking spaces in our streets for the residents and visitors because people from the University of Calgary and students from William Aberhart High School are using our streets for short term parking. If more secondary suites and backyard suites are allowed without the need to provide parking space on the property, parking will be a real problem for existing residents and their visitors especially when there is snow accumulation on the roadside.
2. If City Council is serious about solving housing shortage problems, the council should use tax to discourage AirB&B business in our city, because AirB&B is turning long-term homes and rental houses for people living in Calgary into short term housing for visitors who can stay in hotels. Also, if AB&B owners have to pay high business tax, then they would be encouraged to sell their units, lowering the cost of housing and solving housing problem more quickly. Whereas, re-zoning takes a very long time to give the city more houses because the owners need to sell these houses before turning them into multi-unit houses. Also, the price per footage of new houses will become much more expensive because of the recent high cost of building material, the availability of building material, the need of labourers for building new buildings.
3. If City Council wants to change the Zoning Law, you MUST take a Referendum because it seriously affect the living conditions of many residents of Calgary. Also, the last city election did not give the Council the mandate to make those drastic changes that can affect the lives of many residents of Calgary.



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First name [required]

Rob

Last name [required]

Gernhard

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 the entire city from R1 to RGC

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 strongly opposed to the proposed re-zoning of my neighborhood from R1 to RCG multi level residential. My community of Sundance has been built primarily on single family dwellings. The changes that are proposed will have an adverse effect on both the value of our properties and its draw as a family community. While I recognize that Calgary is facing a housing affordability crisis, the blanket re-zoning proposed by the City Council will only make matters worse. Council needs to find more specific ways to target and resolve the housing affordability problem. If they are not willing to do so, then this matter is of such utmost importance that it should be voted on in a city wide plebiscite. The members of city council are there to represent the constituents who voted them into office. This clearly is not happening. The proposed re-zoning needs to be defeated and sent back to the city to come up with a more effective plan.



Public Submission

CC 968 (R2023-10)

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First name [required]	Alison
Last name [required]	Buie
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	: Public Hearing - (Blanket up-zoning of residential properties to RC-G)
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Lakeview Com Assoc Feb 20 letter - Cllr Penner.JPG



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Dear Mayor Gondek and Members of Calgary City Council,
As a born and raised Calgarian who now resides in Lakeview, I am writing today in strong opposition to the proposed Land Use Bylaw amendment before Council at the April 22, 2024 meeting, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On February 20, 2024, the Lakeview Community Association wrote to Councillor Penner and City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. A copy of the letter, published in Lakeview News&Views is enclosed.

Further to the points brought forward by my community association, I would add the following:

- Upzoning raises the value of land and causes the demolition of existing older more affordable rentals. New units incorporate current land costs, labour costs and materials.
- When you inflate land precipitously through systemized rezoning, you're creating an inherently inflationary model.
- Rather than relying on random market forces, The City should be working with citizens to shape the city we need for the future and truly help sustain the communities that makes Calgary a great place to live, work and raise a family.
- Calgary has many established communities, like Lakeview, that already offer a broad spectrum of housing options, from apartment, townhouse, duplex, single family starter homes to single detached. This broad spectrum provides choices for people- and give a neighbourhood cohesiveness that is important to support connectivity.
- This policy takes away the ability for a community to speak up for their community with a potential development and makes the assumption that all development is appropriate, beneficial and helps to sustain by adding to the neighbourhood. All of us know this is not the case and thus community members should be able to bring forward concerns to ensure that developers are creating homes that are good for a community, rather than strictly the profit margin.

For these reasons, and several others, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

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



mailing address: PO Box 36034, RPO Lakeview,
Calgary AB T3E 7C6
location: 6110 - 34 Street SW
Calgary, AB T3E 5L6
phone: 242-8660
email: info@lakeviewyyc.ca
www.lakeviewyyc.ca

February 20, 2024

Dear Ms. Penner,

On behalf of the Lakeview Community Association, I am writing to express our concerns regarding the proposed city-wide rezoning initiative. While we understand the urgency to address the shortage of affordable housing, we believe that the current proposal represents a panic response that lacks comprehensive planning for practical matters.

Rezoning without adequate consideration for essential infrastructure, such as parking, public transportation, and utilities, could exacerbate existing issues and lead to unintended consequences for residents. As we look across to our neighbouring communities of Altadore and Marda Loop, we see significant traffic and infrastructure pressures that have been created by a rush of developers to build. Residents in those communities are frustrated with what the city has allowed to be created.

Furthermore, hastily implemented rezoning may not effectively address the root causes of housing shortages and could instead create additional challenges for our community. Blanket re-zoning and an open-market approach will simply lead to builders building what is most profitable for them.

Experience has shown that where single family homes are removed and replaced with duplex accommodation, the prices for the new properties are easily over \$1MM each. This does little for the affordable housing initiative and would take a very long time to flow down to those who need help urgently.

Lakeview supports the affordable housing initiative, but believes the city needs a more strategic approach. This could include a phased approach of allowing secondary suites and backyard suites on current RC1 lots, initially. Based on those results, if more housing is needed, re-zone all RC1 lots to RC2 lots. This would allow for higher density while controlling the development activity in any one part of the city and take into account the strategy to address an aging population. The current initiative of allowing up to 8 units on one lot is too much for most residents of Lakeview to accept, even in a time of a housing shortage.

We urge City Council to reconsider the proposed city-wide rezoning initiative and explore alternative strategies that prioritize thoughtful planning and sustainable development. By taking a more strategic approach to zoning and development, we can address housing shortages while also promoting the well-being and prosperity of our communities.

Sincerely,

Jon Himmens
Lakeview Community Association President



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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]	David
Last name [required]	Richardson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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]	In opposition
ATTACHMENT_01_FILENAME (hidden)	UHCA Blanket Upzoning Letter FINAL.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please find attached our community association submission for this Council hearing regarding the Rezoning for Housing initiative.



University Heights Community Association
c/o UHCA President, 3427 Utah Cres NW, Calgary, AB, T2N 4A9

April 14, 2024

Dear Mayor Gondek and Councillors:

Re: April 22, 2024 Council Hearing
AMENDMENTS TO THE LAND USE BYLAW (1P2007) - BYLAW 21P2024
Rezoning for Housing

The University Heights Community Association (UHCA) would like to register our strong objections to the proposed blanket up-zoning of the entire City of Calgary's detached and semi-detached dwelling zones to a multifamily R-GC designation. Although we applaud the Council efforts in continued City Building, we feel this proposal falls well short of the necessary due diligences and a fundamental understanding of the outcomes that this proposal will have. Our objections are based on six areas of concern: 1) *Engagement*, the citizenry was not adequately advised and consulted on a proposal that will fundamental change existing residential communities, and indeed the City itself; 2) there is a *lack of evidence* that the measure will achieve the stated reasons for its proposal i.e., affordability; 3) we feel this is a *reactive unplanned measure* that holds grave liabilities for the City particularly the existing communities; 4) the potential for *serious negative environment impacts*; 5) it is an *unnecessary measure* to achieve our density targets. 6) perhaps most importantly, this *proposal does not express the will* of the vast majority of Calgarians.

Engagement: The City engagement policy statement reads: "*The City of Calgary (Council and Administration) recognizes that decisions are improved when we engage with the individuals and groups impacted by, or interested in, those decisions.*" As the proposal has the possibility to impacting the majority of homes in Calgary, City administration and council have the obligation to engage and consult its constituents in a meaningful way; no meaningful or comprehensive engagement process has been established for such significant initiative. The Imagine Calgary process took years to accomplish, yet council intends to vote on this proposal with only a few months of notice to Calgarians. Other similar sized cities; for example, Atlanta, have been having a conversation on density and up-zoning for years. Atlanta's Department of City Planning outreached for about 18 months soliciting suggestions online and at public meetings. Even our Local Area Plan process, with its outcomes and ramifications that are far less severe, and its impacts affect far fewer citizens than the proposed up-zoning, is undertaken over about a two-year period. A tried-and-true formula with respect to city building is first to educate and engage: second to test, for example in pilot projects(areas), and third, to analyze and then write policy based on the lessons learned from the pilot. This clearly is not happening here.

So far the information provided by the City has been in a continual state of flux: first the zoning was not going to be discretionary now apparently it is. The number of units is also open to debate: on a typical 50' lot, is one Backyard suite allowed in addition to the four unit and four basement suites or are four Backyard suites allowed for a total of 12 units? Given the average

of 3 people per home in Calgary, that could result in 36 people residing where previously 3 may have. Surely Council can see enormous problems and conflicts with this. Proper policy about density and parking have not been fully articulated nor planned for. Discussing and testing policy options is generally happening in the LAP process, and the City is asking for the input of the experts (those that live in the plan area). We would ask that council abandon the up-zoning proposal and let the LAP process determine areas that are appropriate for density because not all areas are.

Affordability: The City has stated that the proposed blanket re-zoning came out of Housing Affordability Task Force (HATF) recommendations. In addition to City staff, this is a hand-picked group of advocates involved with housing and homelessness. We applaud their commitment and most recommendations. We believe that if City Council and administration felt that one of the solutions to the housing crisis was to up-zone the majority of homes in Calgary that the Community Associations should have been involved in such deliberations and recommendations. From most of the research we have undertaken there is no compelling evidence that blanket rezoning will result in any reduction in housing cost, and certainly not in the communities like ours that will most likely be highly impacted. Our conclusions are confirmed by University of Calgary researcher Suzanne Tough who writes: "Based on case studies noted on the City of Calgary website, a relevant study in Auckland NZ, and a brief literature review, there is a lack of evidence for blanket upzoning to R-CG."¹ We surmise that the only beneficiaries of blanket re-zoning as proposed is the developers and not those intended to benefit from this policy. The recent surges in housing costs are most likely caused by the bank interest rates and the low housing supply due to factors such the rapid growth in immigration and the slow house starts, partially the result of the pandemic. In a critique of this type of policy, Andres Rodriquez-Pose, Professor of Economic Geography at the London School of Economics, and Michael Storper, London School of Economics and University of California LA summarize:

"Blanket changes in zoning are unlikely to increase domestic migration or to improve affordability for lower-income households in prosperous areas. They would, however, increase gentrification within metropolitan areas and would not appreciably decrease income inequality. In contrast to the housing models, we argue that the basic motors of all these features of the economy are the current geography of employment, wages and skills."²

In addition to finding little evidence that blanket re-zoning will ease housing affordability we find it very peculiar that if affordability is the intention that there is absolutely no mention of affordability in the proposal. At the very least we would have expected that a dedicated development fee change would be levied and that these funds be pooled for non-market housing.

If affordability is not the driver for blanket re-zoning, what is? Given the recent policy maneuvers by City Council and City Administration with the H-GO, and the Guidebook for Great Communities initiative we feel the real intention is densification, and densification we are not opposed to, but we are opposed to unplanned densification as is proposed in the blanket re-zoning proposal.

Unplanned measures: We support the Imagine Calgary vision for housing and densification. The very first strategy in this visioning document states: "Support an increase in residential

¹ https://mayfairbelaire.ca/wp-content/uploads/2024/04/upzoning_r-cg_calgary_review-tough.pdf

² <https://journals.sagepub.com/doi/10.1177/0042098019859458?icid=int.sj-abstract.citing-articles.55>

density, particularly in strategic locations at transit stations, in employment areas and close to goods and service providers.” Community members are working hard and having success in defining opportunities to make this happen through the South Shaganappi Communities Local Area Plan process. We believe this process helps to achieve the best solutions without many of the negative outcomes and liabilities associated with blanket re-zoning; it is both an engagement and a planning process that allows community members to express their personal vision about community and hopefully feel heard. Our community, University Heights, already one of the more dense communities in Calgary, will be shortly adding over 203 more homes to the neighbourhood with more to come at the redeveloped Stadium Shopping Centre, and through the LAP process we are finding more density opportunities without harming the existing community. Our main concern is the unplanned and unstudied consequences that blanket re-zoning presents to all Calgary communities. We need and want thoughtful, intentional planning decisions. A compelling example of unintended negative consequences of R-CG is relayed in Melanie Swailes’s article in Your Brentwood Bugle “You Don’t Know What You’ve Got ‘Til It’s Gone.” She writes:

“In both cases, the homeowners were near tears as they told me how devastated they felt because they could have never imagined something like that being allowed next door. Both lamented the loss of sunlight and privacy: in one case, 13 windows look directly into the neighbour’s backyard. Although it was winter, both backyards were still filled with planters, back decks with outdoor furniture and perennial or vegetable beds just waiting for the summer months, except now they won’t get much sunlight. One of the homeowners pointed out four sets of air conditioners on the new complex next door, directly facing her property.”³

These are real problems that diminish people’s quality of life. Problems that can be avoided with careful thoughtful planning. Much has been said about developers needing certainty but residents are the ones who will be living with uncertainty as there seem to be no limits to how much density is enough. The only winners will be developers.

Environmental Impact: Cities are a key contributor to Climate Change with an estimated contribution of roughly 75% of global carbon emissions.⁴ Canada is warming at roughly twice the global average with the north warming at close to three times the global average followed by the Western provinces.⁵ Calgary, alongside over 650 Canadian municipalities and dozens of First Nations, Inuit and Metis nations have declared a Climate Emergency.⁶ It is broadly understood that compact cities are less carbon intensive, and that Calgary is not a compact city. Thus, it can be argued that limiting continued growth of Calgary’s footprint and densification are key actions to help mitigate Calgary’s carbon emissions. The key question then is, what approach should Calgary take to transition toward a low-carbon, compact city that offers a diversity of housing options including low-income housing?

Every city like every neighbourhood is unique, and when making decisions about densifying Calgary we have to look at what Calgary is: where and what are the existing housing infrastructures, what are the prevalent modes of transportation, what are the conditions of our underground infrastructure. All of these variables impact where density is appropriate. There is an expression, “the only green house is an existing house”. Existing homes have significant amounts of embodied carbon in them from the material within to the energy expended to create

³ <https://www.mycalgary.com/Newsletters/Calgary/NW/Brentwood/Brentwood.pdf>

⁴ [United Nation Environment Program: Cities and Climate Change](#)

⁵ [Canada in a Changing Climate](#)

⁶ [Random Acts of Green](#)

them and we should not squander that carbon particularly in a resource constrained world. From such a perspective one can conclude that it is more sustainable to maintain the existing communities' housing infrastructure and focus new development on transit corridors and nodes that suit high density, and provide easy access to transit. Blanket re-zoning will result in multifamily developments being randomly splattered through the existing communities which, with the numerous other negative effects, will not encourage transit use. A more sustainable plan would be to encourage transit-oriented developments (TODs).

In a 2016 CBC article it was estimated that the average Calgary home emits 18.2 tonnes of greenhouse gasses whereas Montreal emits only 5.4 tonnes.⁷ This is a significant difference, but it turns out that the major reason is not because Calgary is less dense, but because Montreal is powered by hydro for both home electricity and home heating whereas Alberta's electrical grid is primarily powered by fossil fuels, and home heating is mostly provided by natural gas. The carbon intensity of Alberta's electric grid has been significantly reduced and coal is scheduled to be phased out this year but it will still remain primarily powered by fossil fuels (natural gas). So, from a carbon perspective, the City of Calgary (through the City owned utility Enmax) would be much farther ahead sourcing electrical production from renewable sources than suggesting the single family home is a major concern when it comes to climate change. Interestingly single family neighbourhoods have embraced renewable energy; you see more and more homes in our communities with solar panels.

What are other ways the existing communities actually help the environment? Calgary has the lowest tree canopy coverage of any large City in Canada with just over 8%, but the existing communities are the homes to some of Calgary's healthiest urban forests. Tree canopy coverage in University Heights is just short of 25%, Wildwood is 38%. These percentages go higher in the older communities.⁸ Trees provide more than aesthetic benefits; they provide a myriad of environmental, social, psychological and health benefits from cleaning the air, producing oxygen, removing carbon from the air and sequestering it. They create eco systems within communities that support habitat for birds, animals, and insects, they mitigate stormwater runoff, provide shade from the sun thus reducing the heat island effect, and even reduce the severity of winter winds. These treed neighbourhoods provide a physical and psychosocial resiliency that is hard to replicate by other means; one feels the calmness when enter the community from an otherwise busy and sometimes harsh city. It will be these established communities with healthy tree canopy that will be targeted by developers for R-CG redevelopment and with 60% lot coverage allowed in R-CG zoning there will be no retention of trees possible. For these reasons alone, the notion of blanket re-zoning is not a reasonable planning policy. We would ask that the Mayor and Council give respect to these forests. They help us make Calgary a more livable place.

Blanket re-zoning is an unnecessary measure to achieve our density goals.

The University Heights Community Association supports density but not through blanket re-zoning. We do not believe this is a required measure to achieve density targets. Effective smart growth necessitates place-based approaches that are contextually responsive to their unique contexts, opportunities, and challenges. There is no proverbial "silver bullet" or one step solution. Cities are complex, dynamic, socio-ecological contexts. Further they are situated within, and dependent on, a larger socio-ecological and economic context for the vast resources that sustain them. The challenge of creating vibrant, affordable, equitable, low-carbon and

⁷ <https://www.cbc.ca/news/canada/calgary/household-emissions-study-1.3697959> Jul 27 & Aug 3, 2016

⁸ <https://www.cbc.ca/newsinteractives/features/calgary-city-of-haves-and-have-nots-when-it-comes-to-trees> Nov 4/20

ecologically healthy cities that are prepared for future climate is complex. Land use planning, must go hand in hand with transportation planning (including public transit), green space planning, water planning and much more. Further, climate justice, which is included in Calgary's climate plan, necessitates recognition, distributive, procedural and restorative justice.⁹ At the heart of this is a commitment to listening to and learning from many diverse voices and communities across the city and then co-developing solutions with communities. This means different solutions for different communities will emerge. It is not a one-size fits all approach to city planning. Currently, the City of Calgary is proposing a one-size fits all approach raising the question: is a blanket approach to densification an abdication of the City's responsibility for planning?

When density is focused on nodes and transit corridors it allows easy and convenient access to transit which improve the transit ridership and efficiency. Such focused densification also provides opportunities for urban renewal of brownfield sites or the revitalization of significant corridor such as 16th Ave or Macleod Trail. It is our view that densification within the heart of communities should be identified by a Local Area Planning process rather than by the vagrancies of the small developers picking up lots as they become available. These LAP identified areas will have the least erosive effect and most promising outcomes on the existing communities' spirit and their forests. Planned density within the community allows for the appropriate corridors and nodes to be identified to provide vibrancy and local services. This form of urban planning captures these opportunities and allows for the planning for the necessities that make neighbourhoods work whereas blanket rezoning will likely create disharmony due to the chaos around relaxed parking requirements, the unplanned location of garbage, recycling and waste bins, and the destruction of the tree canopy. City Council's aggressive timeline to push this measure through is also alarming given that the 2023-2027 Suburban Residential Growth Report indicates that Calgary has 23-31 years of planned land supply.¹⁰ This questions the urgency for this radical form of densification with all its unintended consequences and dissatisfaction by the constituency. There is no evidence that this will reduce housing cost.

Lack of representation: This is one of the most impactful zoning policy initiatives in Calgary's history. It has become a very divisive issue, but from our vantage point it appears that the Mayor and some of council are clearly at odds with the vast majority of Calgarians. When a Notice of Motion for a plebiscite was proposed, a very reasonable suggestion given the ramifications of this policy, the Mayor maneuvered to prevent this. This is not in the spirit of representational democracy.

We would respectfully ask Council to seriously consider our concerns that there has been insufficient time for any meaningful engagement; that there is a lack of any evidence that this proposal will address affordability; that the proponents of this proposal have shown no modeling nor studies indicating that our concerns about significant negative impacts on the spirit and livability of our communities is unfounded; that this policy will have significant negative environmental impacts most noticeably the loss urban forests in our communities; that the need for densification can be achieved through strategic and targeted density; that such a profound and community altering proposal has to have constituent consensus. We urge the Mayor and Council to closely listen to the voice of the people on April 22nd and reject this proposal for blanket up-zoning.

⁹ [Connecting climate justice and adaptation planning: An adaptation justice index](#)

¹⁰ <https://www.calgary.ca/research/suburban-residential-growth.html>

Sincerely,

A handwritten signature in cursive script, appearing to read "P Auger".

Patty Auger, CPA-CA, CFP
President, UHCA

A handwritten signature in cursive script, appearing to read "D Richardson".

David Richardson, Architect, AAA, LEED-AP
Chair, UHCA Development Committee & Director at Large

Cc: Councillor Terry Wong, Ward 7



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First name [required] Jaromir

Last name [required] Muzik

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The City of Calgary's Housing Strategy - Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Council,

I am submitting my comments on behalf of my neighbours from 16ST NW, North of Kensington Rd. Please take a moment to look at the map. You will see that we are situated in an exclusive R-C2 zoned community, in its interior.

Majority of our homes are single family detached dwellings, once we are off the main roadways. This is the precise reason why so many of us have purchased our properties in this specific location. There are no overbearing tall structures towering over bungalows or our heritage homes, native to the neighbourhood. Our incentive to live here stems from our ability to enjoy our backyards with some privacy. Further, in recent years, many have taken the opportunity to install solar panels, which is a sizeable fiscal commitment.

The average height of a dwelling in this community has been much lower than other neighbourhoods, such as Sunnyside which historically contains a mix of homes. Upon purchasing our properties in this area, we were under the impression that the zoning would remain the same, as a precedent was set by the existing bylaws and allotted building permits.

With respect to parking, we are already overloaded as it stands. The construction has been overwhelming for long-term residents. People are constantly blocked in their own garages by vehicles in the alley (most often construction workers and related personnel) and street parking has been a constant issue. Crime has risen, although many residents have not reported every specific incident. The morale has significantly diminished over the past 5 years and we have seen long term members of our community pack up their homes and move away, out of frustration.

Please consider keeping the interior of our community safe from further unwanted developments. We need your support and urgently seek your assistance on this matter.

Thank you for your understanding.



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First name [required] William

Last name [required] Buie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing (Blanket up-zoning of residential properties to RC-G)

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

ATTACHMENT_01_FILENAME (hidden) Lakeview Community Assoc - Feb 2024 Rezoning letter.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Dear Mayor Gondek and Members of Calgary City Council, I've lived in Calgary since 1962 and have resided in Lakeview since 1968. I am writing you today in strong opposition to the proposed Land Use Bylaw amendment before Council at the April 22, 2024 meeting, seeking a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On February 20, 2024, the Lakeview Community Association wrote to Councillor Penner and City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. A copy of the letter, published in Lakeview News&Views is enclosed.

Further to the points brought forward by my community association, I would add the following:

- Upzoning raises the value of land and causes the demolition of existing older more affordable rentals. New units incorporate current land costs, labour costs and materials.
- When you inflate land precipitously through systemized rezoning, you're creating an inherently inflationary model.
- Rather than relying on random market forces, The City should be working with citizens to shape the city we need for the future and truly help sustain the communities that makes Calgary a great place to live, work and raise a family.
- Calgary has many established communities, like Lakeview, that already offer a broad spectrum of housing options, from apartment, townhouse, duplex, single family starter homes to single detached. This broad spectrum provides choices for people and give a neighbourhood cohesiveness that is important to support connectivity.
- This policy takes away the ability for a community to speak up for their community with a potential development and makes the assumption that all development is appropriate, beneficial and helps to sustain by adding to the neighbourhood. All of us know this is not the case and thus community members should be able to bring forward concerns to ensure that developers are creating homes that are good for a community, rather than strictly the profit margin.

For these reasons, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22. I also request City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

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



mailing address: PO Box 36034, RPO Lakeview,
Calgary AB T3E 7C6
location: 6110 - 34 Street SW
Calgary, AB T3E 5L6
phone: 242-8660
email: info@lakeviewyyc.ca
www.lakeviewyyc.ca

February 20, 2024

Dear Ms. Penner,

On behalf of the Lakeview Community Association, I am writing to express our concerns regarding the proposed city-wide rezoning initiative. While we understand the urgency to address the shortage of affordable housing, we believe that the current proposal represents a panic response that lacks comprehensive planning for practical matters.

Rezoning without adequate consideration for essential infrastructure, such as parking, public transportation, and utilities, could exacerbate existing issues and lead to unintended consequences for residents. As we look across to our neighbouring communities of Altadore and Marda Loop, we see significant traffic and infrastructure pressures that have been created by a rush of developers to build. Residents in those communities are frustrated with what the city has allowed to be created.

Furthermore, hastily implemented rezoning may not effectively address the root causes of housing shortages and could instead create additional challenges for our community. Blanket re-zoning and an open-market approach will simply lead to builders building what is most profitable for them.

Experience has shown that where single family homes are removed and replaced with duplex accommodation, the prices for the new properties are easily over \$1MM each. This does little for the affordable housing initiative and would take a very long time to flow down to those who need help urgently.

Lakeview supports the affordable housing initiative, but believes the city needs a more strategic approach. This could include a phased approach of allowing secondary suites and backyard suites on current RC1 lots, initially. Based on those results, if more housing is needed, re-zone all RC1 lots to RC2 lots. This would allow for higher density while controlling the development activity in any one part of the city and take into account the strategy to address an aging population. The current initiative of allowing up to 8 units on one lot is too much for most residents of Lakeview to accept, even in a time of a housing shortage.

We urge City Council to reconsider the proposed city-wide rezoning initiative and explore alternative strategies that prioritize thoughtful planning and sustainable development. By taking a more strategic approach to zoning and development, we can address housing shortages while also promoting the well-being and prosperity of our communities.

Sincerely,

Jon Himmens
Lakeview Community Association President



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First name [required] Stephen

Last name [required] Michaud

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council meeting - Public hearing. Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

City of Calgary proposed BLANKET Property Rezoning. I Believe we need More Affordable Housing! I Do Not Believe in the Not in my "Neighborhood" mentality! I understand that we will all have to make some concessions and adapt to some changes. Having people live on the streets and long periods of time in shelters is Not Acceptable! HOWEVER I Do Not Believe this process is being done fairly, openly or with proper forethought! I believe that the Mayor and the majority of the Council of the City of Calgary are proposing a simple knee jerk resolution to a COMPLICATED City of Calgary problem years in the making! From the time I moved here nearly 30 years ago Many voiced a Great Concern with Developers and the Urban Sprawl and the Lack of Planning Back Then and in years since! These voices were Ignored by City of Calgary Mayors and Councils Time After Time from Al Duerr up until only the past year or so! Now Add a Massive influx of people moving here at the behest of The Federal Government as well as the Provincial Government from both Jason Kenny and Daniel Smith and the UCP without considering where people would live! In addition to INSAIN Rental prices and the lack of will to curtail or put some sort of cap on them! Now All of Sudden we have a Political Football and a Massive Mess!

I Do Not Believe that the proposed Blanket Rezoning will provide the Affordable Housing that is supposedly at the heart of the matter!

We already have quite a few New infill Developments in Calgary and this proposes to Open the Flood Gates to the Developers who are out of land to continue they're developmental sprawl. I am seriously concerned with the following issues in particular.

1. Infrastructure, WATER, Sewage, Electrical Grid!
2. Increased Traffic Density (for the foreseeable future, hopefully until transit projects are completed)!
3. Increased Road Wear and Tear due to the increased Traffic!
4. Loss of the Quieter and more Relaxed community feel we currently have!
5. Shortage of Parking (they only have to have .5 parking space per unit)!
6. Schools (most Jr and Sr High Schools are already Full or Very close to being)!
7. Municipal Ressources, Liseur centres, Arenas, Librairies, Parks, Etc.! We already need more!
8. The Green (Cutting down of Trees and the loss of lawns). They have NON on new fourplexes!
9. My Houses and Property value. My First House that I had to wait Until my 50's to buy!

How it goes on April 22, 2024 WILL Have an impact on how I Vote in the Future!



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First name [required] Darryl

Last name [required] Rice

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not agree with rezoning of housing in Calgary communities. Yes we need more housing, but not the rezoning of housing that the city is proposing. In communities they can build regular housing and put up apartments and condo's where there is property available. I like my community the way it is and our schools, healthcare cannot keep up with the increase of people coming to Calgary. Leave our communities the way they are!



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First name [required] **Blythe**

Last name [required] **Bohonos**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Building/Design Considerations (? - Your 'agenda' isn't posted until 4/18)**

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)

Thank you Council members, for this opportunity. I am a long-time Calgary resident, generally in favour of this Housing Strategy, however I respectfully submit some recommendations for your consideration: For builders to be granted a permit, I would like to see them demonstrate a high level of integrity by providing living options that help people and communities thrive and enjoy social, emotional, mental and financial well-being. Builders who demonstrate integrity - will, for example:

1) Often choose NOT to maximize the square footage of each dwelling on each parcel of land. It must be noted that smaller units (eg. <1000 -1600 sq. ft.) enable people to enjoy the advantages of: Having access to nature via a reasonably sized garden, courtyard or lawn; greater privacy and sunlight (as extra space is preserved between buildings); a smaller carbon footprint AND a lower cost for mortgage, rent, utilities, property tax etc.

2) Provide for the needs of seniors (our fastest growing demographic) by building affordable units that allow community members to 'age-in-place.' Here's an idea: When building on a lot that might accommodate a 4-plex for example, Why not stack 2 or 3 units one above the other? This (with lower level parking) might more commonly be seen in parts of Europe. Elevators and balconies are included and advantages include:
- Living space is all on one level (no problematic stairs.)
- Generations of families can live in one building - on separate floors, caring for each other.
- Folks relocating from a single detached dwelling still enjoy incoming light from 4 directions. (The importance of this is often overlooked in 4-plex homes where some corner units are often depressingly dark.)

4) Carefully consider the impact of building designs on humans and abide by standards that positively enhance health and wellbeing. As a valuable resource, we recommend the "Humanise Movement"- launched by UK designer Thomas Heatherwick: <https://humanise.org>. We suggest that Garrison Woods sets an example of highly pleasing (high-density) architectural and community design (without excessive height) however smaller, more affordable units would also need to be provided (as even the attached row-housing homes in this area appear large and likely too costly for the average Calgarian).

5) Preserve the character of older/ heritage communities by ensuring that all designs and architectural features compliment those of character homes in the community.
Thank you.



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First name [required] Patricia

Last name [required] Terrill

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My concerns are: 1. Inadequate parking where 4 units are being built on a lot previously having only one house.
2. In large part the new multi dwellings are not providing affordable, or entry level housing
3. New 3 storey homes are being built, towering over older homes. These do not "fit in with the existing homes"



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First name [required] Anjali

Last name [required] McKenzie

How do you wish to attend?

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

Date of meeting [required] Apr 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 citywide rezoning

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

ATTACHMENT_01_FILENAME (hidden) April 14, 2024 letter in opposition to citywide rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Attached please find my letter dated April 14, 2024 to Council in opposition to citywide rezoning.

Anjali Das McKenzie
2713 Montcalm Cr. SW
Calgary, AB T2T 3M7
Email: anjalmckenzie@yahoo.ca

April 14, 2024

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

SUBMITTED via calgary.ca/publichearing

Dear Council,

Re: April 22, 2024 Public Hearing of the City of Calgary Council on Citywide Rezoning

I have lived in Calgary for over 25 years as a renter and homeowner. I have been following with great interest the City's plans for affordable housing and urban planning since 2021 when the Guidebook for Great Communities (the "Guidebook") was proposed. As I watched the Guidebook hearing in March 2021, I was struck by how deeply the speakers and the Council care about the City of Calgary. I believe that continues to be true today.

Council is now being asked to consider citywide rezoning as another strategy to address affordable housing. I am torn between agreeing that Calgary needs more affordable housing and disagreeing with citywide rezoning as the answer. After my research, I have concluded that there are too many risks with citywide rezoning and, in any case, better ways to achieve the goal of increasing housing affordability.

If this passes our home which is currently zoned R-C1 will change to R-CG to take effect August 6, 2024 and R-C1 will be removed as a viable zone by December 31, 2024. Shockingly, 60% lot coverage for the new forms will be allowed as opposed to the 45% that is currently allowed for a single family home. The beautiful trees in our neighbourhood are at risk. We see with new construction already that when houses go up, trees come down. If more of the lot is covered then more trees are at risk. The City of Calgary's new tree removal bylaw on private property enshrines tree preservation. Citywide rezoning is in direct conflict with this new bylaw, not to mention the sad loss of majestic, mature trees that take decades and decades to replace. I mention this risk specifically but there are others including the permanent loss of heritage homes, the reduced parking requirements that have not been thought through, and the intrinsic value and beauty of having a variety of the different neighbourhood types in Calgary including ones exclusively with single family homes.

With these risks in mind is citywide rezoning even necessary? I would argue the answer is "no" because this Council is currently addressing the affordable housing issue and its 2024 budget is to be commended for its multi-pronged housing strategy. This strategy commits millions of dollars to programs such as secondary suite incentives, the downtown

office-to-residential conversion (Mayor Gondek announcing that the previously allocated funds for this initiative have been completely used was wonderful) and a land fund to increase the number of parcels available for development (which Councillor Walcott spearheaded through his notice of motion finding city-owned land at a nominal price to partner with the HomeSpace Society to build a facility for unhoused Calgarians that require complex supports, again a wonderful initiative). The direct result of replacing our home with two homes, for example, does increase the number of total homes available but it does not mean it will create another affordable home. Developers are not in the business of making affordable housing. The City on the other hand can continue with its housing strategy and make a difference in the lives of the people who need affordable housing the most.

Not only can it be argued that citywide rezoning is not necessary for solving affordable housing, there is a better way to rezone that the City is already pursuing. In a city with a footprint the size of Calgary, increasing density is admirable but a strategic versus blanket approach is warranted. The City planners in the presentations I attended for the Guidebook carefully explained that the Guidebook was not a one size fits all approach and the intent was to focus densification around transit station areas, main streets and activity centres. This seemed to make a lot of sense and my understanding of the outcome of the Guidebook hearing was that the Guidebook became the Guide and is used as best practices for the Local Area Plans that are currently in the works.

I respectfully ask that Council vote against citywide rezoning. A targeted approach to planning is the way forward. A blanket approach that treats our City as homogeneous is a dead end. Blanket rezoning may result in more housing but is unlikely to be affordable and given the risks it is not a gamble that Council should take. Once the bulldozers come in, it is too late. The history of Calgary is mapped in its historic homes, breathtaking mature trees, neighbourhood parks and tightly-knit communities and it depends on Council to have a future.

Thank you for this opportunity to be part of the discussion and thank you for taking the time to consider my position.

Best regards,

Anjali McKenzie



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First name [required]

Lesa

Last name [required]

Minions

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 R-CG 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)

Changing R-CG zoning to blanket zoning will negatively affect communities. It will increase house prices; developers cannot build affordable housing & make a profit; labour & construction costs are too high. The locations of these communities are the driving force for prices. Developer lobbyists want to increase their profits three or fourfold in these R-CG areas instead of the usual twofold with infills. It will push out renters due to reno-viction.

Densification causes more flooding: more solid surfaces & less living surface (trees, shrubs, grass, gardens) to absorb excess rain. Less CO2 uptake; less O2 output; less bio-diversity & wildlife habitat. Less sunlight in winter: more heating costs; more heat trapping in summer: more AC costs. Heating & AC use cause more issues for climate change.

This type of densification causes widening of income disparities – more housing but expensive; it won't result in additional social, low-income or affordable housing, just more choices for wealthier buyers.

Densification causes parking issues, traffic problems, loss of privacy and well-being. People who bought in primarily single-family home communities did so for a variety of reasons & with the understanding that it would remain (for the most part) that type of community.

People are moving here from Vancouver & Toronto to get what our communities have: single family homes with yards. But with some communities being over-developed, some Calgarians are moving to bedroom communities because they're looking for the same thing – single family homes with yards.

This isn't NIMBYism: most R-CG communities already have some sort of different types of dwellings. It is the blanket approach that is objected to. Residents & community associations need to be able to oppose changes that impact their lives.

This is a proposal with utopian intentions but serious consequences – it required a plebiscite. For a handful of people to make this major decision to change the way we live in our communities is not right. This proposal needs to be defeated by Council.



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First name [required]

Last name [required]

How do you wish to attend?

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

Date of meeting [required]

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

[required] - max 75 characters

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against the rezoning for housing proposal. It seems like a quick fix for the housing crisis, burdening those who invested in this city and bought homes. Instead, we should construct more high-rise apartment buildings to concentrate the population. This will lead to vibrant neighborhoods and increased use of public transportation, enabling us to build a better transit system.



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

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

Calgary City Council,

We are writing to express our concerns with the City of Calgary's proposed blanket rezoning as proposed in its "Home is Here" housing policy. **In its current form, we think the proposal is sufficiently flawed as to move us to formally state our opposition to it.**

Overall, we expect that these changes will, on balance, fail to make good on the goal to make affordable housing options available to new and existing Calgarians. We predict that the main beneficiaries of these changes will **not** be individual citizens as is hoped, but will be developers and commercial real estate holders. At the same time, this change has the potential to negatively affect our neighbourhood, our property and our quality of life and make the City of Calgary a less-desirable place to live overall.

Our concerns fall into 4 specific categories:

- (1) the proposed maximum size of allowable developments (up to 4 units, each with a secondary suite and height up to 11 meters) with road, water, sewer and electrical and telecommunications infrastructure that is not designed for the proposed level of population density. How does the City propose to address these issues?
- (2) Lack of information as to how the **cost** of required infrastructure upgrades been taken into account, and how will this impact property and business tax burdens for our citizens.

This matter has not even been mentioned in any of the consultation materials. The year-over-year tax increases of the past 10 years and shift from commercial to residential taxes in an attempt to replace lost downtown core revenues have contributed towards making this city an unaffordable place to live.

- (3) We believe the City has insufficiently considered risk to the environment, such as overland/stormwater or basement flooding during summer severe weather events with increased concrete and less landscaped areas. Removal of mature trees during construction activities, noise, dust, and the generation of massive amounts of demolition / construction waste leaves current residents disproportionately bearing the downsides of these changes as well as negatively impacting the environment overall.
- (4) The proposed changes ultimately restrict the ability of a resident to live in the type of community he or she desires. At present, one can choose a high, medium, or low density neighbourhood, the latter of which would be essentially eliminated by blanket rezoning. This lack of choice can potentially make Calgary a less desirable place for future residents to live.

(Aside: For the record, we are strongly in favour of secondary suites / multi-family homes, provided that the owner resides at that same address.)

Discussion:

To re-iterate, we believe the blanket rezoning change will place additional/undue strain on existing roads, water and sewer and telecommunications infrastructure in these older areas. As a specific example, during the pandemic we had 2 professionals and 2 students all online at the same time. Despite frequent outages and substandard performance, both internet service providers told us that they were unable to solve the problem, as there was no additional fiber optic capacity in our area.

Looking to a densified neighborhood such as Marda Loop, as one example, we note that housing prices in this area have not become more affordable with increased density, but rather the prices increased or stayed the same for a smaller dwelling.

Finally, without a world-class public transit system (admittedly very difficult in a spread-out winter city such as Calgary) it is reasonable to foresee that *most* people would still be dependent upon car-based transportation for the next 10 – 15 years. The proposed rezoning offers no solutions for where or how additional cars could be accommodated and the vehicular traffic on the main area streets and residential streets would inevitably increase, potentially by a factor of up to 8!

Varsity is known for its mature trees, green spaces, and community atmosphere. We specifically purchased a home here in 2015 because as parents, we appreciated that it is a place where we can allow our children to wait for the school bus, ride their bicycles on the roads, and play in the parks unsupervised because vehicular traffic on the residential streets is low. We came to know nearly all of our neighbors within a few short months of moving in, and we assist and look out for one another. Rezoning to allow for four, or even eight times the number of housing units on an individual parcel of land would negatively impact this community and ultimately decrease our quality of life.

We recognize that Calgary is growing and some urbanization is inevitable, and even desirable. That said, our city's growth must be managed in a way that addresses future infrastructure needs, respects the character of existing communities, and balances the needs of current property owners in addition to those of newcomers. For the reasons above, we urge the City to scrap this "one size fits all" plan. (As with clothing, "One Size" actually fits very few...)

In short, a more targeted, area-focused plan is needed. We love Calgary and we want to see it be as welcoming and wonderful place to live in the future as it was when we moved here for work several decades ago. As a result, we are willing to be contacted for more specific ideas and would consider participation in focus groups, planning committee(s), etc. if the opportunity were to arise.

Sincerely,

Andrea Coli, P.Eng
coli.andrea.l@gmail.com

Curtis Stang, P.Eng
curtislstang@gmail.com



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear City Councillor's . Please do not rush to remove Calgarians housing choice, because unpopular Ottawa politicians have overstepped their jurisdiction to coerce us with our own money. Since I emigrated to Canada forty four years ago, I have been lucky to live in a beautiful bungalow community and would never want to live in a higher density neighborhood. At least put this momentous decision to a plebiscite, to fully inform and include all Calgarians. Best wishes .



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First name [required] Gurcharan

Last name [required] Thind

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Housing Rezoning

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

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)

Affordable housing is a dire need of the city as population growth is at its highest peak. Regarding housing rezoning program of Calgary city council, my view is that rezoning seems one of the solutions, using the less space and building more affordable houses will save the cultivated land. But the issues as, localities will become crowded, parking problem, less amenities with more demand etc. will surely arise with more intensity. It will affect the mental health and well-being of the residents. So keeping this in consideration, the quadrants (e.g. NE) which are already over-populated should not be prioritised for such rezoning, whereas the less-populated and left over spaces in the other parts of the city will be the best use for building multistorey affordable houses. I am of the opinion that let us save enough land and resources for our future generations and sacrifice our love for luxurious acreage houses.



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First name [required]	Jeff
Last name [required]	Helton
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Calgary Zoning Changes.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please refer to the attached document entitled "Calgary Zoning Changes.docx"

Wrt “Calgary Rezoning for Housing” I would like to provide my perspective.

I am a homeowner of 31 years in a NW community near the intersection of Nose Hill Drive and Country Hills Blvd.

When I moved to Calgary in 1993 we chose a single family dwelling that was on the edge of the city at that time. Our home was built by an independent builder and strict codes were observed in the construction to the point that our original plans had to be reversed to ensure that front doors were adjacent to each other and a front door did not open to the neighbour’s attached garage.

Council is proposing a blanket change to the zoning of the property in our area that some have referred to as “Exclusionary Zoning”. This would allow more of the “Missing Middle Housing” (MMH) to be built and miraculously our housing crisis will be solved. A fatally flawed, knee jerk reaction to this current crisis. Possibly it’s an effort by the City of Calgary to play nice with the Federal government in hopes of qualifying for more infrastructure funding. An admirable gesture but the Fed’s are just throwing tax payer money at ideas, hoping that it will get them re-elected, without really thinking them through. They are just looking for sound bites to make them look relevant when their actions, like banning Calgary Coop’s plastic bags and eliminating Tim Horton’s plastic straws won’t actually accomplish anything. Have you ever wondered how a plastic straw, which apparently doesn’t break down for hundreds of years has suddenly becomes a “micro plastic” that is killing fish in the ocean? It isn’t! It’s more likely related to washing polymer based clothing in our washing machines, but no one is going to ban that.

The housing crisis is not a total surprise as we have watch housing prices rise in a similar fashion to what has been happening in Toronto and Vancouver for decades. But making a blanket change to what can be built, across the city, for a few sound bites on the evening news, is yet another huge mistake. So STOP IT!

By Council suggesting we have to make a blanket change to the Zoning across the city they are suggesting that there are none of the “Missing Middle Housing” (MMH) types and entire communities are single family dwellings. That is not the case, within our community there are multiple examples of duplexes, triplexes, fourplexes and condominiums. By eliminating these Zoning bylaws the current Council is suggesting that previous councils didn’t do their job and think of including MMH in these areas. But that is not the case, suggesting that previous Councils didn’t have the foresight that this Council suddenly has just isn’t true, so STOP IT!

I am not deviating from the Zoning issue with the next three examples but simply illustrating that the City makes decisions that they think are good at the time but ultimately cost the homeowner.

1. At the time our house was built there was a popular and presumably approved practice of using a roofing material made of pine wood shingles. Having extensive experience and education in wood products I found this to be a grave mistake, even in such a dry climate at Alberta. Cedar wood shakes contain naturally occurring components that help to prevent rot and make it a great roofing material. But these ingredients do not exist in pine wood. As a result we have witnessed many people in our neighbourhood having to replace their roofing material prematurely. A mistake in housing policy that appeared to have short term benefits as cedar is not a native species in Alberta forests, but in retrospect was a mistake. A mistake made by politicians and bureaucrats but a cost ultimately borne by the homeowners.
2. Many years ago houses were built with plumbing using piping that contained lead. Eventually these were replaced by copper pipe and subsequently "Poly-B" piping. We have seen that Poly-B also has shortcomings and although my house has Poly-B installed throughout we have not taken steps to replace it with PEX piping. Another example of a housing policy that has failed homeowners and left them with costly remediation.
3. A number of years ago we watched the City undertake the drilling of holes in front of each residence on my street presumably to replace some sort of valve or pipe that was failing sporadically. Residents were told that if the infrastructure failed on city owned land the City would fix it, but if it was inside my property boundary I would be responsible for coming up with \$7,000-\$10,000 to repair infrastructure that was originally provided to the builder by the city. This was long before anyone started to double and quadruple the number of residents using this service. What do you think is going to happen to this infrastructure when the demands are 2X and 4X what they are now? Is the City going to apologise and pay for the repairs? I doubt anyone has really considered this eventuality.

My community has a mix of single family dwellings as well as multi-family "condo" style residences. Each area was built with the necessary infrastructure to support the type of dwellings and the anticipated number of people living there. For example, in my area there is not Fiber connectivity for individual houses. There are limitations to the amount of data that can be transported over a copper conduit. Fast forward 10 years from now and you've allowed large spread densification there will double or quadruple the number of

inhabitants requiring this constrained resource without significant investments in infrastructure upgrades and the system will break. All for “looking” like you are tackling the housing crisis. STOP IT!

Let’s review some of the key infrastructure components that are were not designed for the type of density these Zoning changes will certainly impact:

Water supply – water pressure is provided to handle typical household consumption for the type of dwelling originally stipulated for an area, not double or quadruple

Sewage – wastewater disposal capacity is based on the water supply and anticipated population density in a given area

Electrical Power – the electrical service to each home is designed to meet anticipated consumption based on the anticipated population density. Are homes equipped with the “electrical service” required to handle Secondary Suites and Backyard Suites? We’ve already seen the significant impact air conditioning and home EV charging is putting on the electric grid.

I have heard Councillors suggesting that the city cannot continue to expand and must increase the density of existing neighbourhoods. Unlike Vancouver and Toronto, Calgary is not constrained by mountains and water. Why not continue to expand. Just as I was at the outer limits of development in 1993, now there are communities well beyond the Ring Road. If there wasn’t a plan to expand beyond the Ring Road, why did we just spend billions of dollars completing this key piece of infrastructure? Just to cram more people within the interior of the Ring Road!

Is this City Council trying to capture more taxation revenue without having to spend money on the infrastructure to support new communities? If so, STOP IT!

I have heard Councillors comment that we need to increase density to utilize existing transit and transportation corridors and avoid having to spend money augmenting these means of transport. On my own street I have witnessed the result of people adding “Secondary Suites”, presumably after following all the requirements in terms of permits, etc. However, these same houses have 3 vehicles parked on a 2 car driveway. And then multiple cars on the street. In many cases there is no street parking available for visitors. I’ve seen this in other communities where the residences are required to have a permit to park in front of their house. Recommending that more people utilize public transit to avoid parking issues is a nice sound bite for the evening news but it is impractical in most established communities, so STOP IT!

City Council is saying that they want to make housing more affordable in Calgary. This sounds great but let's look at what has been done to promote this in the past. One form of very affordable housing that allows people to have a roof of their own over their head are the proverbial "Trailer Parks". We've seen many of these dismantled or pushed to the outskirts of town. Several come to mind. 16th Avenue and Moncton Rd. NE, the trailer park was dismantled and replaced with what? Nothing. Near Crowfoot Crossing, ultimately adjacent to an LRT stop, leases not renewed and residents forced to move. Why? So that more expensive dwellings could be built on the same land, providing more tax revenue for the City but eliminating a form of MHH in the process. STOP IT!

The site of the new Farmers Market across the TransCanada highway from WinSport. There is another trailer park adjacent to this land. But rather than expanding this property with affordable housing, large, new homes are being built.

I made an investment in my home in a single family dwelling neighbourhood 30+ years ago and I have been fortunate to see that investment grow. I do not plan on selling and moving in the next 20-30 years. I find it offensive that a group of City Councillors could make a significant change to my investment without being elected on this platform or giving me the opportunity to vote my opinion in a plebiscite? Are you afraid this will be another plebiscite that will go against what you'd like to do and then you will simply ignore, like the multiple Fluoridation votes.

Is there a problem with the current process where individual homeowners can apply for a Zoning change and each resident has the opportunity to voice their concerns? You claim your blanket Zoning Change will bring about more affordable housing with the stroke of a pen, but I'm afraid you are sadly mistaken or delusional. Time will judge you for your hasty actions to make it look like you're doing something without actually accomplishing the real objective, which is helping more people invest in an affordable dwelling. But before you make a mistake like Pine shakes for the roof or Poly-B plumbing, STOP IT! Look for solutions that will actually solve the problem and not just create new ones that someone else will have to solve!

Thank you for your time and consideration.

Jeff Helton



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First name [required] Mohamed

Last name [required] Ghanem

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I adamantly oppose the proposed change to the zoning regulations governing RC-1 and RC-2 properties. Calgary holds itself to a high standard of urban living, serving as a benchmark for cities across Canada. Increasing urban dwelling density within the city will not yield long-term benefits. Instead, it will exacerbate issues such as traffic congestion, strain on the already fragile transit system, and overload on crucial infrastructures including water, waste management, electricity, natural gas, street parking, and school capacities.

Rather than altering zoning laws, I advocate for the establishment of new communities beyond the city's perimeter, mirroring the success of developments like Nolan Hill, Sage Hill, Royal Vista, and Rocky Ridge. This approach ensures sustainable growth while preserving the quality of life and infrastructure integrity within Calgary.



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First name [required]	Jan
Last name [required]	Gerdes
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 proposed citywide Land Use Designation (zoning) amendment.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning for Housing - Public Hearing submission final.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Jan Gerdes
121 Straddock Terrace SW
Calgary, AB
T3H 2T4
jangerdes@shaw.ca

April 14, 2024

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

Re: Public Hearing on Citywide Rezoning for Housing

Dear City Council,

I am strongly opposed to the proposed rezoning for housing project for the following reasons.

A plebiscite is clearly required before proceeding on this matter. This type of a major and far-reaching change in rezoning to allow densification of the entire city is not a normal operations issue and is outside of any mandate the voters gave councillors. Voters elected councillors to represent them in governance, not to re-write all the zoning bylaws, and try to push them through without officially seeking the voice of voters. A public hearing is simply not the appropriate method of engaging voters in a major decision such as this one. An appropriate method of engaging voters in this decision would be to hold a plebiscite. It is

very concerning that Calgary city council recently rejected holding a plebiscite on rezoning by a vote of 8 to 6. Council is obviously divided about this issue, and in the public eye, it appears that some councillors may be trying to save the \$228 million housing deal with Prime Minister Trudeau over representing the citizens in their ward. I would encourage councillors to not overstep the voters who trusted them to govern. This issue of blanket rezoning needs the mandate of the people. **Please re-consider holding a plebiscite on this matter.**

Furthermore, I have concerns about the planning merits of the proposal.

I don't think this city-wide densification approach is appropriate. Neighborhoods are comprised of a variety of unique streets, buildings, and features. Not every street in every community could equally handle the proposed increase in density. For example, some streets would be more prone to parking issues, or other negative effects from increased density. I think it is appropriate for land use amendments to be considered on an individual per parcel basis, as they currently are. This way there are more checks and balances to ensure an optimal outcome for each unique situation in all communities.

In addition, I have concerns about the proposed changes for secondary suites. To allow a basement suite as well as a backyard suite, and to remove the need to provide a parking space on the property for the backyard suite is too much. In a residential area it is appropriate to leave the current rules for secondary suites in place.

I am trusting councillors to be true to the voice of Calgarians while deciding how to proceed on this far-reaching issue.

Thank you,

A handwritten signature in black ink that reads "Jan Gerdes". The signature is written in a cursive, flowing style.

Jan Gerdes



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First name [required]	Anna
Last name [required]	Strasser
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	RCG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	CALGARY REZONING LETTER SUBMITTED April 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached letter

5 MINUTE SUBMISSION FOR READING - Feedback on Calgary Blanket Rezoning:

POSITION

- I do **not** support Blanket Rezoning for the City of Calgary.
- I **do** support densification and a variety of housing options with a focus on affordable housing.
- There is a lot of diversity across the City of Calgary, therefore a '**one size fits all' Blanket Rezoning solution does not make sense and is not in the best interest of Calgarians.**
- A **planful, balanced, and phased approach** to housing is required.

CONCERNS

➤ **AFFORDABILITY AND DEVELOPERS**

- **Developers want to make money. Developers are not in the business of creating affordable housing.** Typically, Developers are not interested in the needs of the community nor its residents. Allowing developers to build wherever and whatever they want is not a plan.
- **Developers are the beneficiary of this plan,** not Calgarians. Developers should have more responsibilities to the community – infrastructure, community enhancement, etc. Will Developers be required to consider traffic, impact of street parking, school capacity, neighbour's backyard privacy etc.?
- Financialization of the housing market increases housing prices (investors, land speculation). This is a risk with Blanket Rezoning. It is believed that upzoning raises the value of lands and causes the demolition of existing older more affordable homes / rentals as new units incorporate current land costs, labour costs, and material costs (Source: UBC Panel discussion on Local Democracy and City Design - <https://nexuswebcast.mediasite.com/Mediasite/Play/ee34fb5b33a94b6f9327eb88d9cfb2d51d>).

➤ **FINITE RESOURCES/LABOUR AND CRITICAL PATH**

- I am concerned about the potential **critical path** for additional housing – There are only so many Developers, Builders, Trades, and even construction and building supplies. If Calgary moves to Blanket Rezoning and Developers build wherever they can with no City-wide oversight or plan, then we will be missing an opportunity to make sure our development and building efforts are such that they have the biggest impact and benefit. We need a plan!

➤ **INFRASTRUCTURE**

- **Infrastructure needs to be addressed:** Calgary is already stretched for **roads and traffic, parking, schools, policing, EMS, hospitals, and doctors.** Calgarians have been asked to reduce energy consumption in the winter (recent Alberta-wide emergency alert on January 13 and a grid alert April 5). And the demand will only increase as more people are charging EV vehicles. Yet we are told our infrastructure is sufficient? – Does City Council truly understand the required infrastructure to support higher density housing built randomly across the city (**water, sewage, storm drainage, power, gas, utilities, garbage/recycling/compost etc.**)?
- Will Developers be required to address infrastructure upgrade requirements?

➤ **SAFETY CONCERNS**

- Traffic congestion and vehicle and pedestrian safety
- Fire Safety – risks due to higher density and inadequate fire separation

➤ **BLANKET R-CG/R-G ZONING**

- I have the typical concerns such as parking, setbacks, height of new housing structures, and I believe 9-12 units on a single lot is too many. I have concerns that the requirements of R-CG are not specific and clear enough and that the requirements won't be followed.

- Here is a concern I have that I have not seen discussed as much:
 - All townhouses and row houses should have to have their front/entrance facing the street – NO SLOT houses allowed! (banned in Denver – BAN THESE NOW – learn from Denver) – Denver’s banning slot homes. 6 illustrations show what could come next. (denverite.com).
 - Multi-family homes should match the frontage and backyard areas of adjacent homes as much as possible.
 - **NO middle of lot courtyards/shared space that pushes the house structures to the edge of the property which then reduces privacy and creates sun shading of neighbours’ yards** – open yard space should be consistent with neighbourhood i.e. backyard and side yards.
- Permitted vs Discretionary under R-CG > AT A MINIMUM, if this goes through, Row houses and Townhouses should be a DISCRETIONARY USE so that impacted stakeholders are notified and have a chance to voice their concerns and provide input. Where is the incentive for Developers to work with neighbours?

THE ASK

- **Please do not approve Blanket Rezoning.**
- We need sustainable, planful, efficient growth that truly positions Calgary for the future, not just the near term. We want Calgarians, Counselors, Community Associations, and Developers working together. I believe planning at a more local level is needed. We need engagement and collaboration. We can **support sensible densification with community-focused planning (i.e. Local Area Plans and Area Redevelopment Plans).**
- Corporations and Developers should not be dictating the growth and housing plan for the city (and housing should not be profit-driven). **Blanket rezoning does not adequately address affordable housing and subsidized housing needs – address these challenges with appropriate programs.**
- Blanket rezoning is abandoning decades of city planning. This is a complex issue and to think a one-size-fits-all solution will work across a diverse city like Calgary does not make sense! We need evidence-based plans that consider the unique and specific needs of various communities in Calgary. **Why would we let Developers with no plan or oversight choose where and how to develop our city? We need a thoughtful and strategic housing plan with intelligent densification.**
- Thank you.

FULL WRITTEN FEEDBACK:

Feedback on Calgary Blanket Rezoning

POSITION

- I do **not** support Blanket Rezoning for the City of Calgary.
- I **do** support densification and a variety of housing options. We need to address affordable housing, but Blanket Rezoning is not the way to do it.
- There is a lot of diversity across the City of Calgary, therefore a **'one size fits all' Blanket Rezoning solution does not make sense and is not in the best interest of Calgarians.**
- A **planful, balanced, and phased approach** to housing is required. **Blanket Rezoning is not a 'plan'.**
- With blanket rezoning, I am worried about uncontrolled development lacking a real plan, inequitable distribution of development across neighbourhoods, developers driving up land values and making homes less affordable for families, concentration of property ownership to Business/Investors, replacement of older/more moderate homes which are more affordable, lack of setbacks on new developments, destruction of our urban forest and green space, inadequate fire separation and fire standards for higher density, traffic/parking congestion, and inadequate infrastructure such as power, water, sewage, hospitals, community services, schools etc.
- Blanket rezoning is abandoning decades of city planning. It feels like a 'quick fix' that will result in chaos and long-term challenges. There will be unintended consequences that will easily outweigh any benefits. This is a complex issue and to think a one-size-fits-all solution like blanket rezoning will work across a diverse city like Calgary does not make sense! We need evidence-based plans that consider the unique and specific needs of various communities in Calgary. Why would we let Developers with no plan or oversight choose where and how to develop our city? We need a thoughtful and strategic housing plan with intelligent densification.

CONCERNS

➤ **AFFORDABILITY AND DEVELOPERS**

- **Developers want to make money. Developers are not in the business of creating affordable housing.** Typically, Developers are not interested in the needs of the community nor its residents. Allowing developers to build wherever and whatever they want is not a plan. Indiscriminate redevelopment in a diverse city like Calgary will not result in a vibrant and sustainable city.
- **Developers are the beneficiary of this plan,** not Calgarians. Developers should have more responsibilities to the community - infrastructure, community enhancement, etc. Under blanket rezoning, current homeowners and the community are the ones that lose. Developers won't consider traffic in the community, impact of street parking, school capacity, neighbour's backyard privacy etc.
- Developers should have to contribute to the established communities where they build, with a similar intent to the requirements when building new communities. Perhaps a new playground, or paving back alleys that will be used to access a new multi-family building (this would help mitigate dust from the additional traffic).
- Should builders be required to build a certain amount of ACTUAL affordable housing?
- 'We need more homes' and 'We need more affordable homes' are NOT the same thing. UBC Panel discussion on Local Democracy and City Design

(<https://nexuswebcast.mediasite.com/Mediasite/Play/ee34fb5b33a94b6f9327eb88d9cfb2d51d>)

states that:

- Upzoning raises the value of lands and causes the demolition of existing older more affordable homes / rentals. New units incorporate current land costs, labour costs, and material costs.
- When you inflate land precipitously through systemized rezoning, you're creating an inherently inflationary model.
- Financialization of the housing market will increase housing prices (investors, land speculation). This is a risk with Blanket Rezoning and will likely make a single-family detached home even further out of reach for Calgarians. An individual buyer won't be able to afford to compete with a developer. The Developer wins and makes money, and citizens lose – the individual/family will pay more for 'less house' (i.e. smaller row house vs the older single detached home) or they can't afford the home at all. How is this helping affordability? And I would suggest while the land value may go up because of the potential of development, the enjoyment seen by homeowners will go down.
- Even if you believe blanket rezoning will result in more affordable housing, it certainly doesn't result in perpetual affordable housing. We should be addressing housing affordability for the long term, not just a blip of affordability now. We may inject affordable housing now, but with Developers being the primary beneficiary of the housing market, how are we not back in the same place of unaffordable housing a few years down the road (case study Vancouver – Vancouver has TRIPLED housing over the last decades and yet has some of the most unaffordable housing). There are better ways to address affordability than blanket rezoning.
- We need a plan that specifically addresses the need for truly affordable non-market housing and the “missing middle” – blanket rezoning just hopes that more housing units will address this (which it doesn't given the high migration and immigration we are seeing)
- **FINITE RESOURCES/LABOUR AND CRITICAL PATH**
 - I am concerned about the potential **critical path** for additional housing - There are only so many Developers, Builders, Trades, and even construction and building supplies. If Calgary moves to Blanket Rezoning and Developers build wherever they can with no City-wide oversight or plan, then we will be missing an opportunity to make sure our development and building efforts are such that they have the biggest impact and the largest benefit. We need a plan!
 - In addition, community-focused housing such as secondary suites in existing single-family homes and laneway suites built by current residents will likely not be possible at a meaningful rate as Builders and resources won't be available. These secondary suites in existing homes are more likely to be the most **affordable** rather than a new duplex or row house.
- **INFRASTRUCTURE**
 - **Infrastructure needs to be addressed:** Calgary is already stretched for **roads and traffic, parking, schools, policing, EMS, hospitals, and doctors**. Calgarians have been asked to reduce energy consumption in the winter (recent Alberta-wide emergency alert – January 13 and a grid alert April 5), and on a hot summer day to reduce energy consumption and turn off AC units. And the demand will only increase as more people are charging EV vehicles. Yet we are told our infrastructure is sufficient? – Does City Council truly understand the required infrastructure to support high-density housing built randomly across the city (**water, sewage, storm drainage, power, gas, electricity, utilities, garbage/recycling/compost etc.**)? What work has been done to assess community infrastructure – by community, not sweeping generalizations across the entire city? Will traffic impact studies be done?

- Will developers be required to address infrastructure upgrade requirements? The City of Calgary is setting residents up to have to deal with many **unintended consequences**.

➤ **IMPACT ON EXISTING (and future) HOMEOWNERS AND COMMUNITY:**

- TRAFFIC, PARKING, NOISE CONGESTION

- Where is everything going to fit? Cars/parking, garbage/recycling bins? With the lack of required parking (0.5 parking spots per unit is not enough) for multi-family units - where will everyone park? What about parking for visitors? Many neighbourhood streets are not wide enough to have cars pass one another with parking on both sides. Where will the garbage/recycle bins fit with all these cars parked on the street? I don't think permit parking, time restricted parking, paid parking, nor bicycle parking, and building better sidewalks can fix this. Every unit should have a MINIMUM of 1 off-street parking spot per unit.
- Where will people park in the winter with the snowbanks from snow plowing (seems a lot of the examples/case studies are in climates without snow!)
- How will homeowners enjoy their backyard with multiple AC units going next door – up to NINE or TWELVE on a regular lot. Developers should be required to mitigate noise (including noise between units so that multi-family homes are more liveable and desirable – nobody wants to hear their neighbours' music or crying baby).

- SAFETY

- Traffic and parking congestion will create safety concerns for vehicles and pedestrians
- Increase risk of house fires spreading
- What are the fire standards for multi-unit homes? They should be the same as apartment buildings – protect the units and protect the neighbours! I heard that there are different standards for a 2-3 unit home versus a 6+ unit home. Is that correct? I would suggest that when new multi-family units are going into established communities that were NOT designed for high density (and the appropriate access of emergency services for higher density) that all multi-family units have requirements for the highest level of fire protection and suppression. Consider building materials and other safety systems (i.e. sprinkler system). Consider all units required to have a fire blanket on each floor. How does the fire department access a laneway home when there is no laneway?
- Inadequate fire separation to adjacent older homes. Setbacks from the side lot line – what about house fire risk due to density and proximity? In California, people are having trouble getting home fire insurance in some high-density residential areas due to increase risk of house fires (Source: [California insurers are dropping homes due to 'density' \(sfchronicle.com\)](https://www.sfchronicle.com))

- INVESTMENT AND ENJOYMENT OF HOME AND COMMUNITY

- For most Calgarians, a house purchase is their largest long-term investment. It is not unreasonable to expect the existing rules and policies to remain in place – or at least changes to be planful and reasonable along with **genuine consultation**. Have COMMUNITY ASSOCIATIONS been engaged in a meaningful way? Have the Calgary School Boards been engaged? Many community schools are overcrowded, and kids are being bussed out of area for school. Have there been enough engagement sessions?
- SCHOOLS: 33 CBE Regular Program Schools are OVER CAPACITY with kids being bussed to other schools (does not include alternate programs nor Calgary Catholic Schools). And another 33 CBE schools are lottery. That's about 25% of CBE Schools that are OVERFLOW

status or LOTTERY! Source: [Overflow Schools - Lottery - CBE / Schools With A Program In Lottery - Lottery - CBE](#)

- Consideration should be given to adjacent homeowners with respect to contextual design, privacy (i.e. backyard/windows), and sunlight/sun shading.
- We need to reduce uncertainty and instability in the housing market, not create it with a policy that destabilizes neighbourhoods and a half century of city planning.
- BLANKET R-CG/R-G ZONING
 - There needs to be more and clearer R-CG requirements (this is what my neighbourhood potentially will become)
 - Requirements need to be followed – there are too many stories where exceptions are made, and neighbours are impacted. There is a lack of trust.
 - New development needs to be relatively consistent with existing homes
 - Setback from front property line
 - Reasonable side setbacks
 - **NO middle of lot courtyards/shared space that pushes the house structures to the edge of property which then reduces privacy and creates sun shading of neighbours' yards** – open yard space should be consistent with neighbourhood i.e. backyard and side yards.
 - All townhouses and row houses should have to have their front/entrance facing the street – NO SLOT houses allowed! (banned in Denver for example – BAN THESE NOW, not later – learn from Denver) - [Denver's banning slot homes. 6 illustrations show what could come next. \(denverite.com\)](#). Multi-family homes should match the frontage and backyard areas of adjacent homes as much as possible.
 - Lot coverage for R-CG is too high at 60% and should be reduced (loss of trees and greenery, loss of sunlight and privacy for neighbours)
 - 9-12 units on a single lot is too much – there should be some middle ground before jumping from RC-1 to R-CG.
 - Allowable height should be reduced – no more than 2.5 stories in existing neighbourhoods (factoring in a semi above grade basement suite)
 - Permitted vs Discretionary under R-CG > AT A MINIMUM, if this goes through, Row houses and Townhouses should be a DISCRETIONARY USE so that other impacted stakeholders are notified and have a chance to voice their concerns and provide input.
 - Developers should be required to be transparent when buying a property (no fronts as individual/private people buying – the seller should know they are selling to a Developer)
- FINANCIAL IMPACT AND RENTAL VS HOME OWNERSHIP
 - Impact of more rentals over home ownership: ***“Reduction in Home Ownership in Favour of Increased Rentals.*** *Home ownership has been proven to develop more engaged communities as homeowners are more apt to invest in their property and community. This fosters a stronger sense of belonging, participation and community engagement. Ownership provides greater personal control over housing costs compared to renting. Home ownership is also considered a form of forced savings, leading to wealth accumulation over time as owners pay down their mortgages. This equity is often leveraged for other investments, education, or retirement, contributing to greater economic stability and security overall.”* (SOURCE: [The Unassailable](#)

[Case against Blanket Rezoning.pdf\(Review\) - Adobe cloud storage](#)) -

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:2aae7ffc-3bfa-4beb-8245-3a22c215f2f6>

- Movement of financial wealth from homeowners to Developers: “**Massive Economic Impact: An analysis by experienced certified appraisers suggests a potential loss of \$52B in existing equity for the \$262B of current investment in single family units** with a concomitant impact on the Municipal tax base. (SOURCE: [The Unassailable Case against Blanket Rezoning.pdf\(Review\) - Adobe cloud storage](#)) -

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:2aae7ffc-3bfa-4beb-8245-3a22c215f2f6>

➤ **COMMUNITY ENGAGEMENT AND OPPORTUNITIES FOR FEEDBACK**

- Blanket rezoning removes the opportunity for neighbours and the community to have meaningful input on a new development. Neighbours are not even notified.
- With Blanket Rezoning, the only avenue for input and feedback is by appealing a Development Permit (\$200 application) and preparing a detailed submission to the Development Appeal Board (SDAB) which does not feel like meaningful engagement.
- Nor is the city creating any incentive for Developers to work with neighbours.

➤ **ENVIRONMENT AND SUSTAINABILITY**

- Loss of trees and greenspace = reduce urban tree canopy (removal or don't thrive due to sun shading from taller buildings), increase heat island effect, impact soil health, impact runoff, removes habitat for birds, animals, and insects.
- Loss of permeable ground resulting in excess runoff and potential flooding.
- Perhaps there could be some guidance on landscaping for new developments that require less water resources (i.e. grass has high water needs) (and opportunity to create more permeability)
- Sun shading and solar panels: Have you considered that many people are adding solar panels to their homes at significant cost and that the loss of sunlight will render this investment useless (not very environmentally friendly with wasted resources on solar panels)
- If local schools are at capacity and kids are bussed to schools outside their area – how does this help the environment?
- Increase risk of sewage backups with density due to age and capacity of infrastructure.

➤ **DISPLACEMENT OF SENIORS AND ACCESSIBILITY OPTIONS**

- The idea of seniors being able to downsize and remain in their community is a very attractive thought. But the fact is that these tall narrow units with multiple staircases are not amenable for seniors nor those with limited mobility. The removal of bungalows decreases accessible housing for seniors and for people with a physical disability. The inevitable reduction in this housing type and the increase in cost caused by blanket rezoning will also push out many people who need this accessibility.

IDEAS/ALTERNATIVES

The following points are ideas that could be considered:

- Perpetual Affordability considerations (rather than only initial affordable housing). How do we maintain affordability for the long term?
- Alternate options for housing and affordability:
 - Open unused and underused municipal, provincial, and federal land for housing (where appropriate)

- Business, Government, and NGO Partnerships for affordable housing – when considering city land, consider long-term leases i.e. 99 years if there are issues with selling land
- Provide land and funding to create more affordable / subsidized / social housing
 - Non-profits
 - Co-ops
 - Alberta Social Housing Corporation and public housing management bodies
- Incentives for Developers to develop non-market affordable housing
- Purpose-built rentals (also consider purpose-built room rentals for students around universities, for example)
- Shared housing ownership between individual and government
- Consider rent control?
- Encourage secondary suites in existing structures - additional funding and support to homeowners who want to have a suite (i.e. financial incentives, help to design and create a separate entrance, add windows for safety). Secondary suites can be much QUICKER and easier than building a new home and likely these rental suites are less expensive (affordability). Encourage Laneway suites (financial incentives, provide some standard design builds (perhaps modular home options for Laneway suites).
- Other ways to protect housing from financialization from Business and Investors:
 - Restrict residential foreign ownership (i.e. significant tax on vacant properties)
 - Reduce short-term rentals (Airbnb etc.)
 - Prevent foreign investors and local investors from inflating the housing market
- Alternate approaches to densification (not blanket rezoning)
 - Take a phased approach (increase densification in incremental steps – maintain the ability to adapt and respond to changes in an agile way
 - **Increment steps** - All areas don't need to jump to R-CG / R-G right away, there can be some more reasonable steps in between.
 - Start densification with publicly owned and vacant land
 - Proceed / expedite affordable housing projects (government-funded, government land)
 - Start with areas with existing Community Local Area Plans and Area Redevelopment Plans
 - Use existing Municipal Development Plan and Neighborhood Development Plans
 - High-rise mixed-use commercial and residential in major corridors (biggest impact with the most housing units). Build residential on top of a strip mall? Combine housing with small commercial buildings?
 - Building apartments gives you the most units the fastest (for example, locations along MacLeod Trail with nearby amenities and transit)
 - Focus on development on main streets which are typically wider and better able to handle increased traffic volumes and usually close to transit routes.
 - Focus on transit-oriented development
 - Once initial phase is in progress, consider including other main streets to be upzoned (i.e. roads with a 50 km/hr speed zone (likely better ability to accommodate higher density)
 - Focus on corner lots or lots across/beside greenspace/parks (less congestion)
 - Be selective with areas for densification, for biggest impact on housing opportunities while minimizing impact on the existing community.

- Leverage Community Associations and Homeowner Associations for input and their local knowledge (can help identify best areas for increased density)
- Address infrastructure and traffic issues BEFORE (or at least simultaneously) with new development
- Expedite building with modular homes – pleased to see this initiative from the Federal Government
- I am concerned when planners use new communities as examples of mixed density and house types for older neighbourhoods, because the new communities were PLANNED that way! Whereas blanket rezoning has no planning involved. This is why we need something more planful than blanket rezoning so we can maintain our lovely Calgary neighbourhoods.
- Why the rush to blanket rezoning? “At first, it was thought Calgary must have “blanket rezoning” to access \$238M from the federal government’s “Housing Accelerator Fund,” but that no longer seems to be the case as Council was informed by administration that the current zoning meets the government’s requirement for funding.” **Is this true?** Source: [Blanket Rezoning: Democracy doesn't work anymore? — Everyday Tourist](#)
- Does the city have current and good quality data and statistics across the city? (seen a reduction in census data collections over the years)
- Calgary already has Local Area Plan and Area Redevelopment Plan processes which provide alternatives to blanket rezoning and provide considerable intensification – this should be pursued and expedited. I was disappointed to hear in a rezoning engagement session that ONLY blanket rezoning is being evaluated by city planners.
- We need a clear and inclusive vision for Calgary (for existing Calgarians and communities and for those new to the city). What do we want for Calgary? What do we want Calgary to look like in the future?
 - Diversity
 - Density in locations that make sense
 - Transit-oriented development
 - Affordability
 - Vibrant Communities etc.

THE ASK

- The **'wrong plan quickly' is likely more problematic than the 'right plan with more time'**. Please be patient and address housing with a REAL plan. Blanket Rezoning does not address local and community needs. Blanket Rezoning is not a plan with Calgary communities at its center. Please look for housing solutions that compliment our Calgary communities. This decision will shape Calgary’s future for many years to come and should not be rushed. **Please do not approve the Blanket Rezoning.**
- We need sustainable, planful, efficient growth that truly positions Calgary for the future, not just the near term. We need to think long-term. We want Calgarians, Counselors, Community Associations, and Developers working together. I believe planning at a more local level is needed. We need engagement and collaboration. We can **support sensible densification with community-focused planning (i.e. Local Area Plans and Area Redevelopment Plans).**
- Please let Calgarians and Calgary Communities drive this plan with you (Municipal Government), let’s not be driven by Corporations and Developers (housing should not be profit-driven). Blanket

rezoning does not adequately address affordable housing and subsidized/low-income housing needs – address these challenges with appropriate programs.

- This decision will have a significant impact on Calgary and its residents. I believe this decision is too big for City Council to make without a Plebiscite, especially since this was NOT part of anyone’s campaign or platform.
- Thank you for taking the time to review my concerns.

PS Additional Resources:

1) <https://nexuswebcast.mediasite.com/Mediasite/Play/ee34fb5b33a94b6f9327eb88d9cfb2d51d>

UBC Panel Discussion on Local Democracy and City Design

2) [Lisa on X: "EVIDENCE LACKING FOR BLANKET UPZONING: "Current evidence on benefits of city wide implementation of blanket upzoning to the equivalent of R-CG25 is lacking." 1/2 Prepared by: Suzanne Tough PhD Principal Investigator, All Our Families Cohort Policy Fellow, Max Bell Foundation... https://t.co/pUolcZ3LZN" / X \(twitter.com\)](#)

Prepared by: Suzanne Tough PhD Principal Investigator, All Our Families Cohort Policy Fellow, Max Bell Foundation Burns Memorial Fund Professor, Paediatrics, Cumming School of Medicine, University of Calgary

3) [\(The Unassailable Case against Blanket Rezoning.pdf\(Review\) - Adobe cloud storage\)](#) -

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:2aae7ffc-3bfa-4beb-8245-3a22c215f2f6>

4) While I don’t agree with everything here, there are some good points and it’s worth the watch:

https://m.youtube.com/watch?feature=youtu.be&fbclid=IwAR35B5YL0Jd_cJdnLnKbpTftP18tkiKGkR3b6m9tcN5h83pqACSLaqb9jT0_aem_Acl5Z-HboBFWCE7ar1NOID13veJoBoAIMZh0HdbilABYQavHySCTBDyD99s0xdtU9so&si=BHF7w4aszrurfaff&v=BdUGIYN3Zs8



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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]	Reg
Last name [required]	Anderson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	CITY WIDE LAND USE DESIGNATION - REZONING
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	No to Blanket Rezoning Proposal - R. Anderson Apr 14 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Refer to my Attachment for my comments to forward to council.

April 14, 2024

TO: City Council and City Administrators

The City of Calgary Mayor and Councillors voted in favour (12-3) Sep 21, 2023 of a “City of Calgary Housing Strategy” that was based on the premise that the City is claiming a housing crisis. The City has not publicly come to Calgarians to listen and engage and present their data. IMO we **DO NOT** have a rental or home ownership housing **crisis**.

A Crisis is what is happening in Eastern Europe and the Middle East.

Now City Administration (not voted in) want to change the majority of Calgary Communities to make it much easier for developers to get approval to change the landscape of all Calgary Community’s.

I speak on behalf of our family living in the community of Rocky Ridge/Royal Oak in the NW. I have lived in 6 other Communities in Calgary.

I was the 3rd resident and home built in Royal Oak, involved with the Block Watch program and an active member in the Home Owners Association.

I have seen how a new community has grown for 26 years.

There are very good reasons for the zoning of Districts/Communities in Calgary and why they should remain. It allows a variety of types of homes/rentals and a long-term plan for the Community along with stability.

What does this mean for us as **home owners in RR/RO**? A majority ~90%+ of residents are R-C1. And the City wants to change these to R-CG. What does this mean?

Rezoning from: R-C1

Residential - Contextual One Dwelling District (R-C1) is a residential designation in developed areas that is primarily for single detached homes.

Rezoning to: R-CG

Residential - Designation that is primarily for rowhouses but also allows for

single detached, side-by-side and duplex homes that may include a secondary suite.

And this is the same for many other Communities.

The City did not present/provide the transparency on what the bigger affect for all the changes would look like on a map. Just a map that you could search your own house or neighbours and see if it affects your home.

The Mayor and Council were not voted in to have a major change in Calgary's rezoning. Six of the current Councillors recognize this:

In early March, "Following a special meeting, **city council has decided not to hold a plebiscite on Calgary-wide zoning changes.** The motion was defeated in a rare Wednesday afternoon meeting. The meeting was called last-minute by Mayor Jyoti Gondek after six councillors co-signed **(Including Our Ward 1 Sonya Sharp)** a motion to put rezoning rules to a public vote."

There is major division in this rezoning with-in council and definitely those that are going to be severely affected by the changes in their blocks.

In all the information I have seen, City Administrators have rarely talked about or documented the minor and major draw backs and negative impacts the blank rezoning will have on our Communities.

These was published a few days ago

Posted Apr 12, 2024 11:23 am.

Last Updated Apr 12, 2024 11:25 am.

Community associations are typically non-political, but it appears some in Calgary are taking a side.

A **joint letter** signed by more than 40 community associations in Calgary is urging city council to vote against blanket rezoning, saying it won't supply more affordable non-market housing options.

“Housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket up-zoning will not supply this,” the letter says, in part. “

One of the most recent additions to the list is the Lake Bonavista Community Association, which hosted a heated open house session on the issue earlier this week.

Feb. 13, 2024 | CREB

CREB® opposes City proposal on blanket rezoning

Calgary, AB – Tuesday, Feb. 13, 2024 – With a clear focus on protecting Calgary's communities and advocating for a more nuanced approach to zoning, the Calgary Real Estate Board (CREB®) has issued a statement expressing concerns over the proposed blanket rezoning initiative set forth by the City of Calgary.

Hong Wang, Chair of CREB®'s Government Relations Standing Committee (GRSC), said, "Blanket rezoning is not the right solution to address Calgary's housing challenges. It poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality. We oppose this approach and advocate for a more community-focused strategy to respond to Calgary's housing shortage, shifting the focus away from a generalized housing crisis to the housing supply crisis that blanket zoning will make worse."

Over time, there will be major changes (lowering) in home values, parking restrictions, increase traffic density, more flooding, more demand on utilities services and infrastructure.

To echo what other are also saying:

- More local Air Quality issues
- Urban Heat Island Effect

- Major Water Management issues that the City can not currently handle
- More local Noise Pollution
- Loss of Natural Habitats and green corridors that support local wildlife

This is not what Calgary homeowners and tax payers want for Calgary.

This should not be a 6 month or 1 year process. The right decision is to go back to the drawing board, have a series of public meetings and bring a less rushed, more collaborative plan on how Calgary is to develop over the next 50+ yrs.

Regards,

R. Anderson and Family

RR/RO Community

CC S. Sharp – Ward 1



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First name [required] Rosaline

Last name [required] Akinokun

How do you wish to attend?

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

Date of meeting [required] Apr 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) Rosaline A. Objection to rezoning Apr 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

The City Clerk's Office
The City of Calgary
Alberta

April 14, 2024

Dear City Clerk,

I am Rosaline Akinokun and I am an affected land owner in Ward # 4 where I have lived for 5 months, having recently moved there from another ward where I had lived for 15 years.

I write to express my opposition to the proposed blanket rezoning.

I don't want my property rezoned to have additional units and I don't want precedent set by anyone else in my area having their property up zoned.

First, I am concerned that community input was circumvented in an issue of this importance. Citizens have the right to be informed before the Council moves forward with it. I am also taken aback by the selective nature of this initiative, given the exclusion of some "high profile" neighbourhoods from rezoning.

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

In addition, I believe there are numerous reasons why this rezoning should not be carried out, including:

1. Fire hazard: when buildings of this magnitude are built together, and so close to themselves, the risk of fire dramatically increases.
2. Parking implications: Traditionally, developers have been required to match or even exceed the amount of parking they are providing the units they are building. The blanket rezoning, in many instances requires just .5 parking units per unit built.
3. Inadequate infrastructure: there will be increased demands on existing roads, water, sewer, gas and electrical demand; it is not clear how the City plans to resolve these issues.
4. Further stretching of existing facilities, especially schools, which are already overcrowded in all neighbourhoods, severely impacting the level of education and instruction students are getting.

Please note that the list above is not exhaustive.

Please include my comments on the public record for the public hearing on April 22, 2024 on blanket rezoning. I consent to the addition of my comments to the public record. Thank you.

Sincerely,

Rosaline Akinokun

The City Clerk's Office
The City of Calgary
Alberta

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Rosaline Akinokun

Rosaline Akinokun



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

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First name [required] Leslee

Last name [required] Mueller

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 Opposed to Calgary.ca/rezoningforhousing blanket rezoning of this City

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

- (1) Do not blanket re-zone Calgary, do not blanket re-zone duplexes. Use caution for homes and duplexes along parks, natural preserves and Fish Creek Prov Park. Please Respect Residents who farm/ grow organic food vegetables and support wildlife spaces.
 - (2) Major re-Building/tearing down a still functional building is wasteful, not green, it's (unnecessary development).
 - (3) Duplexes already newly renovated from ground up since devastating fire in 2020 would not feasibly be re-built. Simply an excuse for Re-zoning Property Tax increases. Do not blanket re-zone. Do not blanket increase property taxes.
 - (4) Historic objections - Tearing down traditional duplex in Midnapore area would destroy the character of neighborhood (unique integrated Home/Natural garden settings) matched planned in harmony with sensitive Fish Creek Provincial Park Preserve.
 - (5) Destroying solid built homes causes waste, higher traffic and change to traffic flows (killing wildlife, damaging watershed), this blanket approach wastes resources.
 - (6) It is redundant to rezone Duplexes, they are already high density. Additionally, those new build in 2022 (fire) and up to code are not looking for unusual add-ons when they are pristine.
 - (7) Blanket-Zoning is NOT meeting the needs of a neighborhood or individual families, instead it is loss of privacy – Added height affects views into windows, and prevents solar panel use. Midnapore Duplexes already encroach very near the property lines.
 - (8) Added Density in many neighborhoods adds suspicion and crime, as well as increased traffic. Traffic threatens pure water supply, threatens native wildlife, kills deer, birds like robins and chickadees, and migrating animals like bobcats, cougar, bear and barn owls that move along Midnapore spaces from the Fish creek Provincial Park. Respect particular needs, make wise decisions; do not blanket Calgary in nonsense.
- Thankyou!



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First name [required]

Cynthia

Last name [required]

Robinson

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

Dear Calgary City Council,
I am opposed to blanket rezoning for housing for the following reasons:
Calgary's infrastructure is struggling. Our infrastructure is not capable of handling the amount of new homes/new people you are considering bringing to Calgary.
Calgary school classrooms are already overcrowded. Students and their grades are suffering. Students are lashing out. Teachers are stressed. Test scores of public schools have been dropping drastically over the last few years. Take a look at our school ratings/test scores. They are absolutely shameful for a world class city like Calgary.
Health. Family doctor shortages and dangerously long wait times for medical intervention. Easily 7 hours+ to be seen at an Emergency Department. Nearly a year to get an MRI. Surgeries taking years while people suffer with debilitating pain and worse.
Crime. Too many people and not enough police to support and protect the current population.
Roads. Calgary roads are grossly congested and disintegrating.
Overcrowding of low density population neighborhoods and more overcrowding of already high density neighborhoods is not a good thing for the safety, security, and sanity of Calgarians.
Blanket rezoning takes away a person's right to have a meaningful say about what happens where they live and that is already leading to feelings of frustration, resentment, and anger at being silenced. We live in a democratic society, not a dictatorship, and Council needs to remember that.
Some might say "Poor you and your first world problems", so let me remind City Council that we are a first world country and we must never be ashamed of that. We must never be okay with having 3rd world problems. Poor health care, broken roads, poor education, high crime, overcrowding, poor quality of life, and all the problems that these things bring must never be considered acceptable.
It is for these reasons that I oppose Calgary City Councils' proposal of blanket rezoning.
Thank you.



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First name [required]	Sandra
Last name [required]	O'Connor
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Change to Property
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission to the City of Calgary Public Hearing of Council April 22 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

**Submission to the City of Calgary in regards to the Public Hearing of Council,
scheduled for April 22, 2024**

Submitted April 15, 2024

Dear Mayor and City Councilors

Problem: How do we plan for a great city and make sure that both the existing residents and our newest residents are respected, included in the discussion, maintain both their financial and emotional investments in their homes and their communities, and build new affordable housing in places that make sense, while not destroying existing communities in the process?

A big, hard problem? Absolutely. Big hard problems require big hard solutions. Hard solutions take time, they take effort, they take consultation and rarely if ever does a blanket solution work. Blanket rezoning is being proposed as a magic solution to the planning component of this big hard problem. It has, in my opinion, oversimplified the planning aspects of this problem, does not address the complexities, and will have a number of unintended, and significant consequences. I would go as far as to say that blanket rezoning is an abdication of your responsibility to find the big, hard planning solution. The big hard solutions need to recognize and respect the many, many decades of thoughtful planning that have gone into this City, and recognize and respect that good neighborhoods and good cities continue to require planning, and planning is hard.

Bottom line. I am opposed to blanket rezoning. What I do support is a planning approach that works with the members of each community to design a thoughtful solution to affordable housing, and that recognizes that each community is different, and the solutions also must, by their very definition, be different. Yes, the outcome will be some rezoning, but in areas that make sense based on a planning process, not on the basis of a developer who is driven by profit. Thoughtful planning also considers all of the other elements that are not being addressed in this conversation. They include:

1. The infrastructure required to support denser housing, particularly in older neighborhoods. There are a number of risks this presents, especially electric power distribution in areas where future demand will outpace capacity and supply.
2. Community character, and the potential loss of that in regard to community, neighbourhoods, streets, and the adjacency of development.
3. The loss of the heritage of our older districts where the layout, roadways, greenspace and parks, the tree canopy, and the time-era architecture are what makes them special and an important part of the City's history and character.
4. Consideration of the social fabric and the mental health of people as a result of the loss of community character, tree canopy, and increased density. Particularly

consider the feeling of fear and helplessness of residents in those neighborhoods where homes were purchased based on a certain set of zoning in place (eg: R-C1) and where they would now be changed without any input from that community to help maintain the fabric of their community going forward.

5. And finally, there needs to be a discussion on the impact on individual property rights and the loss of existing investments in property, neighbourhood, family, and community.

Let me speak more to what I mean by planning responsibility.

I had the opportunity to attend the City's In Person Session on rezoning on March 11, 2024, and speak at some length with the City planners who were in attendance to answer our questions. I appreciated their willingness to sit down and discuss one on one, and found it very helpful. I asked them how they planned newer communities now – ones that mix single family and higher density areas, I wanted to understand how mixed zoned communities work. They explained that they carefully looked at how to mix the density. Usually they would create an area in the community with single family homes in the middle, and then move out from that center to create areas surrounding it with higher density homes grouped together, etc. They did not put town or row houses in the middle of the street in the single family home areas, rather they would be designated for lots at the end of those streets. They went on to explain that this design is thoughtful and benefits the members of that community and creates a sense of harmony and flow, grouping like type homes together. I then asked them how we could do that for our older RC-1 communities with this blanket rezoning proposal. Their response was that under blanket rezoning it would be up to the developers to develop the sites based on what they thought they could sell. I asked, for instance, if that meant a developer could put a townhouse in the middle of a street full of single family homes, and the answer was yes, if they felt they could sell it. I promise you I am relaying this conversation in fact, and not to criticize the planners that spoke with me. This was their explanation.

The conclusion I have drawn from this discussion is this: blanket rezoning is not a planning process with input or thought by our communities or city planners, it is now planning by profit driven developer. Is this really what we stand for in Calgary? Surely we can do better than this. We are at a crossroads. You are asking for us to change existing communities to create more affordable housing, communities that were not carefully planned as described to me by the planners, to accommodate mixed density. The residents of these existing communities deserve the right to a thoughtful replanning process, blanket rezoning takes that away from us and throws us into a "planning by profit driven developer" model. Let me state the obvious: developers have their sights set on

inner city communities and building multi million dollar row houses on long sought after lots. They are not going to be building affordable housing, another conclusion that was shared with me by your own City planners. So how is blanket rezoning meeting your affordable housing goals? It won't necessarily do that, but it will destroy our beloved inner city neighborhoods .

Why I chose to live in an RC-1 neighborhood

As a resident of an inner city neighborhood I wanted to share why this matters to me. I have heard from a number of Councilors that you want to hear my why, so here it is. I am also sharing my story with you because I have heard many nasty allegations , that frankly are too upsetting to repeat here, but essentially that somehow because I live in an RC-1 neighborhood I am entitled and I don't welcome newcomers to Calgary. That is dismissive to me, and who I am, and couldn't be further from the truth.

I am a born and raised Calgarian who grew up in what is now considered inner city, but at the time was the most northern street in Calgary. I entered the workforce in the 1980s, at a time when jobs were hard to find, cost of living was incredibly high, and I was a woman entering an industry with a male dominated workforce, and having to work hard to prove myself. I did work hard, and saved to buy my first house, a cheap little old bungalow, into which I invested years of sweat equity so I could sell it and turn a profit. I then spent the next 40 years doing this over and over again. Renting when I had set backs, saving again to get back into the housing market. I have now purchased my 4th house, however my journey to my 4th house took a very difficult turn. I was living outside of Calgary on an acreage with my husband when he was diagnosed with cancer. Sadly he lost his battle, and I found myself a widow unable to manage things by myself. It was a devastating decision to make, but I had to sell our dream house, our forever home, having just moved into it a few years prior. So I have moved back to Calgary to be closer to our children and grandchildren and to build a new life I looked long and hard for where I wanted to live and found that I wanted to be close to where I grew up with many happy memories, and somewhere I could experience a bit of the peace I felt in the country, as I sought now to heal I couldn't bear the thought of moving again, so looked for my second forever home. That meant I was looking for an RC-1 neighborhood in inner city. I hunted for over a year to find a street with mature trees, bigger lots, in a quiet neighborhood, and without a lot of density. I looked at many beautiful neighborhoods, each one different and special in their own character. This is what spoke to me, and gave me peace, and I am now terrified that my right to choose this type of community will be taken away from me through blanket rezoning. My journey to buy this house has absolutely not been entitled, nor easy. It has been difficult, and a lifetime worth of saving and working hard. I ask you to please not discount our views

because of where we live or what you think our stories are. We are all people, all trying to do our best, and choosing our homes and where we live for different reasons. At the end of the day we all seek peace, sanctuary, certainty and a sense of community, no matter who we are. To live in fear of a for sale sign going up next door and wondering if the developer will come in and put 12 units in beside me, knowing that you would have to sell your forever home again to maintain your own mental health, is not what the outcome of this process should be, but it would be the outcome for me.

I support finding affordable housing, I support the journey of new Calgarians to live here, as a matter of fact I volunteer countless working with new immigrants, I just don't support a blanket rezoning approach.

Note: I say 12 units beside me on this basis, from the City's own material: "A R-CG property could have a maximum of four units on a typical 50 foot lot, with the potential for each unit to have a secondary suite and a backyard suite". That is 4 units each with 2 more potential units, 4x3 = 12.

Basis for Rezoning Proposal

I am going to end with a few points I would like to make in regards to the material you have provided to support this proposal. Please know that I have done my homework, read everything the City has provided, attended a City Open House, a community Town Hall and our community LAP session. I have taken my responsibility to be informed very seriously.

You reference the 2023 Perspectives on Calgary Survey: Housing Affordability and Affordable Housing – Sept 2023, as apparently giving the City the mandate to proceed with blanket rezoning. A few points:

1. This survey canvassed 500 Calgarians. If you estimate the population of Calgary to be 1.3 million people, that is 0.002% of the population. I can not understand how this small a percentage of the population of Calgary can possibly give you a mandate on an issue that has such massive implications on every citizen of this city.
2. You reference that 83% of these 500 respondents support building more housing across the city. Yet look at the question they were asked:

The Task Force recommended building more housing across the city, including allowing for a variety of housing forms, such as a single detached home, semi-detached and rowhouses on parcels that currently only allow for a single detached homes and one suite. This doesn't mean that all parcels will redevelop, but if a property owner wants to redevelop there are opportunities for more housing choice

whenever redevelopment becomes an option for that property owner. It also includes creating incentives for a more affordable market and non-market housing.

In the last number of months the City has hosted numerous open houses, prepared presentations and materials and mailouts to homeowners trying to educate. It is a difficult thing to explain easily. I would suggest to you that the odds of those 500 people understanding what the implications were of this question that was simply read to them, is very small. In fairness, a detailed explanation should have been provided.

.
And finally, no where in that question does it say “ and the method that would be used to achieve this is a blanket rezoning approach” and what that meant.

I do not believe that single survey provided the necessary information to the respondents to ask that question in an informed manner, nor do I believe the sample size should even be considered as anywhere large enough to give you a mandate.

And finally, I have heard repeatedly that blanket rezoning leaves the decision in the homeowners hands, because we can choose to redevelop or not. I would like to be very clear on this. I am not worried about what I am going to do with my home, what I am worried about is what my neighbor is going to do with theirs, and how collectively that may change the fabric of my community. This proposal will give my neighbor the right to build up to 12 units next door to me, allowing me essentially no opportunity to oppose or suggest changes other than based on aesthetics.

You have put forward “studies” from New Zealand to make the case, but there is just as much evidence now that what has been tried in New Zealand isn’t working. This is unproven at the least, a horrible mistake at the worst. The stakes here are enormous for all of us, those that currently own homes and those that seek affordable housing. Certainty can, and must be gained through a planning process.

Each and every one of Calgary’s communities are wonderful, special and unique. That is what makes this a great city and one that each of us wants to live in, because we can find our special place to call home, the community that works for us. Let’s find a solution that preserves that and makes it a great place to live for all Calgarians.



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First name [required]

Kerri

Last name [required]

Wright

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)

Hello, I am a citizen of this city since 1986.

I am submitting my comments as a concerned citizen in regard to the upzoning that is currently happening in our city.

I have seen and experienced up zoning first hand and I will share how it has impacted my family's life and my neighbors.

We live in a predominately single family home neighbourhood. There was a piece of land next door to us owed by the city that was ear marked for a playground. For many years it was left as a green space and the playground was never built. Recently a 7 unit row housing development was built on that land. We now have 7 balconies directly facing our home and overlooking our back yard as the row homes are 3 stories tall. This not only severely affects our privacy, but we are also subjected to noise levels of parties, barking dogs and traffic noise as their garages are only a car length from our fence.

We are now subject to not having parking at times in front of our home and increased traffic on an already poorly maintained street not to mention the loss of view and loss of sun in our yard.

I question how these row houses are being touted as affordable as each one of these row homes sold for 750,000 dollars each.

With the addition of people moving to Calgary from other cities and other countries, I see home prices getting more expensive as supply and demand dictates.

I would like to add an experience involving the city of Calgary from 2021 that is relevant as it shows lack of community engagement that had serious lifestyle changes for approx 10 family homes. This affected our whole block as residents suddenly found city crews installing an adaptive bike lane in front of their homes in August making it so residents could not park in front of their homes anymore.

After the neighbours took action and complained to the city, the city then spent more of our tax payer dollars to remove the bike lane barrier from the road making our homes once again accessible for us to park. This was a serious concern as it affected residents and visitors with mobility issues such as wheel chairs who would have to be dropped off at the end of the block to make their way down the sidewalk to a particular home.

Home owners are concerned about their property tax hike of almost 8% which makes young people less likely to achieve the dream of owning a single family home.

Mature home owners value their single family home neighborhoods and lifestyle.

Make single family homes affordable again.



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First name [required] Jordan

Last name [required] D'Haese

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to blanket Rezoning. This will not achieve the desired outcomes and will lead to infrastructure issues. Resulting in higher costs for tax payers. This is an over-reach and policy that many of the current council was not elected for.

The proposed blanket rezoning to R-CG is a radical proposal, will not achieve its stated goals, and will substantially alter – in a bad way -- the look and feel of Calgary. Don't do something irreversibly bad. I urge Council to just say no to blanket R-CG.



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First name [required] Gordon

Last name [required] Checknita

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoining

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I read on your website that this Rezoning of my property and my neighbors from RC-1 to RC-G is "Not Going to reduce the property value of you or your neighbors". Please show me and my neighbors the PROOF of that statement and will the City of Calgary refund any LOSS OF PROPERTY VALUE if this statement is FALSE? If not, WHY NOT?



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First name [required] Dylan

Last name [required] Mcilvenny

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I absolutely oppose the city's plan for housing rezoning reform in Calgary. Making reforms to aid developers, landlords, and purposefully create a denser population in neighborhoods is an attack on the way of life that many choose to live in Calgary for. Taking single family homes and neighborhoods and allowing them to be transformed is a gift to no one by developers and landlords. The neighborhoods won't be able to support the increase in parking, traffic, or the people. Taking a \$600k single family lot and making it into 2 \$450k homes does not make the city more affordable, it gives people less for more. I would like to see one example in the entirety of Canada that shows a similar policy actually reducing the cost of living, there are none, it is not proven to reduce rent, mortgage costs, anything. The denser the populated area the higher the cost of living.

This policy is either being considered in complete ignorance, or complete disdain for the people of Calgary and the lifestyles we live. We do not want to live in overpopulated neighborhoods, they will not reduce rent. There are no net benefits to having dense populated communities, it brings traffic, reduced community standards, and crime. This is a policy for developers and landlords, not the people of Calgary. No one, and no party, that votes in favor of this policy will receive my support in the future.



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

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First name [required] Pamela

Last name [required] Spencer

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 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)

The issue against rezoning is simple 1) we bought in an area with the following in mind with property values 1) single family lots, mature trees, space between homes and adequate parking 2) a lake to serve a community of an established size. I have lived in densities Renfrew and my pleasant. There was constant crowded street parking.



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First name [required]

Paul

Last name [required]

Uhrich

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

For the record, I am not against rezoning, and higher density development in currently rc-1 zones neighbourhoods. However I do think this needs to be done responsibly. Blanket rezoning is just a recipe for disaster in community development. We need to understand what we are doing, how we are doing it, and why. Take Bowness or example, where I live, there is lots of homes right against Bowness Road that would be ripe for rezone and high density, this is true for many neighbourhoods. However in the heart of single family housing, where parking isnt as available, this would cause commotion, and destroy property values.

Further, the city's stance on 0.5 parking spots per residence is ridiculous, this is not sustainable until we get our transit in order. Current transit is unsafe.



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First name [required]	Duane
Last name [required]	Bill
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Zone re-classification to R-CG
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	The proposal being presented to the general public by the 15 elected members of Calgary city council to change residential zoning to a R CG.docx



ATTACHMENT_02_FILENAME
(hidden)

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

2500 characters being insufficient I decided to attach a Word Document

The proposal being presented to the general public by the 15 elected members of Calgary city council to change residential zoning to a R-CG classification across the city is being somewhat untruthful. I specifically say this from personal experience as it appears this proposal has already been accepted by city administration.

The example I use is as follows. The home next door to me had applied for a permit to develop a two story structure in the backyard. There are no such structures anywhere to be found within the community of Dalhousie. Myself and several neighbours raised objections to the two story structure. We were not objecting to a single garage or a so called granny suite but only to the two story structure. We had an online meeting with members of city administration. While they listened to our concerns the development application was given approval, which to my recollection no reason was provided.

We as citizens are being told how the zone change will relieve the shortage of lower cost housing. What I believe is that council & administration only see the funding proposed by our federal government should we chose to change our residential zoning to a R-CG classification which is required to obtain the federal funding. While the base principle may appear sound, I have been unable to source a the verifiable example of how increasing the density has reduced housing costs.

In addition we as citizens are being bombarded by “the city” with how good this is for our society. City council was elected to govern & conduct what is generally accepted as city business not attempt to fundamentally reengineer society in its basic form.

We chose our current residence initially based on proximity to the educational, medical, travel to work needs along with being a home with a yard & a community to raise our family at that time in our lives. Since then those needs have morphed into an investment which will allow us not to be a burden on our family or society in our elder years. Allowing basically any style of additional housing to be constructed in the neighborhood will result in a degradation of the attractiveness of my home & subsequent value.

I have been privy to a summation of a Varsity community meeting, which I expect that you are aware of. If not, in summation there were multiple strong objections to the rezoning to R -CG, some of these objections included the percentage of lot coverage, parking as well as how many(up to 8 which I find beyond belief) actual residential dwellings could exist on a standard city lot. The summation I include below.

I was at the (Varsity Community Association) meeting (March 26). The views expressed were very polite, but firmly opposed to the rezoning. I will try to summarize some of the points that resonated with me.

Under the current zoning bylaws, we have enough space in the city to supply housing for the next 40+ years. Assuming wise and judicious decisions by our mayor and council as to what new building projects are approved, that is. This is just on existing "greenfield" (Virgin, undeveloped land) within the current city limits.

Under current rules, a developer can apply for a rezoning of any property when they apply to start building on it. Both are usually approved in the same time frame. Of the last 290 applications for rezoning, 275 were approved. The only real difference a blanket rezoning will have is to take away your ability to protest a new development in your neighborhood. Those are the nuts and bolts issues around the rezoning issues.

There are environmental and social issues as well In our neighborhood, the houses take up about 25% of the total space of their lot. Current zoning rules are that a building cannot exceed 40% of a lot. Under the new

rules, buildings can take up to 60% of the lot. This does not account for parking pads or patios. When these are factored in, up to 80% of a lot can be concrete. With that much concrete, there is nowhere for rainwater and snow runoff to go, but into our sewers, putting more strain on our water processing facilities. Where there was one kitchen, one hot water heater, one furnace, and maybe one ac unit, there will now be 8.

The lack of space left for trees in these units will mean the AC unit will also be the only form of climate control for these new builds.

For each development that goes in, we more than octuple the drain on our power grid. Council has not deemed it necessary to upgrade these services.

The parking. Each of these units is only planning on 0.5 parking stalls per unit. So on one lot, you can have 2× 3bedroom units, 3× 2bedroom units, and 3×1 bedroom units, and 4 parking stalls.

In a city where the average person has 1.7 cars. If we assume 1 car per bedroom, which is a low estimate, for every one of these developments there will be 11 new cars parked on the street. Council's plan to address this is to charge more for street parking, further inconveniencing those affected.

There is no large-scale investment in public transport planned to accommodate the increased population density, beyond the green line Ctrain. How do we plan to get people to the ctrain? Walk, or get a bike that we can't take with us at rush hour?

Finally, we come to the price tag these high density houses will come with. These are not working-class family homes. These are luxury flats. Even the most humble will be over 500 grand. That is acceptable for a greenfield new development, but we will be demolishing the aging single family houses that can be amazing houses for middle and lower income families. The prospect of being able to sell 8 properties on each piece of land will mean that the price of these houses will skyrocket, further locking out young, working class families from being able to afford a home.

I support the need to increase the density of our city, but it must be done carefully and thoughtfully. Blanket rezoning is an abdication of thought and care on the part of our mayor and council. They should be ashamed. If you want to protect your home, your neighborhood and your city, prepare a written or spoken opinion and submit it to the office of the city clerk to be read at the public hearing on April 22.

Thank you for your time.



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against rezoning to allow high density buildings in existing residential areas. I believe this should be done on a case by case basis, or in specific areas close to public transportation hubs, etc. I do NOT think it is a good idea to globally change it because it will cause unexpected AND unwelcome surprises. I realize that the federal money has conditions which includes the requirement to re-zone for high density rental but I do not think it is worth it. Please do not do this global re-zoning. Please do it on a case by case basis, on the merits of the proposed development. That is why you are there, not to give developers a free hand like this which is almost going to spiral into directions that you do not expect and that you do not want.



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First name [required]	John
Last name [required]	Ready
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 15, 2024

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

[required] - max 75 characters	Rezoning
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)

NO to tge rezoning proposal.



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First name [required] Stephanie

Last name [required] Williamson

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 Community rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This will affect parking and our primary lake access to the detriment of the community. Many of us have moved to lake substance to avoid high density housing.



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First name [required] Dan/Carol

Last name [required] McKinnon/Huber

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) CALGARY CITY COUNCIL_107 EDGERIDGE CLOSE NW_ RCG ZONING.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

TO THE CALGARY CITY COUNCIL:

In reference to the upcoming city council meeting on April 22/24 - R-CG residential zoning - following is our commentary/query. We live at 107 Edgeridge Close and beside us is a 110' street frontage open ravine space (see attached photos, 107 sits in the background across the open space). Please have a look at this Google map (ours is the house where the blue flag/pin is placed).

<https://www.google.com/maps/place/Edgemont+Ravine/@51.1356271,-114.1459121,17z/data=!3m1!4b1!4m6!3m5!1s0x5371697304a06f9d:0x52d386a4a82390ed!8m2!3d51.1356238!4d-114.1433372!16s%2Fq%2F11g2yyh7py?entry=ttu>

The house on the other side of this open space is 115 Edgeridge Close NW.

Two questions:

1. Is the 110' open space between 107 and 115 Edgeridge Close considered part of the Edgemont ravine system and thus exempt from R-CG zoning?
2. If not, will this space now be available as an opportunity for developers to build new housing under the R-CG zoning?

Respectfully,
Dan McKinnon and Carol Huber



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

I am writing today to express my Strong Opposition to the proposed blanket rezoning. Creating more housing choices should not be done at the expense of existing homeowners and the communities we live in. A decision to implement blanket rezoning will significantly shape the future of our city, and it is imperative that Calgarians, who represent a diverse population with unique perspectives, are respected when addressing how their communities will be impacted and shaped for the future. As I do respect that people need homes, you must also respect the current home owners who have made large investments to buy into single family communities under the perception they were investing in a safe neighbourhood of single family homes with good schools and parks. Thoughtful change happens with moderation and collaboration not extreme knee jerk reactions that will see properties filled with structures with no regards to existing neighbours. Blanket rezoning is a recipe for disaster!

Future Building: Finish building proposed developments then look at city land.

Impact on Community Character: Communities are unique and that is what makes Calgary so appealing. Infiltrating communities with housing only creates less desirable neighbourhoods.

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

Environmental Concerns: Loss of mature trees, shrubs and green space result in loss of birds and wildlife. The altered lots will have reduced privacy and space, a losing situation for everyone.

Infrastructure Strain: Older communities' infrastructure will not be able to handle such an influx of people, period!

Strain on Community Schools and Services: Inner city schools are currently at capacity and to even consider collaborating with school boards to determine surplus school sites for development is unacceptable! (as per the City of Calgary Housing Strategy Outcome 1.A.5). PARKS & SCHOOLS should never be considered surplus!

Sufficient Services; police, firefighters, social services?

Finally, what about the people who are currently being displaced from their existing affordable housing by development, exorbitant rental increases, large corporations buying up apartments only to increase rents. Rent Caps anyone? Not in the City's jurisdiction? How about advocating for the renters by picking up the phone and starting a conversation with our Provincial Government immediately! These are issues adding to our homeless situation right now that deserve immediate attention. Blanket rezoning is NOT the solution!



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First name [required]

Karen

Last name [required]

Keveryga

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning residential

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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

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First name [required] Ron

Last name [required] Gore Hickman

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I recognize that there the housing affordability issue needs to be addressed, however I do not agree with a blanket rezoning approach that is being proposed. My opposition to the blanket rezoning initiative s based on the following points:

- I do not believe the blanket rezoning will solve the affordability issue for lower income households, and will result in more negative impacts than positive.
- it will have a negative impact on the character of many communities in Calgary.
- the added density will put a strain on existing infrastructure and services that were not originally designed for the level of density that may result from blanket rezoning.
- the negative impact that it will have due to parking and traffic congestion
- lack of certainty surrounding the impact that it will have on the largest single investment many people will have
- reduction of green spaces due to higher density forms that will result and the impact it will have on our climate and environment.
- not prudent to take such a drastic approach when there is no verifiable proof that it will work and there are so many potentially negative effects that would be difficult or impossible to reverse.

It is also not acceptable if this approach is being pursued due to factors surrounding federal funding being made available to address the current housing affordability situation.

Lets try to solve the housing affordability issues without taking such a drastic approach.



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First name [required]

Dawn

Last name [required]

Gladysz

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

I am very concerned 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 feel we need a say in this through a vote. It is a concern for climate change and global warming as trees are removed, no place to put in charge stations, no preplanning for basics like sewer water. And in general the helpless feeling and not being listened too



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First name [required] Marnie

Last name [required] Roesler

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Blanket rezoning.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Please consider continuing to look at individual communities and single housing to keep some of the charm of the city. We bought our house in Chinook Park due to the Restricted Covenant that has been kept since it was built. It is no way to live with anxiety of a neighbour selling out and building a multi family unit next door, when we have poured our life into our home and neighbourhood.



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First name [required]

David

Last name [required]

Rodych

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

City wide Re Zoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The re zoning proposed for the City of Calgary is a change which will negatively impact our city in so many ways.
It disrespects the decisions of where Calgarians chose to live as well as potentially their property values.
In our neighborhood there was a golf course as part of the original planning. Less than 25 years and it was deemed obsolete and development's is occurring. Densification was part of the plan.
Prior to this traffic was already deemed a problem and speed bumps were installed, yet we supposedly needed more traffic.
The redevelopment had barely started when it was rezoned again, to add more Condos and yes commercial buildings.
(During the initial community meetings City officials said trust us)
The current decision is not considered traffic, parking, electric usage and supply and the integrity of the current neighborhoods.
Density in new neighborhoods is planned for or so they say it is.
In the end redevelopment will be costly and unlikely to provide more affordable housing while disrupting the choices of Calgarians as to where and why they chose where to reside.
Respectfully



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First name [required]

Sean

Last name [required]

Tettmar

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 on planning matters - Monday, April 22, 2024

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This feels like a broad strokes decision where the details of each community affected by this is not being looked at closely.
I am not, in general, against increasing density, but i am against increasing it just because of some dates on a paper. Based on the letter that i got, the only deciding factor considered was the age of the community, when these decisions should be based on infrastructure (schools, parks road and public transit, and the ability of these items to be scaled up to handle upto 4x the population.)



ATTACHMENT_02_FILENAME
(hidden)

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

Feedback for Council Consideration

Blanket rezoning of the whole city represents a major change in policy that will over time have a tremendous impact on the quality of life for many Calgarians.

In my opinion the City of Calgary Web site information is very one sided in promoting and marketing the proposal rather than offering a more balanced view with more transparency on the costs of upgrading the Cities infrastructure to support the additional population density and impacts on citizens quality of life.

There is very little conversation on if continuing to let Calgary grow at the current rate is even environmentally sustainable, we are already facing drought conditions which will only compound with forecasted climate change and continued population growth.

In the last number of years, we have already seen a tremendous amount of redevelopment take place in the Northwest and across the City under the current planning rules and process.

The idea that legalizing a Fourplex along with basement suites and laneway suites on a 50 Sqft Lot in all suburban communities with only parking for two vehicles is not a reasonable or a sustainable proposal when a new green field developments are zoned for less density.

If just a couple of these developments are approved on a single block/street the impact the street parking alone will have a major impact on the current residents, this excludes the impact that these additional dwellings will have with additional visitor and delivery traffic will have on the community.

Individuals and families have purchased homes and chosen communities in Calgary's suburbs based on their current characteristics and how they want to live along with the current polices for redevelopment.

Being surrounded by fourplexes over time will change the dynamics and characters of these communities along with their desirability, this will not only impact quality the of life for the residents but also the value of their homes.

Calgary's is not built like a European city, with a rapid transit system that allow individuals to travel across the city in a timely efficient manor for work and access to services.

This forces the need for private vehicle use especially if you live outside the downtown core and beltline and or work in the industrial areas of the city.

Federal Government funding has the protentional to reduce the burden on Property taxes for Calgarians but the conditions on that funding should not define Calgary's rezoning policy.

While I do appreciate that living in a city some redevelopment is required, I am in opposition and cannot support the R-CG proposal in its current form.

I suggest and would be more open to supporting is allowing semi-detached rather than fourplex's and ensuring parking remains a requirement in established suburban communities would be a more acceptable and sustainable approach, similar to the R-G proposal for green field sites.

In summary I believe Calgarians must have a say in the future of the City where they live, work and pay taxes, this proposed blanket rezoning should not be only be decided with a Public Hearing followed by a council vote, a clear mandate is required.

A plebiscite or referendum and with making this a key issue for debate at next Years elections this will give Calgarians that opportunity.

Thank you.
Andrew Compton



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First name [required]	Marina
Last name [required]	Elliott
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 writing in strong opposition to the proposed blanket Citywide redesignation of lands.

I recognize that Calgary is growing and is in dire need of additional housing. However, I do not agree that the blanket rezoning as proposed is the right solution.

Increasing density is desirable in moderation, however it is not appropriate in all areas. Many neighbourhoods have worked very hard to build community spirit and maintain the unique or historic character of their neighbourhoods. To suddenly tell such communities that they must accept density for the sake of it, would threaten their sense of belonging and unity. This rezoning is likely to have unintended consequences that will reduce the quality of life for the city as a whole.

Instead of forcing communities to alter the very character that makes them (and the city as a whole) desirable to live in, the city should look to itself first. There are many vacant or derelict properties owned by the city that could be developed for diverse housing. The same can be said of independent landowners of similar properties that are sitting vacant or derelict. We should be encouraging those properties to be developed before encroaching on existing homes.

I strongly urge City council to reconsider this rezoning initiative. There are other ways to encourage and achieve density without threatening the beauty, character and charm that makes Calgary a unique and wonderful city.



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First name [required] Bryce

Last name [required] Rollefstad

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Every neighbourhood is unique, which is what creates the distinctive draw for individuals or families looking for that special one to call their own. A blanket rezoning of our Calgary communities is not the answer if we want to maintain the delicate fabric of each community as they have developed over the years. I urge you to reconsider whitewashing Calgary neighborhoods and let the extraordinary communities that have been created stand as a monument to what makes Calgary home for us all



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First name [required]	Steve
Last name [required]	Vadnai
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council - citywide rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	April 22 2024 Public Hearing - REJECTION OF BLANKET REZONING.docx



ATTACHMENT_02_FILENAME
(hidden)

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

1928 12th Street SW
Calgary, Alberta
T2T 3N2

April 12, 2024

To Councillors, The Mayor, and Calgary City Hall,

RE: REJECTION OF BLANKET REZONING PROPOSAL

I strongly object to the citywide rezoning proposal. As a native Calgarian and resident for over 60 years, I have seen many positive changes throughout our city's history. This proposal is not one of them.

Just scratching the surface, blanket rezoning is devastating for the environment. With densification, the remaining tree cover and vegetation will be reduced and eventually eliminated, turning our city into a true concrete jungle. There is a very unique context to the city's placement in Southern Alberta, just outboard of the Rocky Mountains. It's an exceptional and beautiful North American city with one-of-a-kind communities that have been carefully cultivated and cherished by current and former residents. A fine balance has been maintained through the city's growth over the past 60+ years, with many communities characterized by a wide spectrum zoning types. Upsetting this fine balance, by blanket upzoning, will most certainly compound the increasing congestion, noise, service disruptions, and social stress already replete throughout the city.

Moreover, the idea of creating more affordable housing through upzoning is completely mistaken. There is absolutely no basis to housing becoming more affordable by upzoning.

I believe the proposal is grossly flawed, short-sighted, and plain reckless. Carrying out this proposal without regard to the many dire consequences will ruin the city irreversibly. **Council must reject the proposal in favor of more study, consultation, improved vision, and alignment with a long-range plan.** At the very minimum, the epic gravity and implications of this rezoning proposal must be put to a city-wide plebiscite. The city's public deserves nothing less.

Steve Vadnai
1928 12th Street SW
Calgary, Alberta

REJECTION OF BLANKET REZONING PROPOSAL



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First name [required] Christina

Last name [required] Siauw

How do you wish to attend?

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

Date of meeting [required] Apr 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 - property rezoning.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Proposed rezoning to R-CG.I am living in Westhillhurst/Parkdale Community.Under the planned R-CG rezoning home types, I am in opposition to the allowance of row housing in the vicinity of my lot and the surrounding area (which are mostly single detached and semi-detached homes). There is great impact of row housing in a neighbourhood that has not been designed for these housing types - unlike some of the newer communities that have been developed to include mixed housing types planned on bigger lots. Building a structure that is bigger and taller on the 50 foot lots can impact the surrounding homes and also the privacy for those families. The increased density of cars parked on the street, as row housing has limited garage parking available, will decrease visibility and increase the risk to the the young children in our neighbourhood who walk to the parks/school and who play outside in their front yards and sidewalks. The street parking will also create an issue for present home owners as there might not be parking available in front of their own home for their vehicle. The increased influx of families can also potentially overwhelm the schools in our areas. These are the strongest concerns I have for our neighbourhood.



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

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

[required] - max 75 characters	Blanket upzoning
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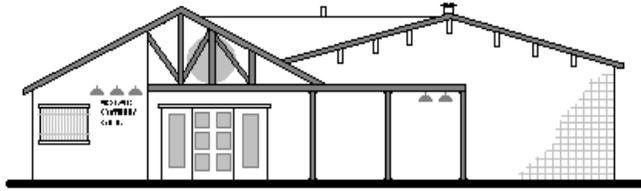
Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	14th April 2024.docx
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ATTACHMENT_02_FILENAME
(hidden)

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



Westgate Community Association 4943 8th Avenue SW Calgary, AB T3C2V8

14th April 2024

Mayor and Members of Council.

Re: Blanket Upzoning Public Hearing 22nd April 2024

Westgate Community Association cannot support the proposed Blanket Upzoning of our community. We understand and appreciate the need for affordable and accessible housing. Currently Westgate Community offers choice in housing, that includes affordable housing in the form of 110 RGI units of Co-Op Housing, a facility for women and children, basement suites, above garage suites, apartments, condos, duplexes and single- family homes.

Increasing densification must be planned, volunteers from Westgate Community gave 3 years of their personal time to be involved in the consultation process of Westbrook LAP. The LAP was approved in 2023 with designated locations for density, why is this not being adhered to? Was the time and tax-payers funds spent a waste? Blanket upzoning ignores everything that was built on trust and faith in a process. We live in a democracy, please listen and hear what the residents are telling you

If approved this proposal is a developers dream come true, build anything anywhere without consideration for adjoining residents, mature green canopy, privacy, shadowing or enjoyment of one's investment in their home. Many residents of Westgate have moved from communities with increased density such as Killarney, South Calgary and Marda Loop. Their reasons for choosing Westgate were single family homes, back yards and enjoyment of their property without being over shadowed.

When speaking with the developer of a proposed multi development in the adjoining community. We asked how many affordable suites, accessible suites, would they be adhering to the climate emergency and would there be space for a community garden the response was NO – it's not financially viable. If developers are not prepared to construct affordable housing who is? Developers can afford to out bid the individual who is attempting to purchase n affordable single-family home. Affordable homes are being destroyed and replaced with the un-affordable.

The City has land that could be leased to Housing Co-Ops for the long term, they provide affordable housing within a community. Calgary Housing port folio must be increased, can the Federal Funds be used for this? Work with Attainable Homes and Habitat for Humanity to move residents through the continuum of housing and into affordable home ownership.

Auckland, New Zealand is being used as the poster child of blanket upzoning, recently the Government of New Zealand has scrapped blanket upzoning as it did not produce affordable housing, prices increased by at least 10%.

Westgate Community Association Page 2

Will blanket upzoning create affordable housing? The answer is NO, one only has to view new developments with prices beginning at \$750,000 and up to over a million, many with no yards, they are not family housing. When homes are comprised of 2,3,4 stories they are not suitable for aging in place or if one has disabilities. The Calgary Real Estate Board has stated that blanket upzoning will not create affordable housing.

When basement suites are included in RCG and HGO developments, they are akin to living under ground, one window, no day light, deep steps. How is one expected to enter during winter with snow and ice carrying groceries, children, sports equipment, etc.? Very small square footage but extremely high rents.

Concerns are removal of mature green canopy, over shadowing, massing, loss of privacy, waste and recycling collections. Schools are a moot point with so many options for children to be educated the local school is no longer the choice of parents. Children are driven or bussed to schools outside their communities.

Added to the increase in density is the parking issue, it's unreasonable to consider everyone uses transit. Transit does not go where people work, shop for groceries, take children to schools, hockey games and practice, thus a vehicle is a necessity. With little to no parking provided with HGO, streets become parking lots, traffic congestion occurs.

Westgate Community is dealing with a traffic parking issue, since the construction of four ball diamonds on the park to facilitate the move of Calgary Little League from Richmond Green to Westgate. When all four ball diamonds are being used, that is eight teams with their coaches, parents, supporters and who else shows up, our streets are overloaded. Appears respect for another community is lost.

We believe in honoring the agreements in place, such as the Westbrook LAP, holding fair and open consultation, not the one-sided approach that has occurred, listening to resident's concerns with an open mind, opposing opinions have been discounted. Many experts have stated blanket upzoning does not work and does not create affordable housing.

The former Ernest Manning site is sitting vacant after many years, during meetings prior to the construction of West LRT, this site was discussed as the future TOD. Here we are, all these years later it's still sitting vacant, with garbage, graffiti and periodic encampments. Can development be encouraged and perhaps use the Federal funds to construct a mixed development to include affordable housing?

Added to this is the former Senior Citizens Housing site on Bow Trail, now being replaced with hi-end, expensive housing, why did this happen? Both the former Ernest Manning site and this location are close to C-Train stations and with easy access to Sarcee Trail and the Ring Road, ideal locations for affordable housing.

With the proposed increase in density and the potential for increase in social disorder, are there additional funds dedicated for: Police, Fire, EMAS and social supports?

Westgate Community Association Page 3

By removing Public Hearings and the opportunity for citizen engagement in the land use application process, is not democratic, but limits citizens ability to contribute to growth of their community, this is not productive. The character of established communities must be respected.

We ask that you to listen to residents and oppose blanket upzoning, follow the Westbrook LAP and support growth where designated in the Westbrook LAP. The need for affordable housing cannot be solved by blanket upzoning.

Sincerely

Pat Guillemaud, President

Kathy Makin, Director responsible for Development



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

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First name [required]

Sue

Last name [required]

Larson

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Could not find agenda. Comment regarding Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

“If we have a provincial government that’s going to step in and prohibit us from receiving funding that we desperately need for housing, it’s simply going to slow things down and will make life worse for Calgarians, not better.” Mayor Jyoti Gondek

The Federal Housing Accelerator Fund requires the now controversial redesignations of current zoning. All City Councillors and Mayor have a duty to listen to the public until the conclusion of the April 22nd Public Hearing and not reach a decision on how to vote until concluded.

Rezoning would not be up for debate at this time if the City of Calgary had not signed the Housing Accelerator Fund Contribution Agreement in November 2023. This has led to poor communication with residents, limited open houses to gather information, and denying Calgarians full participation by voting down a plebiscite on the matter. Why hasn’t the City of Calgary representatives state that funding is contingent on a change in zoning. Has the City of Calgary received its first \$57,116,569 installment from this fund? If so, will this influence the decision of council members?

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

The current zoning does remove barriers and enable a variety of homes. My community has a variety of housing options: apartments, Calgary Housing complexes, duplexes, single family homes, townhouses, basement suites and treatment centers. All completed with current zoning. Density should be based on the needs within neighborhoods of our city, not to fulfill required zoning changes to receive available Federal funding. This is a huge controversial change for the City of Calgary, and then to only receive \$228M in funding. That amount is less than \$150 per resident, lowest amount per resident compared with other cities receiving funding in Alberta. Our city is resourceful and innovative. Require funding to fit our needs not those stipulated by access to government funding.

The biggest concern is affordability for most. Today’s housing crisis is a result of policy decisions made at all levels of government, from immigration levels, increasing taxes, CMHC and interest rates are just a few. When demand for housing increases, prices rise no matter how much new construction there might be. Affordability will not be solved with blanket re-zoning, especially when the target of affordable homes with this agreement is only 1.7% of homes built.

Calgary already has the zoning to support density objectives. We can do this without getting into a zoning war.



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

Glamorgan is a beautiful SINGLE family neighborhood full of mature trees, a wonderful safe place to raise a family. In my opinion the very nature of the community is being threatened and will be irrevocably changed for the worse by the proposed zoning change. One does not need to go far to see the negative effects that this zoning change will bring, just visit Marda Loop, South Calgary, Altadore. In these neighborhoods easy access has been replaced with congested roads and access delays, hunting for parking spaces, constant noise from construction and increased traffic, mature trees being cut down to make way for infills / row housing / and apartment buildings. Increasing housing density without improving infrastructure is a recipe for unmanageable long term problems. It is said that Calgary needs affordable housing. Especially now that individuals, families, and investors are looking for cheaper alternatives than currently found in BC and Ontario. How is replacing a home worth \$600K to \$700k with 2 infill houses each worth 1million to 1.2 million creating affordable housing. Who does this benefit? The answer is developers and high income households. Certainty not renters, single individuals, low income families, and most of all the existing residents as their beloved community disappears. A blanket rezoning of complete neighborhoods is not the answer. Targeted rezoning where the infrastructure can support higher density while maintaining the existing integrity of the neighborhood is a possible solution. But it is imperative that the targeted rezoning applications be focused on residential affordability not developer's profit. Please vote NO for this blanket rezoning or at least hold a plebiscite and let every Calgarian have a voice.



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First name [required] Reidun

Last name [required] Tatham

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a resident of Ward 13 and against the proposed blanket rezoning as it currently stands. While I understand there is a housing issue within the city of Calgary there are also currently infrastructure issues with regards to schooling and roads in many neighbourhoods that this policy will only exacerbate with no eye to the long-term needs of Calgarians and city vibrancy. An issue of this magnitude needs to be voted on by the electors and taken to the individual members of city. The current policy has not been properly communicated to the constituents and sufficient opportunity provided for individuals to amend and weigh in on.

The unintended consequences of this policy in the long term will strain the schooling systems further, create congestion on our roads, compromise the integrity of current communities, and change the terms with which individuals have already invested into the community. Blanket re-zoning is not the answer.

I would ask that the city abandon the blunt blanket re-zoning and look to a more finessed solution that is still authentic to the zoning which Calgary has already established and helped to create community vibrancy while preserving green space.

Thank you for your careful consideration



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First name [required] **Craig**

Last name [required] **Fisher**

How do you wish to attend?

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

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

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

[required] - max 75 characters **I am writing to express my strongest objection to the proposed citywide RC-**

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 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.

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 on 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,
Craig Fisher



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First name [required]

Glenn

Last name [required]

Graves

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

City of Calgary Land Use Designation

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The substantial change that will impact housing values and communities should be done by way of plebiscite. The mayor and council did not "run" on this change and thus the taxpayers of Calgary should have a say. Thank You.



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First name [required] PENNY

Last name [required] BAIRD

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters housing rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We have been resident homeowners of a single family home in a R1 community for over 40 years. Our starter home was in a community that allowed higher density. Adjacent to us were empty lots designated for schools and turned into multi family units. This significantly changed the community through more traffic and more congestion. This was not what we wanted and the reason we paid a significant higher price for our next home. Blanket rezoning would affect the value of our home as well as the quality of our life due to excess traffic, excess strain on our infrastructure and community spaces. This rezoning does not take into account the different structures and designs of different communities. We do not believe this proposal would improve the availability of low cost housing. We are completely against this proposal.



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



ATTACHMENT_02_FILENAME
(hidden)

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

I am in full support of the proposed measures to reduce limitations on single family land use. Property owners should be able to maximize their living space how they see fit, including by choosing duplex or fourplex housing. Providing the option to density does not force it to happen to any one neighbourhood. Instead, it provides choices for those who wish to live in a more efficient or cost effective way. This will go a long way towards solving the housing crisis by increasing supply to catch up with unbridled demand. I urge council and City staff to push forward this motion.



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First name [required]	Scott
Last name [required]	Cush
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Calgary
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Are you in favour or opposition of the issue? [required]	In favour
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ATTACHMENT_01_FILENAME (hidden)	Rezoning Calgary April 22 2024 Meeting.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

During this meeting of council I am at work. Thank you for allowing me the opportunity to submit my opinion on the matter.

To: City of Calgary Councilors and Mayor.

From: Scott Cush

April 15, 2024

Subject: Rezoning the residential municipality. Argument for change.

Honorable Council and Mayor,

Hello.

I am cautiously for the rezoning proposal being discussed in council. I am for this because Calgary has the capacity to grow up and out. Higher density exists whether it is legal zoning or illegal suites. I may not enjoy a fellow homeowner building higher density next to me, but in the end more supply will help our city grow up. My house price is more involved than how many people live beside me. It has many variables that I have control over and many I do not.

I have grown up in Calgary, and after saving, was fortunate to be a homeowner. There are many who are unable to get a place in Calgary, I think the supply of housing in Calgary is a variable that I can not control. I am a tax payer and an employee of the City. I have worn different hats while under your employ. I have seen people of different financial backgrounds live in this City. Today I want to speak for the people who were like me when I first bought. Rent in Calgary is more than I pay for my mortgage. That is an indicator that we need more supply. Supply is a variable of affordability.

You have the opportunity to cut red tape on how a property can be built for the needs of the municipality. It doesn't mean that the process is not present for establishing rules on what can be built. This means that areas that have relied upon the R1 designation will be able to grow in a manner that encourages legal growth. Will people who are not happy leave? Maybe, but they might leave for many other reasons not related at all to this zoning change. When they leave for what ever reason, in their place will be a property that has the potential for more capacity.

I want to feel safe when I get home and be able to know that those around me are also safe. I want a lot for my kids, and I think others would agree that growth in a city is a complicated issue. In order to collectively feel safe we have to live in this city together. As a municipality we all invest and share the infrastructure. That is where I will come from today.

As a city worker I had to learn that property lines are important. Property that is managed by the municipality, province, and federal jurisdictions. My choice to live here requires that I live by the rules of the city. Currently this City has tried to change but still has many communities that have adopted the idea that we can choose who and how many live beside us. I can say that this mindset is only a surface level solution. Our communities have ample room for more people. Density in Calgary matters.

The city has over many generations segregated based on income level. We have neighborhoods with owners that are skillful in explaining the not in my back yard mindset. Price points that force people from finding affordable living next to amenities. Services cost money and adding more legal capacity to existing areas makes sense. Illegal suites are everywhere, while they make the landlords money and provide a space for people to live, they do not contribute to the tax base of the municipality.

As a Calgarian I know that if I were younger, I would not have been able to afford the deposit on a house given today's housing economy. Rent is now higher than my mortgage payments. As a born and raised Calgarian there are areas in Calgary that I will never be able to afford because of the sheer size of the R-1 houses constructed. Yet with remote working, it is cheaper to live in Calgary than in other bigger cities. That is if you are an owner. Density can occur in different ways. For an owner who wants to increase the density for their bottom line, and the municipality should be able to make that choice. They can make their plans and argue it in front of you. The base level if capacity can be managed should allow for a factor of heightened density.

In my job I have been all over the city. In places people don't know exist. Houses that on the outside look very R1. I have had the opportunity to be inside houses of squalor, and mansions of abundance. It is not my place to make decisions on how people choose to live. We must live together. You have likely heard stories of neighborhoods that they claim can not sustain higher density. You may hear from people who need to have the market stay lucrative so they can pay their own bills. You may get renters who are pleading for legal, affordable housing. You might have homeowners fear the unknown of what that sort of growth will do for their homestead. There may even be people who will testify that they would rather move their business elsewhere if it means their slice of Calgary is changed. Council must work with what they can control. Our concerns are surface level problems.

In my work I deal with sewage. Engineered to flow with gravity. As simple as it is, obstructions get in the way. The problems are constant. Get the stuff from the house to the plant and make sure we can treat it before it gets to the river. It is a part of life people are disinterested in with intention. There are design limitations to the city, which means there are always trouble spots. I can see no situation where higher density will in the long term not be better for encouraging better usage of our infrastructure. I am grateful in many ways as this job has introduced me to others and their different lifestyles. I have found myself forced to come to terms with inequality in different forms. Housing is a very interesting social problem. I do not control the price of my house. If I only protect my investment, I don't look at the larger issue. You are in control of encouraging and fostering growth. I cautiously see this proposal as a positive change to the future of our city.

I don't agree with everything you do, but I must trust there is a plan. There is a plan for this city that is decades ahead of where I could dream it is going. You can raise taxes, you can grow out, and you can change how properties currently are classified. I encourage you to change the rules. Not for me the homeowner. Whatever you do will slightly tilt the cost of housing. You don't control supply directly. I

encourage you do this for the new home buyer and habitual renters that are faced with ballooning costs and limited options.

In my job with the City I have had my fair share of walking into illegal suites. Or places that house far more than one family. I have seen mansions with empty nesters who have invested in their property. You have an opportunity to change decades of land use designations that have segregated communities from each other based on who can afford to live there. This will not change that overnight. As a current homeowner and employee, I understand this. Change on this scale takes time.

The municipality doesn't control the price of houses. Nor the sale, or the tenants who will one day occupy them. You control the amount you collect in tax, you mandate the infrastructure, and land use designations. With that you provide services that I find meaningful to the overall enjoyment of us living here.

There are not enough affordable units within the city. That has to do with many variables. For us homeowners we want to know that our taxes are covering the costs of this city. The solutions at your disposal rely partly on either price of houses going up or more people paying taxes. There are properties in the City that would benefit from higher density. Neighborhoods that are located in spaces which can handle more people. A person selling a property or intending to build in these areas, should be able to have access to higher occupancy builds.

Making higher density legal will not ruin communities. It will change them or allow them to become legal. Change involves process and will be managed either way. People will also still have a say in development. It won't be quick but it will encourage density. If the community can handle it, why not maximize the potential? As a municipality we need to grow. I would rather the housing market have ample supplies of legal suites. The infrastructure can handle it. You may not get homeowners like myself patting you on the back. It is the responsible thing to do as councillors of this great municipality.

Thank you for your time,

Scott Cush – Resident Homeowner



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

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First name [required] Chrysten

Last name [required] Perry

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket re-zoning of the City of Calgary

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am very opposed to Council's proposal to rezone all of Calgary. The City's character is inextricably attached to its design and development. Research across the US shows that rezoned properties are developed into townhouses and brownstones, with luxury finishing intended to capture the affluent buyer who wishes for more square footage, less yard. But the costs of the old and new remain similar if not more expensive. Current infrastructure (water access, mainly) wasn't built for that level of density, so all of that will need to be torn up and redone at great expense and which we can't afford. Parking in most neighbourhoods is already cramped. Add hundreds of new cars into neighbourhoods? again, huge adverse impact on the existing infrastructure. This isn't the solution. Get creative, not antiquated, in your thinking. Thank you.



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First name [required] Jennifer

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 15, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME (hidden) BCA Letter to the City- April 15 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

The Board of the Braeside Community Association gathered to determine how to best respond to concerns in the community about rezoning. While we don't oppose rezoning, we have outlined ways in which we would like to have greater involvement as well as several of the concerns we see in both the short and long term that could impact our community.

City Council
City of Calgary
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5
Sent via email

Re: Rezoning for Housing in Calgary

Dear Mayor Gondek and City Councillors,

The Braeside Community Association strives to position itself as a community that works collaboratively with the city in their efforts to improve Calgary's living experience and resolve city-wide problems. We acknowledge densification as a continued objective and that access to affordable housing options for Calgarians is a priority. Equally, we want to ensure the Braeside Community Association is a voice for what matters to residents of Braeside and we address concerns that impact the long-term vibrancy & sustainability of our community.

The proposal to rezone a majority of residential housing across the city is a significant change to current planning policies and patterns of development. We do believe densification can benefit the city and communities if it is well planned and thought through, and if residents & community associations are engaged and understood in advance of a City Council decision. Based on what has happened thus far, this has not been our experience.

There are several areas of clarification for us that we would like to bring to your attention:

1. **Infrastructure:** The long-term viability of our current infrastructure and services. How will this affect *policing, energy, garbage collection, mail service, sewage, schools, busing, parking, traffic*? There is already a shortage of police resources, the energy grid is tenuous, we have a sewage system that is aged and failing in some cases, most schools already have upwards of 40 students per classroom, and there are increasing demands on parking and traffic. We would appreciate hearing more about how the City of Calgary has considered these issues and planned for future demand?
2. **Green spaces / environmental:** The City is also looking to increase the tree canopy throughout Calgary however house lots with 4+ dwellings will not support the existing trees and certainly not the planting of more. What is the plan for protecting our neighbourhood's green spaces and maintaining progress toward the City's stated climate change goals to increase the urban tree canopy, reduce the urban heat island effect and become more climate change resilient? How are we considering mitigating the environmental impacts of densification and developing other collaborative strategies with provincial and federal levels to ensure we contribute to Canada's Conference of Parties sustainability commitments?
3. **For-profit Builders:** Simply based on supply and demand, it would stand to reason that an increase in product would drive home prices down but development in the private area is for profit. Real estate experts indicate home sellers will be offered a premium by developers who

will outbid the regular home buyer, further decreasing availability attainable/affordable housing. How can we ensure that builders aren't able to focus solely on profits at the expense of housing affordability gains, ensuring this rezoning change does actually result in more homes for all Calgarians?

We appreciate your significant effort to address the housing crisis Calgary is in. We know there are no easy decisions in solving these challenges and the BCA hopes to be a solution-oriented and engaged partner in developing holistic, viable solutions to housing affordability, climate impact reduction AND greater community vibrancy as your council continues to work for all Calgarians.

Sincerely,

Braeside Community Association (& on behalf of the Residents of Braeside)



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First name [required] Gregory

Last name [required] Cane

How do you wish to attend?

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

Date of meeting [required] Apr 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) Rezoning submission.docx



ATTACHMENT_02_FILENAME
(hidden)

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

City Council
City of Calgary
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Re: Opposition to Blanket Up-zoning

Dear Mayor Gondek and City Councillors,

I oppose the blanket rezoning of residential areas of Calgary. The proposal would lead to unplanned development across the city. People buy homes in neighbourhoods because of the character of those neighbourhoods, there is an assumed social contract that if change is proposed, the effected property owners can appeal the decision. The city has not shown any details how this rezoning will affect individual property owners other than housing types.

The proposed rezoning will remove the ability of property owners to be consulted and have a formal input into rezoning applications that effect their property. The city is advocating for the infill development industry; discussing the time and money saving that will be seen by developers as they obtain a development permit. The council has to objective and understand all the views of all stake holders that are affected.

The plan has not shown how affordability will be improved for low-income persons. The city plan for more affordable housing is based on the trickle-down theory that more development will lead to lower prices. The city has not shown any evidence that this will happen. Prices of infills and redeveloped properties will not be affordable for the people that the city is saying this will help.

The city has not shown that it is trying any other methods of improving the supply of housing for people and families with lower incomes. Is there the potential to accelerate building on brown field areas that would not affect existing housing.

The city has not consulted adequately residents or community associations on the proposed blanket rezoning. Residents were formally notified of the plan in March 2024 approximately 4 weeks before the planned council meeting.

Changes in the development of a community need the residents and community associations to be successful and to avoid conflicts.

Established communities have local plans that allowed for building types to be built in groups in neighbourhoods. Single family homes are clustered together, and duplexes, and row houses are also grouped together. The proposed blanket rezoning will not have this planning.

The city has previous precedent of having a plebiscite to allow affected citizens a say in controversial proposals. Recent examples are the Winter Olympic bid and the fluoridation of the drinking water. The city should hold a plebiscite on the blanket rezoning proposal.

Sincerely,

G. Cane



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Last name [required]	Seifeddine
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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
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Are you in favour or opposition of the issue? [required]	In opposition
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(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Strongly disagree with proposed rezoning