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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] Sano

Last name [required] Stante

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning Bylaw - Council Chambers

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

ATTACHMENT_01_FILENAME (hidden) The Unassailable Case against Blanket Rezoning (final2).pdf



ATTACHMENT_02_FILENAME
(hidden)

Executive Summary Unassailable Case (final).pdf

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

The Unassailable Case against Blanket Rezoning," presents a comprehensive critique of the proposed blanket rezoning initiative by the City of Calgary, aimed at addressing housing affordability and diversity within the city. The authors, Stephen Shawcross and Sano Stante, both seasoned professionals in urban planning and real estate, respectively, argue that the initiative, while well-intentioned, carries significant potential drawbacks and fails to effectively address the core issues it aims to solve. Here are the key points:

Pros of Blanket Rezoning:

- **Increased Housing Options:** Aims to increase housing affordability by allowing more types of residential buildings in areas previously restricted to single or semi-detached homes.
- **Streamlining Development:** Seeks to eliminate individual public hearings for new projects, potentially reducing bureaucracy and speeding up construction.
- **Diverse Community Support:** Supports a mix of housing types to cater to different household needs, improving community diversity.
- **Efficient Use of Infrastructure:** Advocates for using existing infrastructure in established areas to support more residents, arguing this is more efficient.
- **Market Dynamics Improvement:** Claims that adding homes, even at higher initial prices, will lead to overall affordability through reduced competition.
- **Development in Established Areas:** Encourages development in established areas, closer to employment and amenities, which could reduce environmental impacts.

Cons of Blanket Rezoning:

- **Negative Impact on Community Character:** Risks altering the character and cohesion of neighborhoods, potentially harming the quality of life for existing residents.
- **Potential for Development Delays:** Appeals against development approvals could actually prolong the development process, contrary to the initiative's goals.
- **Displacement and Gentrification:** Could incentivize developers to target older, more affordable homes for redevelopment, displacing long-term residents.
- **Environmental Concerns:** Increased building coverage reduces green spaces, trees, and biodiversity, increasing urban heat island effect and countering climate change mitigation efforts.
- **Limited Affordability Impact:** New developments may not be financially accessible to lower-income households, failing to address the broader affordability crisis.
- **Infrastructure Strain:** Increased density may overburden local infrastructure and services, leading to congestion and a need for substantial upgrades.
- **Parking and Traffic Issues:** Could exacerbate parking shortages and traffic congestion, degrading quality of life.

- **Reduction in Single-Family Homes:** May lead to a decrease in single-family homes, limiting housing options for certain demographics.
- **Loss of freedom of choice in housing:** As the initiative limits availability of single family homes, it does not democratically allow for individual preferences in living environments.
- **Health and Well-Being:** The uncertainty introduced by blanket rezoning could have negative impacts on residents' mental health.
- **Economic Impact:** Potential loss in existing property values could affect the municipal tax base and overall economic stability.
- **Shift towards more rental properties:** Reducing home ownership and negatively affecting community engagement and stability. Also reducing asset based wealth and community welfare.
- **Blanket Rezoning Hypothesis is Unproven:** based on test cases such as Auckland NZ, which has recently (April 5/24) abandoned the initiative due to disastrous results.
- **Blanket Rezoning cannot respond to local needs:** Real estate markets are inherently local and attempting to solve micro issues with sweeping, macro solutions can not properly address the nature of the issue.
- **Sundering the Social Contract:** Property purchased with a specific zoning creates an implicit social contract between the individual and the city. Altering the social contact requires proof that the change contributes to the greater good, which has not been unequivocally demonstrated.

Alternative Recommendations: The authors propose alternative solutions to address housing affordability without resorting to blanket rezoning, including:

- Abandoning blanket rezoning in favor of comprehensive neighborhood plans that identify specific areas for redevelopment.
- Establishing a Community Land Trust to deliver below-market-rate housing.
- Making municipally owned parcels available for affordable housing development.
- Encouraging development of secondary suites and laneway housing to increase housing supply.

They argue that a more tailored, strategic approach to urban development, which respects community character and needs, supports environmental goals, addresses the long-term impacts on infrastructure and genuinely improves housing affordability through careful planning and targeted initiatives. These are the measures necessary for truly addressing housing affordability and diversity in Calgary, rather than broad, sweeping rezoning measures.

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

¹ <https://www.calgary.ca/planning/projects/rezoning-for-housing.html?redirect=/rezoningforhousing>

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

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

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

CONs

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

1. **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighbourhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighbourhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.²
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
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
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

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

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

⁴ https://southwarknotes.files.wordpress.com/2009/12/loretta_jees_tom_slater_elvin_wyly-gentrification__-routledge2007.pdf

evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts.⁵ 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.⁶ 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.⁷

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

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

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

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

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 Rentals⁹.** 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.¹⁰ 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 mortgages¹¹. 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

⁸ Statistics Canada 2021

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

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

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

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

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

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

The Creation of a Perpetually Affordable Housing Supply

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

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

Land Cost – A Barrier to Affordability

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

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

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

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

City Land Supply – A Lost Opportunity

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

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

Community Land Trust - A Mechanism to Perpetual Affordability

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

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

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

Summary and Recommendations

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

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

BLANKET REZONING	COMPREHENSIVE NEIGHBORHOOD PLANS + CLT
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. Encouraging the deployment of secondary suites and laneway housing in all zones where residence is owner occupied.
2) Streamlining the Development Process	
Blanket rezoning has potential to cause a significant backlog of appealed development permits at SDAB and Alberta Court of Appeal if affected residents and/or community associations are opposed.	A comprehensive neighborhood plan will designate the most appropriate sites for intensification along with CLT projects, thereby eliminating friction in the approval process.
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 CLT 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 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 significant reduction in average house prices.</p>	The CLT model will provide truly affordable housing in perpetuity, again without the attendant disruption and negative impacts.
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. This is best accomplished through comprehensive and contextually appropriate planning.	Comprehensive Neighborhood Plans accomplish this objective in a more rational and considered way allowing for intensification that provides for desired synergies and adjacencies, mixed uses, live/work and unique living arrangements (coop housing, etc).

RECOMMENDATIONS

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

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

Authors:

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

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

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

Addendum A

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

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

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

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

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

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

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

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

Bill Chomik, Architect AAA, FRAIC, HON. AIA



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First name [required] Alexander

Last name [required] Shevalier

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 rezoning of parts of the City of Calgary

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

ATTACHMENT_01_FILENAME (hidden) Letter to City Council - April 15, 2024 .pdf



Public Submission

CC 968 (R2023-10)

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



#321, 3132 – 26th Street N.E.
Calgary, Alberta T1Y 6Z1
Ph: (403) 262-2390 Fax: (403) 262 2408
E-mail: admin@thecdcl.ca / www.thecdcl.ca

April 15, 2024

Mayor Dr. Jyoti Gondek and Calgary City Council
The City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

Mayor Gondek and City Council:

On behalf of the 50,000 members of the Calgary and District Labour Council I am writing you in strong support for Rezoning for Housing in the city of Calgary. The housing crisis has been felt acutely by our members, and no sector is immune. Housing affordability is frequently raised by our members as the most pressing challenge they face. We urge city council to take bold and immediate action to face this challenge.

The demand for housing has far exceeded the available supply, causing increasing rents and property prices felt across the city. This policy change will spur the construction of diverse housing types and alleviate some of the pressures on the current housing market and allow for more investment into non-market and affordable housing.

Land use and zoning is a policy field squarely in control of city council. City-wide zoning reform is a fiscally responsible decision. 95% of rezoning applications in Calgary have been approved by the sitting city council. By upzoning all residential lots to R-CG, the city will reduce administrative timelines and red tape associated with new housing starts. These timeline improvements will be important as studies indicate that a mere 1% increase in overall housing supply can lead to an average rent decrease of 10%-30%.

R-CG housing adds much-needed diversity to our supply. As detached homes become more and more expensive, we need to ensure that there are housing options for the individuals who make our city run: the teachers, nurses, transit operators, city workers. These are the people for whom we are building the missing middle. I hope to see these housing options made legal throughout the city so that Calgarians can have housing options in neighbourhoods of their choice.

While I am writing specifically about R-CG, we recognize that this policy will not alone alleviate the housing crisis. That is why I encourage the city to undertake all of the recommendations outlined by the Housing Affordability Task Force. Now is the time for Calgary City Council to be doing everything within their power to ease the housing crisis and the serious impacts that are being felt by working people across the city.

Sincerely,

Alexander Shevalier, President
Calgary and District Labour Council.



Public Submission

CC 968 (R2023-10)

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First name [required]	Paul
Last name [required]	Augustin
How do you wish to attend?	In-person
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Paul and Barbara Augustin Submission for Public Hearing April 22,2024.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
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April 15, 2024

This is a submission for the Public Hearing on April 22, 2024 regarding Rezoning for Housing. Both of us will sign up for speaking. Barbara is uncomfortable with public speaking and she would like me to speak on her behalf. The speaking topics will be different.

Submitted by: Paul and Barbara Augustin

City Council has a responsibility to be fair to all Calgarians when deciding on Rezoning for Housing/blanket rezoning.

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 - Blanket rezoning is an unproven concept; there are no in-depth pilot projects, case studies, and city experience in implementing city wide blanket rezoning.
 - 2) **City Council need to demonstrate** they:
 - Are fully informed and understand all the issues.
 - Can prove to Calgarians, with detailed documentation, how blanket rezoning best addresses the issues and concerns raised by constituents in the short and long term.
 - Can prove how blanket rezoning is the best of all the alternatives.Given the magnitude of this issue, I don't believe City Council (or anyone) has the capacity to demonstrate the above requirements without an unbiased comprehensive study.
 - 3) I recommend City Council sanction an **unbiased comprehensive study** to determine the best strategy for housing affordability and housing choice.
 - The study would consider all issues and concerns that have been raised, other alternatives to blanket rezoning, and involve all stakeholders.
 - Calgarians are asking City Council to make a well thought-out decision that "gets it right" the first time.
 - Getting it wrong" means looking back in 10 years and seeing all the loss and harm caused to communities that could have been avoided.
 - It is easier for Calgarians to support higher density in their communities if it is well planned.
 - 4) **If City Council decides not to sanction** an unbiased comprehensive study, **then I support a plebiscite** to decide on blanket rezoning and related issues.
2. A **comprehensive study** would:
 - 1) Be unbiased and comprehensive and include relevant information, such as: planning, infrastructure, communities, city and government lands potentially available for development, capacity of city infrastructure, community make up, status of Local Area Plans in communities, government programs; and breakdown of needs and opportunities for housing affordability and housing choices.

- 2) **Address the concerns and issues** raised by constituents regarding Rezoning for Housing/blanket rezoning.
 - 3) **Consider the alternatives** to blanket rezoning and related issues, such as:
 - Modified Local Area Plans.
 - Concentrated areas of higher density housing that would optimize existing and new infrastructure and amenities. There would be existing areas of low density housing that is best suited to maintaining the amenities of a lower density area.
 - The transitioning of higher density areas to lower density areas similar to good planning methods for newer communities.
 - Streamlining of contextual requirements and maintaining the Subdivision Development Appeal Board and Public Hearing processes only as a last resort.
 - 4) Include for **multiple engagement** with the public, businesses and other government levels and consultants as required.
3. Our **personal concerns with the proposed Rezoning for Housing/blanket rezoning** are as follows:
- 1) The **higher density housing** is spread across existing communities and the development footprint increases from 45% to 60%. Locations of high density are **random** and dictated by buyer attractiveness to communities, lot availability and lot size, and the amount of developer profits. The lot coverage of 60% is too high in low density housing areas that currently range in lot coverage from 30% to 40%. The increased heights to 11m from 10m seems too high to maintain the contextual setting of low density housing areas.
 - 2) Other than City Planning providing discretionary contextual requirements, there is **no formal design and planning** for higher density housing to (i) optimize the uniqueness and character of the communities and to (ii) best capture the needs and preferences of those living or seeking to live in those communities.
 - 3) There will be low density homes **shadowed between** taller townhouses and rowhouses that will cover more of the adjacent lot areas.
 - The **attractiveness** of sunlight and open space of back yards will be **diminished** significantly especially with lot coverage of 60%.
 - 4) **Parking congestion** will worsen with the extremely low parking stall requirements for higher density housing.
 - 5) **Meaningful public participation will be removed** for low-density residential re-development with no recourse through the Subdivision Development Appeal Board or Public Hearing process.
 - 6) It becomes **very difficult** for (i) potential **home owners to make expensive investments**, to replace older houses with new single dwelling houses or for (ii) existing home owners to make **expensive renovations** to their homes, knowing their new house value could be **quickly diminished** by new adjacent surrounding townhouses, fourplexes and rowhouse complexes a few years later.
 - 7) The **dream of affording a detached home** for many will become even less likely if there is a significant drop in inventory of detached homes to accommodate higher density housing. With high demand and less supply, the price of detached homes will escalate.
 - 8) Attractive communities closer to the city center, such as West Hillhurst, University Heights or Lakeview for example, could **experience rapid change in the character of their communities** with a flood of developers quickly buying up homes and building expensive higher density housing.
 - 9) (i) The more communities are forced to change to accommodate housing affordability and housing choice and (ii) the more successful Calgary is suppressing housing prices

compared to other major cities, **the more people will want to come to Calgary. The problem seems to spiral.**

- It seems as low density areas in communities are targeted for more and more higher density, there will be **considerably less detached homes available.**
- 10) There will be many older homes replaced that are in good shape that would be wasteful and contributes to unnecessary climate change.
 - These houses could be renovated and secondary suites added.
 - To improve energy efficiency there could be incentives to upgrade, for example, windows, doors, furnaces, toilets and attic insulation.
 - 11) There are **no studies available to justify low parking requirements of 0.5 stalls/unit and 0.5 stalls/suite** minimum and **removing parking requirements for backyard suites.**
 - Parking requirements of 0.5 stalls/unit and 0.5 stalls/suite are too low for R-CG communities (and probably H-GO as well), especially where the communities are further away from downtown where residents have more need of vehicles for work and non-work activities.
 - There should be studies conducted in newer communities, such as Nolan Heights and Sage Hill with higher density, to assess the adequacy of current parking and the additional needs to accommodate proposed secondary suites.
 - A **well designed liveable community** away from retail and public facility areas should **accommodate a density of housing and parking** that should not need permit parking, time restricted parking or paid parking.
 - 12) There is **no information available** to consider how the **communities surrounding Calgary** are able to assist those currently living in Calgary with housing affordability and housing choice.
 - 13) There are **no studies available identifying the risks of blanket rezoning and identifying risk mitigation strategies.**
 - 14) The combination of allowing backyard suites and secondary suites motivates investors to cram as much housing on lots as possible.
 - There is little consideration for adjacent home owners. The allowing of secondary suites is already be a step towards higher density in communities.
 - Where there are houses that border along both sides of green space, a clutter of backyard suites would diminish the enjoyment of green spaces.
 - **Backyard suites and secondary suites should not be allowed except in** locations designated as higher density areas.
 - 15) For grants available to homeowners to develop secondary suites, is there any way of knowing if these **suites actually do get rented out** and for how long, to avoid homeowners developing basements for their own needs and conveniences?
 - 16) Will the **cost of new homes increase** with rezoning if limited construction resources now shift to capture larger profits in building higher density homes in established communities?
3. It would be helpful to review modelling with blanket rezoning for the city growing to 3 million people based on the accelerated growth rate we are seeing today.
 - 1) *Minister Boissonault recently commented he would like to see Calgary grow to 2.5-3 million and to have up to 70 million people in Canada in his lifetime.*
Reference: ['Carrot and stick': Feds tie housing funding to upzoning, development fee freeze](#) by Darren Krause, April 2, 2024
 4. Some councillors are making Rezoning for Housing a **larger equality issue.**

- 1) This is about best strategies that consider the needs and preferences of all Calgarians.
- 2) This is not about the right to be able to live in any community or providing housing for anyone who wants to move to Calgary.
- 3) Fairness needs to be demonstrated to those needing housing affordability and housing choice. Fairness also needs to be demonstrated to those homeowners in low density communities. These are the people that:
 - Have worked hard to purchase their houses in communities that have unique character.
 - Many have higher incomes and pay disproportionately more taxes to fund government public services and programs including subsidized housing.
 - Many are community minded, want to see homes maintained well and care deeply about the attractiveness and character of their community.
 - Many recognize the need for higher density in their communities but want it done in a well-planned manner.
 - Many of these people are good neighbors; helping others, being charitable and giving to their communities in multiple ways.
5. **City Council needs to speak up on federal and provincial government issues of population growth and infrastructure** that created much of the affordable housing and housing choice problem in the first place.
 - 1) Canada has the **highest** increases in housing costs and also the **highest** population growth compared to other G7 countries. The other G7 countries have **significantly lower** increases in housing costs and **significantly lower** population growth. There is a correlation.
 - One of the quickest way to **bend the curve** on increasing housing costs is to lower the demand by lowering population growth.
 - 2) **Canada's poor economy is limited in providing high paying jobs** to help people afford the increased cost of housing. The poor economy in Canada is related to poor productivity. (Factors include: the population growth is too high based on Canada's absorptive capacity, the ready supply of low cost labor is suppressing investment in technology and equipment to improve productivity, there is very low investment growth in Canada which is an indicator of productivity, there is less emphasis on increasing the percentage of highly skilled newcomer workers to match available jobs).
 - 3) **Housing problems will persist** with bandage solutions unless we can together fully understand the issues and take the appropriate actions to solve the problems.
 - An **unbiased comprehensive study regarding population growth and infrastructure**, sanctioned by the federal government with all stakeholder involved, would be very helpful.
 - An example of an unbiased comprehensive study is the 2016 Australian report "[Migrant Intake into Australia](#)".
6. I believe all **Councillors should conduct face to face Town Halls** on Rezoning for Housing.
 - 1) The issues associated with blanket rezoning have enormous ramifications for Calgary.
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- 4) For many people, attending a **Town Hall in the evening is much more convenient** than taking the time in their day to prepare and go to a Public Hearing meeting.

Public Hearing Presentation

1. Democratic process and the need for an unbiased comprehensive study

- **Blanket rezoning an untested concept**
- **City Council need to demonstrate they:**
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 - **Can prove to Calgarians, with detailed documentation, how blanket rezoning best addresses the issues and concerns raised by constituents in the short and long term.**
 - **Can prove how blanket rezoning is the best of all the alternatives**

Given the magnitude of this issue, I don't believe City Council (or anyone) has the capacity to demonstrate the above requirements without an unbiased comprehensive study.

2. Highlight selected concerns:

- **Planned higher density versus random higher density**
- **Risk studies and risk mitigation strategies**
- **Low parking requirements**
- **Rapid changes to attractive communities**
- **Challenges of building new detached homes and making expensive renovations**
- **Other**

3. The need for fairness for all Calgarians

4. City Council needs to speak up on federal and provincial government issues of population growth and infrastructure

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First name [required] Barbara

Last name [required] Augustin

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Paul and Barbara Augustin Submission for Public Hearing April 22,2024.docx



Public Submission

CC 968 (R2023-10)

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First name [required]	Barbara
Last name [required]	Bonkowsky
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	22 April REZONING PUBLIC HEARING
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	REzoning2.docx
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

This is a Powerpoint presentation to be presented at the 22 April REZONING PUBLIC HEARING.
I will submit the same at the time of my attendance to the clerk.
My comments will be separate and apart from this document. Unfortunately you have changed the website and it does not allow the drop down for the public hearing. Epic fail.

This is a Powerpoint presentation

I will submit the same at the time of my attendance to the clerk.

My comments will be separate and apart from this document

**Is the taxpayers' problem to solve the
City of Calgary's problem?**

The City of Calgary takes money by way of tax from every taxpayer for the purpose of subsidized, affordable and sustainable housing.

What have they accomplished since 2011?

How many units have they successfully built?

What do we hire City Council and Planning to do?

Council has out of control spending issues and their priorities ought to be focused on their 4 years in power

Green energy housing

Drake Landing – Okotoks – 2004 solar heating community as reached it's end just 20 years after being built.

What do natural gas heated homes have in store

What do the Fed's have in store?

Unused and abandoned buildings and property

How is the City using their owned property to retrofit it for use?

These abandoned buildings are maintained in good condition at the taxpayers expense

Ranchlands a lesson in subsidized housing

Most subsidized housing in the history of Calgary in one community

Multihousing was a novel concept in 1978 and was controversial

The solution to the housing shortage in Calgary

Alpine Park

Belvedere

Glacier Ridge

Homestead

Hotchkiss

Huxley

Lewiston

Logan Landing

Rangeview

Rockland Park

Silverton

Vermillion Hill

Seton Ridge

Nostalgia

Ambleton

According to the City of Calgary's website:

Great Cities are places where everyone can afford to live and work'

A healthy housing system offers a diverse mix of structures to suit a variety of individual and family needs: eg, apartments, townhomes, single family dwellings. It includes both rental and ownership properties at market and non-market (subsidized) rates, offering people of all income levels access to safe and sustainable housing.

Calgary's housing is suffering a supply deficit in the non-market (affordable housing) sector. Since 2011, the average increase in new affordable housing units is 308 units per year . To keep up with demand, Calgary needs 2000-2500 units per year.

Great Cities are places where everyone can afford to live and work'

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The relationship between Councillors and Planning

The relationship between Councillors and Developers

Affordable Housing and CoC's legacy

According to the City of Calgary's website:

Great Cities are places where everyone can afford to live and work'

A healthy housing system offers a diverse mix of structures to suit a variety of individual and family needs: eg, apartments, townhomes, single family dwellings. It includes both rental and ownership properties at market and non-market (subsidized) rates, offering people of all income levels access to safe and sustainable housing.

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First name [required] Rachel

Last name [required] Tulk

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 Public Hearing Meeting of Council

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

ATTACHMENT_01_FILENAME (hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am AGAINST the blanket rezoning proposal for the following reasons:

- We, as the tax paying home owners were NOT consulted. IF this goes through, this will affect our day to day for the rest of the time we live in Calgary. It is unfair in the sense that we bought into our community for it's character and we have had NO VOICE as to the future of where we live. It to me, seems undemocratic as these sweeping changes are just going to be pushed through without any consultation.
- I feel it unfair that a councillor from another community, with one vote, can change the course of our lives in a completely DIFFERENT community. The communities where the councillors vote yes, should then be the ones rezoning as that vote represents the voices of that community. Our councillor, Peter Demong as voted AGAINST this each time and thus his communities shouldn't be subjected to this change.
- The blanket rezoning is rushed, without thought and consideration to things such as parking, street width, previous community planning, garbage collection.
- Increasing density is an ok thing, but it needs more thought and not a one-size fits all.
- We were purposeful of where we bought our house, we saved and we researched and worked hard to find a house with the attributes of the community we chose. It is very frustrating to have that all disappear because of a government oversight and then pressure to receive federal dollars.
- Essentially, the process needs to not be rushed and community members need to be consulted - a one size fits all policy is not appropriate for such a diverse city as Calgary
- each community is different ,so if increasing density is the goal, then it should be on a community by community basis
- what is to stop predatory developers from buying up lots and trying to turn a profit. How can we as community ensure that the character of where we live remains?
- Many communities have old trees - is there a plan in place to preserve this?



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

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) SubmissionRelatedToBlanketUpzoning.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

I earlier requested the opportunity to speak and included my comments in this section. However, I would like my comments to be included in the public record and so am reapplying with the comments attached as a PDF. Thank you very much.

The plan to allow blanket up-zoning will attract foreign investors. Investors have money and look for opportunities like these. Vancouver homes are no longer affordable to families because of the number of foreign investors who have bought into the Vancouver residential market. Vancouver is now taking measures to try to limit foreign investors buying homes but it is too little too late.

Unlike Calgarian families, who sell their homes in their lifetimes and at various milestones, foreign investors have no need to ever sell the home and can keep it into perpetuity making Calgarians renters forever. Once a foreign investor tears down a family home to replace it with a multi-unit, it will never be affordable to an average family again. In this case, even if sold, it will only be another investor that could afford it. (Look at duplexes on the market currently, they are sold at a much higher rate because of the investment potential.)

Investors will not consider the community or whether multiple families can actually be happy on the property. They will prioritize profit. The care that families and planners have shown in establishing our residential neighbourhoods can be undone faster than you can imagine with just this decision.

I do not believe it is our responsibility to create living spaces in excess of what the city can bear. In fact, the limits of our city infrastructure, hospitals, schools, job market and housing market are all factors which reasonably restrict our growth. Even with this reckless abandonment of prudent residential planning, you will still have the limits of all the other services I mentioned.

Our city planners should keep control over foreign investment by establishing limits to how many up-zoning requests they accept from foreign investors. You can look at Banff as an example of good stewardship. As a world-heritage site, many would want to buy there but the city does not allow people to move their without a job. In this way, they ensure that the homes are owned/lived in by those in the community.

Please do not implement blanket up-zoning and be thoughtful about re-build and secondary suite requests to manage the percentage of locally-owned homes to investor-owned homes.



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First name [required] Jason

Last name [required] New

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 rezoning to R-CG

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

ATTACHMENT_01_FILENAME (hidden) Proposed R-CG Land Use Change - Jason New.pdf



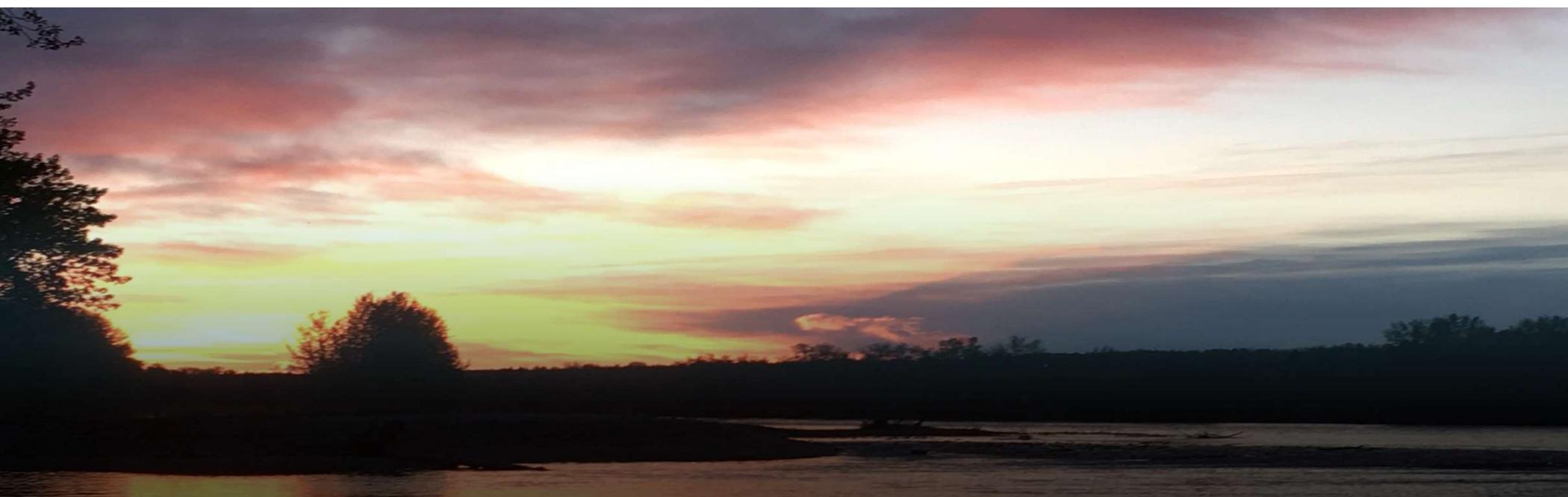
Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

see attached ppt



Proposed Land Use Change to R-CG

April 22, 2024

Equality of Outcomes

“A lot of people are afraid of what’s going to happen in their neighbourhood. The economics have to make sense. I’m not going to buy a \$2 million piece of property and build a fourplex. I'd be broke“

- Shameer Gaidhar, chair of the Calgary Inner City Builders Association:

Is the City content to create “housing choice” only in less affluent communities?

If the City is interested in “equality” or “equity”, then the plan should include ensuring ALL neighborhoods result in “housing choice”, not just the “opportunity” to have it.

Where is the plan to have an “equality of outcomes” across all neighborhoods?

The City Posterboard – A poster child for selective information

What it says–

“what could be built next to me” section –

It states R-CG, but fails to say rowhouses are 60% lot coverage where single/duplex are 45%

“84600 households cannot afford where they live and growing”

But doesn't say that how many of the 750 net new homes (City FAQ for short term annual increase) are affordable enough to reduce the 86400

But doesn't say if the replacement homes actually cost more than the ones they are replacing, which would then add to the 84600

Or what it does not say

It does not acknowledge any impact. This must be a perfect solution. I'm wondering why not allow 5 storey apartments or 100% lot coverage. Is there no impact for those either?

The City Posterboard – A poster child for selective information

What it says–

The City asserts the developments are “compatible”

Sounds like an opinion, not a fact. SDAB on at least one recent occasion, SDAB2023-0009, disagrees:

The Board’s decision is based on its finding that the proposed building has a very long and narrow built form that is inconsistent with other building footprints on this block face. The proposed footprint and building height create an imposing and dominant building bulk and massing, especially when abutting existing development. The proposed design fails to respect the existing contextual set back and rhythm of the street and will greatly impact the experience of the street whether or not one is exiting or entering the street.

Sounds like there needs to be more rules...or the rules adhered to (see suggestions later)

Has “development examples”

The poster board show this ...

The City Posterboard – A poster child for selective information



But have you noticed what the City never shows you, ever?



The City Posterboard – A poster child for selective information

What the backyard looks like for older homes, where people spend more of their time compared to the front yard

1926-1942 19 ST NW
5 Units, 1 building



Land Details
Land Use Designation
Assessable Land Area

Residential - Grade-Oriented Infill
8,297 sq. ft. / 771 sq. m. / 0.19 ac

Property Designations
Residential - Grade-Oriented Infill District, (R-CG)

The City Posterboard – A poster child for selective information

What the backyard looks like for older homes

2636 Morley Trail

Land Details
Land Use Designation
Assessable Land Area
Residential - Grade-Oriented Infill
6,003 sq. ft. / 558 sq. m. / 0.14 ac



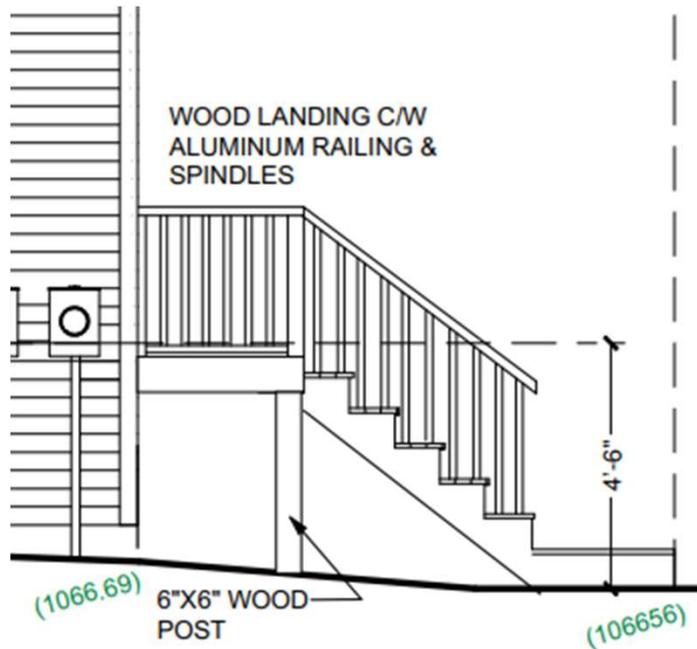
Page 1

Suggestions for making it better

1. Require all developments to meet contextual depth average
 - Average of existing adjacent houses + 4.5M
2. Require all developments to meet contextual height rule
 - Average of existing + 1.5M, min 9.6M as measured from property corners.
3. Require developments to obscure more windows
 - Currently it is only second floor windows past the rear of adjacent house when $< 4.2\text{M}$
Nothing stops a developer from “building up grade” adding steps, etc to raise the main floor
 - Should require all windows beyond the adjacent home, where the window bottom is less than 9’, above PL grade, to be obscured. Development authority could relax this if there is no impact.

Suggestions for making it better

DP 2023-05959



Given the main floor is 4'6" above grade, the eyes of a 5'8" person on the MAIN floor will then be at roughly 9'8" above property line grade, well above the maximum height of a fence, which is 6'

Suggestions for making it better

4. Require defined min area, width, length, screening for amenity areas

- DP2023-05959 has secondary suite amenity area as just grass next to the City boulevard, and includes the window well. Not sure what amenity one can do in a window well

5. The City to do as they want others to do

- As the City is defacto encouraging tearing down single/duplex houses for row houses, the City should consider the same approach and tear down City owned buildings and put up mixed use. Have the City get a 99 year lease on the main floor. Heritage park front buildings? Pools? Bowmont civic building and those like it? Libraries?

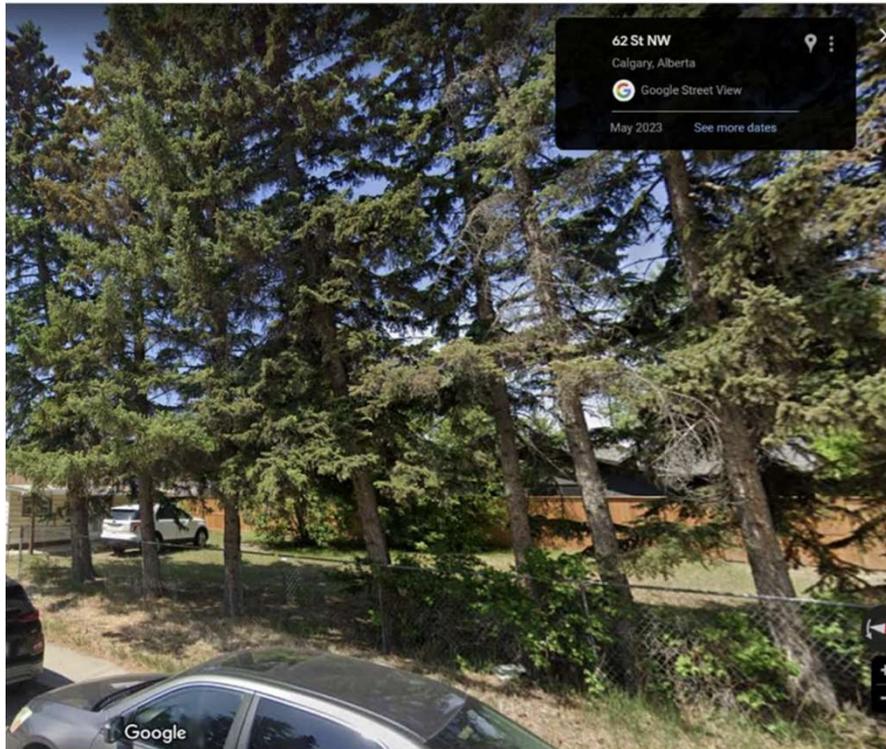
6. Do what a “crisis” warrants and look at the sacred cows

- Calgary has 7 Ha of park per 1000 people. More than double each of Vancouver, Montreal, Toronto. The average for cities with 500 000 or more is 4.4. (CDN City Parks Report 2021)

Suggestions for making it better

7. Please stop developers from chopping down trees >20' tall

- DP2023-05959 before the developer got ahold of it, and after. Note how the trees are actually close to the property line and could have been accommodated



Suggestions for making it better

8. Mr Chahal had an idea...incentivize secondary suites

- Buildings are existing
- Zoning is existing
- Least cost to build
- Least time to build

9. When greenfield areas come up for development, vote for it

- Land further out is less expensive, as are the homes.
- Zoning is done in bulk as a planned community
- Plan for more density, before it is developed, so in 50 years from now, council is not debating 5 storey buildings on city lots, because there is another “crisis”. i.e. put in more density for planned communities now

Equality of Outcomes

“A lot of people are afraid of what’s going to happen in their neighbourhood. The economics have to make sense. I’m not going to buy a \$2 million piece of property and build a fourplex. I'd be broke“

- Shameer Gaidhar, chair of the Calgary Inner City Builders Association:

How will council ensure equity across neighborhoods?

Thank you



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

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

[required] - max 75 characters	Public hearing meeting of council
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Are you in favour or opposition of the issue? [required]	In favour
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ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly in favour of the city of Calgary's rezoning from single family homes to multi unit (missing middle). The way in which families and people live have changed along with the price of owning a home. People deserve to be able to have safe affordable housing and those who make up reasons (excuses) for not wanting other types of housing in their neighbourhoods are just saying the quiet part out loud "I don't want that type of person in my neighbourhood". This is sad and shameful. Please pass this bylaw and let's get on with making Calgary even more available and welcoming to all who wish to live here because despite what they who are against this will yell at you the sky will not fall.



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

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

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

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We believe that Calgary needs to provide decent, safe and stable housing that is deeply affordable for those who need it. We support targeted densification and sensible redevelopment that respects the desires of diverse communities across Calgary. We don't believe that Blanket Rezoning for Housing will achieve the City's desire to provide more affordable housing on a timely basis. We object to densification without regard for community context or where it is contrary to City-Community codeveloped Local Area Plans. The City owns many parcels of land on transit corridors (LRT Stations) and other suitable sites that can provide immediate land for densification without destroying single family communities.

The City should encourage truly affordable housing by facilitating higher density projects along major road/transit corridors, in the Transit Oriented Development (TOD) zones, and on vacant or underutilised commercial sites. We believe that approach will provide more housing faster than the proposed Blanket Rezoning for Housing. Smaller, minimalist style units, at these locations, would require a minimal amount of parking and produce truly affordable housing. This is what we need to focus on for folks just starting out or having a hard time making ends meet.

Our community is not a stranger to or afraid of change. Change keeps our community relevant, vibrant and is a source of immense pride for our diverse and engaged residents who are looking for a safe place in the big city.

Blanket rezoning for Housing

- DOES NOT RESPECT RESIDENTS and COMMUNITY.
- IS NOT ADDRESSING AFFORDABILITY.
- DOES NOT PROVIDE THE FOCUS NEEDED TO PROVIDE AFFORDABLE HOUSING SOONEST.

We ask Council to consider the following recommendations.

That Council abandon the Blanket Zoning for Housing strategy and FOCUS ON acceleration and innovation in

1. supporting viable business cases for housing development to progress projects to investment decisions and implementation along our major transportation corridors, in our TOD areas and adjacent to existing commercial areas. This includes the City making available for lease or sale municipally owned parcels throughout the city for such development,
2. the production of low-cost dwelling units because more supply does not always mean low prices,
3. building rental dwelling units, one- and two-bedroom units for the people in most need, and
4. continued collaboration and investment in the development of community-based Local Area Plans



Blanket Rezoning for Housing

Shawnee-Evergreen Community Association

April 15, 2024

I am writing on behalf of the Shawnee-Evergreen Community Association (SECA) as President. SECA is opposed to the Blanket Rezoning for Housing strategy before council today.

We believe that Calgary needs to provide decent, safe and stable housing that is deeply affordable for those who need it. We support targeted densification and sensible redevelopment that respects the desires of diverse communities across Calgary.

We don't believe that Blanket Rezoning for Housing will achieve the City's desire to provide more affordable housing on a timely basis. We object to densification without regard for community context or where it is contrary to City-Community codeveloped Local Area Plans. The City owns many parcels of land on transit corridors (LRT Stations) and other suitable sites that can provide immediate land for densification without destroying single family communities.

The City should encourage truly affordable housing by facilitating higher density projects along major road/transit corridors, in the Transit Oriented Development (TOD) zones, and on vacant or underutilised commercial sites. We believe that approach will provide more housing faster than the proposed Blanket Rezoning for Housing. Smaller, minimalist style units, at these locations, would require a minimal amount of parking and produce truly affordable housing. This is what we need to focus on for folks just starting out or having a hard time making ends meet.

Our community is not a stranger to or afraid of change. Change keeps our community relevant, vibrant and is a source of immense pride for our diverse and engaged residents who are looking for a safe place in the big city.

Shawnee Slopes has experienced significant change over many years and that ramped up over 10 years ago with the sale of the golf course as an in-fill development known as Shawnee Park. It now includes townhomes, condos, a seniors residence, a day care centre and commercial plaza. We expect ongoing change as Shawnee Park is built out and the lands in the Fish Creek Lacombe TOD are developed. We look forward to GOOD PLANNING to build a vibrant and healthy neighbourhood.

Change and diversity in Shawnee Slopes is exemplified in the 2021 Census data:

260% population growth is forecasted from 2014 through 2042 (city is 52% growth) due to golf course infill and TOD (Fish Creek Lacombe LRT) – which could be accelerated based recent immigration to the city, population in Shawnee Slopes was 2,020 in private households in 2021.

22% of households are spending 30% or more of total income on shelter (the average for the city is 23%) with 19% of home owners and 36% of renters spending >30% (city 18%, 34%) – this is likely to increase as a significant portion of current residents are >60y of age and with population increase leading to gentrification and socioeconomic segregation in the community.

41% are immigrants (city at 33%) mostly from Europe / Asia (34%/55% vs. city at 16%/61%) with 77% being economic immigrants (city 56%) with 11% non-Canadian citizens (city 12%).

Majority of household dwellings were built between 1981-2000 (R-C1 and R-C2) with significant new building starting since 2016 due to golf-course infill which will continue for many years (R-C1, R-C1s, and DC as a mixture of multi-story, rowhouses, single-detached dwellings).

There are many important and pertinent topics related to implementation of the Blanket Rezoning for Housing strategy that is before Council today that I will not be able to cover in detail today. They include concerns around lack of planning and details with only hand-waving, speculation and ‘trust us’ comments regarding

- Roads, Traffic and Parking including pedestrian safety due to increased parking, traffic,
- Infrastructure resiliency and capacity – water, wastewater, sewer,
- Electricity Grid supply and resiliency,
- Tree canopy conservation and other environmental impacts,
- Crime and safety, and
- Service support to increased population density in a community.

I would like to focus on impacts of the proposed Blanket Rezoning for Housing strategy on

- Community Engagement,
- Community, and
- Affordability.

COMMUNITY ENGAGEMENT

The City wants to reduce the bureaucracy in the Land Use Amendment and Development Permit process.

Many of us who have been in private enterprise for our careers are aware of process optimisation and operational excellence. The City wants to cut down the bureaucracy in the process and eliminating the land use amendment process. That eliminate a significant opportunity public and community engagement. Perhaps a deep process improvement assessment inclusive of internal processes and cost review is what is more in order rather than eliminating the sometimes difficult yet essential piece of engagement on issues impacting the community?

Blanket Rezoning for Housing eliminates significant opportunity for community input and engagement. Eliminated is the Land Use amendment and review process while the burdensome, biased and bureaucratic Development Permitting (DP) process remains. The DP process does request community input but notes that it be taken under consideration during Planning Department decision-making. For many Calgarians, it is 'community engagement' only in name, e.g.,

- Our Community's experience in engagement and record of City Planning favours corporate developers over residents and community.
- In some cases, the DP comes too late for the even the Community Association to reply, or we are asked to approve a plan knowing it will be further amended.
- Process favours corporate developers who have resources and dedicated processes to monitor, advocate and press for their desired outcomes.
- Calgary's Subdivision & Development Appeal Board (SDAB) appeal process remains but has become more judicial in nature transitioning into a self-proclaimed Quasi-Judicial SDAB to the point that you need a consultant and/or a lawyer to navigate the process. Appealing a Development Permit has become more expensive, more time consuming and requires professional consultants to help you present your case. If the Blanket Rezoning for Housing strategy is implemented, we are concerned for what this process will further evolve into.

Blanket rezoning for Housing DOES NOT RESPECT RESIDENTS and COMMUNITY.

COMMUNITY

- Calgary has been successful in the past in helping communities and families grow as the city grows. Citizens and developers, invest in real estate and communities because there is some stability in a community – a culture, a sense of belonging, and community pride. Blank rezoning for Housing is suddenly 'changing the deal', changing the fabric and core culture of the community that has taken many years to nurture.

- The proposed unzoning will have profound, negative, and irreversible impacts on those who have consciously, deliberately, and in good faith, purchased homes in specific communities, with specific zoning and density mixes that suit their needs and vision for their families.

Blanket rezoning for Housing IS NOT ADDRESSING AFFORDABILITY.

AFFORDABILITY

We are confused about how this Blanket Rezoning for Housing strategy will result in greater housing affordability for low-income households either through ownership or renting. Deeply affordable housing is never going to be satisfied through market housing which is profit driven. Subsidized housing will be needed.

Blanket Zoning for Housing strategy will potentially create more housing product, but what does it have to do with the cost of the product? Having more housing does not necessarily mean lower prices. Who is gaining from this approach? The corporate developers and the city, and not the low-income households.

If the plan is to create more inexpensive housing that low-income households can 'afford', then this strategy is not what we should be focused on right now.

If all the energy expended on this strategy to date had been diverted to innovation and investing in Outcome #1 of the City's Housing Strategy, "*Increase the supply of housing to meet demand and increase affordability*" that directly addressed affordability versus just supply, hoping it will result in affordability, we would be well under way to building the needed low-cost housing units to relieve the clear and present need in a timely manner.

Blanket rezoning for Housing DOES NOT PROVIDE THE FOCUS NEEDED TO PROVIDE AFFORDABLE HOUSING SOONEST.

FOCUS TO PROVIDE AFFORDABLE HOUSING SOONEST

Reference: Home is Here: The City of Calgary's Housing Strategy 2024-2030.

Outcome #1: Increase the supply of housing to meet demand and increase affordability

We ask Council to consider the following recommendations.

That Council abandon the Blanket Zoning for Housing strategy and FOCUS ON acceleration and innovation in

1. supporting viable business cases for housing development to progress projects to investment decisions and implementation along our major transportation corridors, in our TOD areas and adjacent to existing commercial areas. This includes the City making available for lease or sale municipally owned parcels throughout the city for such development,
2. the production of low-cost dwelling units because more supply does not always mean low prices,
3. building rental dwelling units, one- and two-bedroom units for the people in most need, and
4. continued collaboration and investment in the development of comprehensive community-based Local Area Plans to identify innovative approaches and projects to meet our grand challenges in a timely manner, e.g., 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.

That Council focus on the highest priority and impactful things that deliver results.

We want council to vote against implementation of this Blanket Zoning for Housing strategy currently.

In closing, the worst outcome from today is continuing to do something just because you said you were going to while you know and others know it is NOT THE RIGHT THING TO DO.

The next worst thing is poor planning and NOT BUILDING THE RIGHT THING IN THE RIGHT PLACE.

Thank you for your time and consideration.



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First name [required] Sandra

Last name [required] Sobko

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) A Response to City of Calgary Proposal for Blanket Rezoning.docx

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(hidden)

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

See attached document

A Response to the City of Calgary Proposal for Blanket Rezoning
April 13, 2024
4315 Villa Cres. NW, Varsity Acres

It's been said the road to hell is paved with good intentions.

The City of Calgary Proposal for Blanket Rezoning is full of good intentions which cannot deliver on promised diversity and affordability without decimating mature neighbourhoods and negatively impacting their residents. It is a reactive and poorly designed urban planning experiment which stands to fail as similar experiments have failed in other Canadian jurisdictions such as Vancouver, which now has the highest priced and unaffordable housing in the country.

While increasing diversity and affordability are highly commendable, the proposed tactics to achieve these objectives have not been carefully designed or evaluated. Planned, organic growth and intelligent densification resides with communities, active and properly staffed planning departments and thoughtfully-considered Local Area Plans.

Our household opposes this plan. Calgary's housing crisis **will not** be solved by decimating the character and functionality of existing communities and neighbourhoods including Varsity Acres where we've lived for the past 25 years.

A peek under blanket upzoning

Who stands to benefit and who stands to lose with blanket upzoning?

Winners? Land speculators, developers and builders able to financially participate in the ongoing commodification of housing. Also the city tax rolls and its planning department which won't have to review so many tedious objections from pesky neighbours. Who else? Non-resident investors, landlords or neighbours who never kept up their properties to community standards but can now sell them for land value regardless of upkeep.

Losers? Existing homeowners who carefully chose their neighbourhood based on its affordability, amenities, preferences and city zoning in good faith. They hoped to age in place and renovated and improved their properties believing they were in a de-facto long-term "contractual" relationship with the City and that the City would uphold existing zoning. The proposed blanket zoning is tantamount to tearing up this contract.

How did the housing crisis happen?

Commodification of housing has been amplified since the 2008 financial crisis. Investors piled into the housing sector to achieve gains unavailable in the market. Governments have

consistently failed to take actions to improve housing availability and stem the commodification of housing. This in tandem with poor planning around immigration policy has created a crisis.

The City of Calgary too has played its part. It has enabled and encouraged urban sprawl for decades, approving new communities without restraint while neglecting older neighbourhoods. Now that the cost of maintaining a city with a large footprint has come to roost and high building costs, higher mortgage rates and gasoline prices have made the suburban product less palatable, the city is attempting to overcorrect. This is equivalent to making U turn while travelling 100 miles an hour. Has the city finally committed to curtailing urban sprawl? Not really. Fixing the housing shortage has now been placed squarely on the shoulders of mature communities.

The City of Calgary is also selling off excess land instead of retaining it for potentially thousands of affordable housing units of various structural types.

A personal example

As 25-year residents of Varsity Acres, we carefully chose our community based on numerous factors, primarily affordability, single family residential, full front yards with back lanes for cars, close proximity to the C -train, the availability of good schools, nearby hospitals, malls, parks and eventually the nearby University of Calgary for when our child was of age. We bought a 26-year-old house in need of work and planned to renovate gradually as we could afford. We wanted a smaller environmental footprint and fewer emissions through reduced driving.

The choice then and now was always between immediate or delayed gratification. The suburbs featured large modern homes small front yards few public amenities, poor public transit, long commutes and ongoing worries about high gasoline costs.

Mature neighbourhoods offered a large tree canopy, parks, libraries, good public transit with aging housing stock and infrastructure. A house could always be improved or renovated later but you can't refurbish an entire community.

We've slowly added to and renovated our modest bungalow and have more renovations to go. At 61 and 69 we still hope to update that circa 1973 kitchen and bathrooms but we've never regretted living by our values. We have mature trees, lilac and rose bushes, chirping birds on our properties and squirrels, as well as many established amenities close by.

We feel let down by the planning failures of the City of Calgary. We were led to believe that our area would stay as a primarily single-family residential neighbourhood, that the city would continue to honour our choices and values. Not so. I've upheld my end of this contractual agreement but now the City of Calgary wants to wholly rewrite the terms. That's tantamount to Danielle Smith wanting to take Albertans out of the Canada Pension Plan. Future residents and employees may have that decision to make but those who've paid into CPP expect to receive

CPP. There is a concept known as grandfathering. *You don't break a contract unless you wish to court mass protest.*

What's happened in the 25 years since we bought our home? The suburbs grew on steroids. Those who purchased new homes in remote new neighbourhoods and into Cochrane started choking the nearby Crowchild Trail and creating a 24-hour traffic hum that makes it impossible to keep windows open at night. Crowchild has been widened and the amount of traffic continues to grow. I've asked for additional noise attenuation to deaf ears. My deep suburban neighbours enjoy paved streets while mine has a ton of potholes. My street was resurfaced -- not repaved -- more than 10 years ago. Appeals to my City Councillor have suggested I take up this cause and the noise attenuation issue on my own time with the relevant city department. In the interim, I've opted for three pane windows for energy efficiency, but primarily for noise attenuation.

The suburbanites then started parking on my street to get to their jobs either downtown or at the University Research Park. We eventually needed to get permits to park in front of our own home, and now in July will have to pay handsomely for that privilege.

Now a dense and bleak landscape may be coming to the property next door to my home or yours.

Allowing up to 12 residential units up to 3 stories high on single family residential lots will wreak havoc on existing communities without increasing affordable housing. R-CG and H-GO can have major negative impacts on neighbouring properties due to their outsized building envelope, causing massing, overshadowing, reduced privacy, less softscaping, fewer trees, a preponderance of waste and recycling bins, increased noise and increased on-street parking. Lot coverage will go up to 60% of land vs. the 25 to 45% for single family and detached homes.

Any neighbours who weren't keeping up maintenance of their own or a rental property needn't worry since upkeep won't matter if there's a huge uptick in land values. Their home will be purchased regardless by land speculator, or developer. These hastily-constructed new builds will be priced higher or close to the price of my modest bungalow. Blanket upzoning will also shift the market to more profitable family units, gradually reducing the stock of single-family homes.

Current infrastructure can't bear the strain of needed improvements. This includes, roads, sewers, schools, parks and emergency services, congestion, overburdened public amenities and a need for significant upgrades to infrastructure which may not have been anticipated or budgeted for.

Parking and Traffic Congestion concerns have not been adequately addressed. Increased density typically leads to more vehicles potentially exacerbating parking shortages and traffic congestion. This will further diminish the quality of life for residents, reduce the attractiveness of neighbourhoods for buyers, and negatively impact property values. The proposed changes do

not adequately address these challenges, particularly in areas without robust public transportation options.

While adding more housing units is intended to improve affordability through increased supply there is no guarantee that new developments will be accessible to lower-income households. Developers target returns of 20-25%; builders add more than 14% to the final home price. The land component of the majority of most lower density housing forms is 25 to 30% ; that's materials, labour, marketing, project management and profit. Developers and builders are incentivized to deliver housing with an acceptable profit margin and with the fixed cost component there is little scope for providing affordable versus market rate housing.

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.

What is intelligent densification?

There is a need for a balanced approach to urban development, intelligent densification, infrastructure, and the environment, that balances the needs of existing residents with those of future residents. We need a citizen and community-centered approach. Upzoning needs to center around activity nodes and corridors such as LRT stations, major roadways and commercial centres. I fully support the conclusions reached by Stephen Shawcross and Sano Sante in their report ***The Unassailable Case Against Blanket Rezoning***. It recommends:

- 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.

Additionally, I suggest the following:

- Tax incentives for the development of legal secondary suites and small backlane residences on top of garages
- Tiny houses on existing lots

- Tax incentives to add a storey to existing homes to accommodate larger families, intergenerational living, or downstairs rental suites.
- Increase the size of the planning departments rather than introduce blanket zoning. Increase the fees for development application to fund this initiative.

We also agree with ideas put forth by NDP MLA Sarah Hoffman on the need to re-establish a provincial Ministry of Housing that will:

- Work with all orders of government to **open unused and underused land for housing** and incentivize municipalities to reduce permitting timelines and promote more density.
- **Offer low cost and no cost loans to developers** with the condition that a third of their units are non-market affordable housing tied to income or permanent supportive housing and another third are below market.
- Provide land and funding to **nonprofits, co-ops, and public housing management bodies** so that they can provide more low-cost affordable housing.
- Work with our universities and colleges to **accelerate innovation in homebuilding and encourage pre-made modular housing** so that we can build more units and do it faster and at lower cost than ever before.
- **Draw on rural Alberta expertise** by enhancing the role of Housing Management Bodies so that affordable housing is available for front line and essential service workers in rural Alberta.
- **Engage non-profit partners within Alberta's diverse cultural communities** so that housing meets everyone's needs. This means ensuring that funding formulas for public housing are structured to allow for adaptations in size to accommodate large and extended families.
- **Stop criminalizing poverty** and invest in long-term solutions based on compassion and offering dignity to those who are looking for transitional, safe, and more permanent housing.

Regards,

Sandra Sobko and Bruce Seifred



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First name [required] Ryan

Last name [required] Phillips

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the speed with which this is being implemented. The information sessions regarding rezoning are a consultation. Consultation requires two or more parties a back and forth of opinions , concerns, ideas.. Further more the zoning laws that have been in place for decades are being erased for ever. This is serious, our lives, neighbor hoods and homes. The job of the city is to work for the citizens. Is that taking place?



Public Submission

CC 968 (R2023-10)

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

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

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

CC 968 (R2023-10)

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

Jason Holowachuk
c/o 3810 3rd Street SW
Calgary, AB T2P 5C5

April 15, 2024

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

Dear Mayor and Councillors:

Re Blanket Rezoning

Calgary has been my home for nearly 25 years and I have lived in many areas of the City. I agree with affordable housing as an imperative but strongly **oppose** arbitrary, non-strategic *blanket* rezoning as a reasonable, strategic or effective mechanism to achieve this.

Giving developers a "build anywhere you choose" option for multi-family housing is not a solution to the affordability problem identified. *Blanket* rezoning is arbitrary and unfocused because it gives developers the ability (and economic incentive) to opt out of building *affordable* multi-family projects in favour of expensive townhouses, infills and condominium units in high land value areas at higher profit. This is not strategic nor will it accelerate progress nor will it provide real affordability for those who need it most.

The City defines *affordable* housing as follows: a household is in need of affordable housing when it earns less than \$100,000 (65 per cent of Calgary's median income) and spends more than \$30,000 (30 per cent of its income) on shelter costs.¹

CMHC's online Affordability Calculator estimates that a household with an income of \$100,000 before taxes, with a minimum downpayment of 5% (CMHC insured) and at the lowest current mortgage interest rate of 4.79%, even assuming no other expenses (excluding housing), can afford a maximum home priced at \$100,000.²

What economic analysis has the City undertaken to determine that *blanket* rezoning (all areas at once) will achieve post-construction retail pricing of \$100,000-\$200,000 per unit constructed, even allowing for a variance in interest rates?

¹ <https://www.calgary.ca/communities/housing-in-calgary/affordable-housing-about.html> [More information link: What is the definition of affordable housing?]

² https://www.cmhc-schl.gc.ca/consumers/home-buying/calculators/affordability-calculator/affordability-calculator-result?buyOrRentSelection=0&ac_Income=%24100%2C000&ac_Downpayment=%245%2C000&ac_Interest=4.79&ac_Province=AB&ac_MonthlySpend=0

Why was blanket rezoning selected as the preferred option over other available alternatives, which in many cases have been the subject of much more extensive public consultations and planning development and could also solve other longstanding issues in the City?

How does blanket rezoning integrate with the LAPs that have been developed with extensive community input around community-based needs? Does blanket rezoning supercede the LAPs or do they supercede it?

In addition to the many unanswered questions, *blanket* rezoning (all areas at once) is an arbitrary and imprecise tool that allows developers to choose how and where they will deploy their capital for multi-family housing. It relies on a faint hope that developers will choose lower land value areas (at lower profit) rather than high land value areas (at higher profit).

Hope is not a strategy, much less a tool to achieve a defined objective. Leaving this choice in the hands of developers is a mistake because it allows and indeed incentivizes developers to simply opt out of lower land value construction opportunities where multi-family affordable housing (as defined) might be achievable. What they will choose is obvious.

A strategy should be *strategic* and ensure that its stated objectives can be met. The City has identified other options that could better align multi-family development within the defined affordability envelope while at the same time solving other longstanding issues. As one example, the City developed the *Macleod Trail Redevelopment Corridor Plan* in 2012 to address the “eyesore” known as Macleod Trail:³

“It’s been called a wretched urban eyesore, strip mall hell and a condo developers’ dream” noted the Calgary Herald.

“I’ve heard it described as one of the ugliest streets in North America” noted Ald. Giancarlo Carra.

“It truly has very little to do with the communities that about it” noted Ald. Pincott.

The *Macleod Trail Plan* was developed to transition Macleod Trail (including the corridor through Manchester) into an “urban boulevard”, giving the highest priority to walking, cycling and transit while still accommodating reasonably high volumes of vehicle traffic and integrating high-density, mixed-use urban development including destinations where people live, work and gather.⁴

The *Macleod Trail Plan* was the subject of extensive public consultation and was supported by 61 communities. It also aligns with the stated objectives of the current affordability strategy in that it would:

- make use of the light industrial or strip mall lands (large parcels) east of Macleod Trail to allow for building more rowhouses, townhouses and infill housing;
- be designed from the “ground up” with utilities and infrastructure to support high density and increased housing demand (as are newer areas like Mahogany that were planned for higher density);

³ <https://www.pressreader.com/canada/calgary-herald/20120426/281900180213987>: “It’s been called a wretched urban eyesore, strip mall hell and a condo developers’ dream”.

⁴ *Macleod Trail Corridor Study Open House: Presentation of Proposed Design Concepts*, p. 3.

- allow the City to create planned new inner city neighborhoods around and integrated with Macleod Trail and along the Red Line east of Macleod Trail (similar to Yonge Street in Toronto for example), with increased walking and cycling traffic at all hours rather than the large swaths of light industrial land essentially becoming a ghost town after business hours;
- better facilitate affordable housing since land values are much lower east of Macleod Trail (addressing stated goals of the federal Housing Accelerator Fund and the Affordable Housing Strategy); and
- create a north-south walking and cycling corridor to connect new neighborhoods with downtown via Victoria Park and the Stampede Grounds.

The *Macleod Trail Plan* was apparently not pursued because there was no funding available to implement its recommendations⁵ (although funding now seems to be available through the federal Housing Accelerator Fund). While it may not be a complete answer to the current housing crisis, it is noted here as one example of a focused and considered strategic plan, developed with fulsome community input, that could actually achieve affordability on land value considerations while solving other longstanding issues in the City at the same time.

The point is this: a focused *strategy* should ensure that developers are fully aligned with actually pursuing *affordability* and not allow them to opt out by choosing to pursue multi-family construction in areas where the affordability imperative cannot be met. Every dollar deployed to build a multi-family unit in a high land value area as a result of *blanket* rezoning could otherwise be deployed to build an even greater number of multi-family units in lower land value areas, but this will only occur if the City removes the option of allowing a builder to choose whether to deploy that dollar in a higher land value or lower land value areas.

Blanket rezoning (all areas at once) is not the mechanism to achieve the stated objective of accelerated affordability. Other options should be pursued with any RC-G or other multi-family rezoning limited to areas where lower or industrial land values and proximity to the green line and community needs can realistically be expected to yield housing that will meet the criteria or affordability along with other longstanding community needs.

Those who are most in need of affordable housing should expect no less.

Sincerely,



Jason Holowachuk

⁵ *Supra*, note 7, pp. 5-7.



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

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First name [required] Alex

Last name [required] Spence

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Myself and my family of four are in opposition of Blanket Re-zoning following reasons.

- Negative Impacts on Community Character and Cohesion.
- Environmental, Climate Change and Green Space Concerns.
- Negligible Affordability Improvements for Lower Income Households
- Strain on Existing Infrastructure and Services
- Parking and Traffic Congestion
- Loss of Single-Family Homes and NOAH (Naturally Occurring Affordable Homes)
- Lack of Certainty and Its Proven Impacts on Health and Well-Being
- Loss of Freedom of Choice
- Massive Economic Impacts on an Unproven Initiative
- Reduction of Home Ownership in Favour of Increased Rentals
- Blanket Rezoning Model is Unproven and We Should Not Become the Experiment
- Blanket Rezoning Cannot Respond to Local Needs

Thank you for your consideration.



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First name [required] Sharon

Last name [required] ILES

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) 7243 Bowness Rd BEFORE.jpg



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

7243 Bowness Rd 1 vs 3 Storey AFTER.jpg

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







Public Submission

CC 968 (R2023-10)

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First name [required]	Rosaline
Last name [required]	Akinokun
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	Public Hearing Meeting of Council - 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)

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. Our current home was built in 1986, and we bought it because of the space it afforded us as a growing family. Since moving in, we have been filled with the joy and pride of finally having space to actually live and entertain friends and family. Unfortunately, that dream seems jeopardized by the current plans to upzone our neighbourhood/ward. In fact, I am close to tears every time I contemplate how our quality of life will change if this proposed rezoning is actually implemented. I told my kids it is the end of our Canadian dream, after working for it for so many years.

It is for these reasons that 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 concerned that this is being forced upon Calgarians by a Third-Party Advertiser that committed a lot of money towards electing Mayor Gondek. That seems to me like a conflict of interest.

Furthermore, I am taken aback by the selective nature of this initiative, given the exclusion of some "high profile" neighbourhoods from rezoning. It makes me wonder if some citizens are more important than others, and whether the individuals who took this decision may be removed from the impact of it by virtue of their own neighbourhood/ward being exempted from rezoning.

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

Fire hazards

Parking implications

Inadequate infrastructure

Further stretching of existing facilities, amongst others

Thank you.

Rosaline Akinokun



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First name [required] **Brett**

Last name [required] **Goemans**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 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)

City planning is a difficult process and decisions made today can have impacts for decades. As a member of council it is your responsibility to look beyond the current election cycle and make decisions that are best for the city of today and tomorrow. I am sure you will receive a lot of negative feedback for the rezoning plan but it is your job to look past this sort of NIMBY thinking. Even if it made sense to restrict the vast majority of the City to single detached homes now, I really doubt a single one of the people commenting against it would agree that this will always be the case. As Cities grow people want different housing but this type of change takes time and I think that is the point most people are missing. The rezoning decision you make today will actually have little affect on the people living here today. It will affect the people living here 20 years from now and what housing options are available to them. The rezoning law will allow these people to buy the housing that suits them whether it be semidetached, townhouse or single detached. The alternative is a future with expensive single detached homes for some and small condos in "dense transportation corridors" for everyone else. I am sure the vast majority of the people living in Vancouver or Toronto today wish the councils 20 years ago made this type of change. Ultimately this rezoning change is inevitable whether you make it or not, it just gets more painful the longer it takes.



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First name [required]	Safi
Last name [required]	Bernbaum
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation (Zoning) amendment - Blanket Rezoning Proposal
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to Calgary City Council re blanket zoning proposal - Safi - 2024-04-15.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Dear Mayor Gondek and City Councillors,

Thank you for the opportunity to present my views.

I am opposed to the proposal to institute blanket rezoning in Calgary.

I am a resident of the inner city community of Scarboro. This is a Heritage community, which was designed in 1909 by the renowned landscape architect John Charles Olmsted. It has evolved into a gracious area of single family homes surrounded by generous landscaping and parks. They don't make communities like this anymore, and it deserves to be protected.

If the current R-C1 zoning were to be removed and replaced by the proposed blanket rezoning classification of R-CG, the protections that have helped Scarboro thrive for over a century would be lost. The important features that make up the character of the community, including wide setbacks of houses from the street, restrained massing and scale of buildings, and generous landscaping, could disappear. By ignoring the irreplaceable heritage value of Scarboro, the character of this gem of a community could very quickly be lost forever.

The few established Heritage communities such as Scarboro are rare and valuable assets in Calgary. A careful and sensitive approach needs to be maintained to ensure they are protected now and into the future. I believe this is the responsibility of Calgary City Council.

I urge you to reject the proposal for blanket rezoning.

Sincerely,

Safi Bernbaum
326 Scarboro Avenue SW
Calgary, AB



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First name [required] Jan & Bill

Last name [required] Carrick

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have emailed our comments to the Public Submissions email address as there is not enough space provided here. Hopefully they will get to council for the hearing.



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First name [required] Louise

Last name [required] Clayholt

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Zoning Changes

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

Hello Council,

I am not in favour of the blanket rezoning that is being put forward today. These plans do not take into consideration the character of the community, the size of lots, alleys, infrastructure, parking or any other key pieces of information that should be part of a zoning discussion.

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

My community had gone through the Heritage LAP process and although it did not take all of these issues into consideration, it did take some and determined the best locations within the community for higher density housing versus lower density housing.

I ask that you take the time to listen to your citizens and make a decision based on our values and thoughts. Rather than ignoring these opinions.

Thank you,
Louise Clayholt



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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

This city is part of a global change, that my family and I are extremely uncomfortable with! I am here because I would like a chance to voice my concerns before this city makes a decision that lines certain pockets at the expense and at the demise of the single family home owner and of the nuclear family! How can a family survive and thrive in a city that is trying to remove single family homes and green spaces to grow food?! These approved "buildings" popping up all over the city, including right next door to me are removing any privacy and are blocking out sun limiting any sort of chance of maintaining a garden. This past year, the small corner home next to me was demolished and in it's place was put "row houses" that block out all the morning sun and have 16 windows facing me!! 16!!! Where we once had privacy and morning sunlight, we now have no privacy and no sunlight! Furthermore, I have two little girls, and in the summer time when we are in the backyard playing in our what once use to be "private" area, we now have anybody and everybody watching my two little girls from their 16 windows!

I have lived at the same address for almost 40 years. I am horrified at the proposed changes. If they get approved, you will see people leaving this city, as many have already started to do. Ask yourselves, are these proposed changes encouraging growth or hindering it?

I am VENOMOUSLY AGAINST THE PROPOSED CHANGES.
RECALL GONDEK.
& F*CK TRUDEAU!



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First name [required] Huntet

Last name [required] Calder

How do you wish to attend?

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

Date of meeting [required] Apr 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 rezoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I do not want our neighbourhood to be over populated and have exits and entrances overwhelmed This would be devastating to majority of home owners and devaluing their properties.



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First name [required] Janet

Last name [required] Perchthaler

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

This rezoning will significantly change the appearance and density of many desirable communities. How can City Council not hold a plebiscite on such an important decision. The City of Calgary residents should have a say regarding the communities in which we live.
I strongly believe that replacing single dwellings with duplexes and possibly rowhousing will not create more affordable housing in desirable communities such as lake communities. Only the property developers will benefit from the rezoning.



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First name [required] Sheila

Last name [required] O'Brien

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning City to RC-G

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to this re-zoning as it does not accomplish what the city purports to be the reason for it, i.e. dealing with the housing shortages in the city. I live in an older area of the city where perfectly good bungalows are being knocked down and replaced with million dollar oversized side by sides. Most people will not be able to afford these houses so how is this helping the common citizen. I drove through Tim Horton's yesterday and an older man sat with a sign that he was hungry and homeless. I got him food and we chatted. He said he had been waiting and waiting to get some affordable housing, but still has not received any. Is this man who you have in mind when the city is allowing the million dollar side by sides to be built?

The City needs to look at different ways to expedite the process of approving new development without blanket re-zoning. Residents should continue to be notified of what development is being proposed and should be able to provide our concerns and input. Infrastructure in inner city and other communities will not be able to cope with all this new development and increased population. Currently, with the inner-city development in our area, there have been many issues which have already shown to impact the quality of life for existing residents. There is damage to roads under the pressure and weight of construction vehicles. I live in a school zone and there is constant traffic of semi trucks, flat beds carrying equipment, cements trucks, etc.; destruction of the landscape and trees; increased traffic and parking issues (we are told we do not own the road in front of our homes, yet we are responsible for maintaining the roads/sewers); noise pollution, etc.

Early and mid-century character of this city is quickly being destroyed. I believe the way to increase affordable options is to eliminate the cost of building new houses by promoting the renovation and maintenance of bungalows with secondary suites so that more people can afford homes. It will also help with supply chain constraints, reduce the amount of "bungalows" in our landfills and stop the inevitable parking and traffic problems that rowhouses and townhouses will bring.

I'm all for looking for solutions to the housing crisis that has been created however why should it be at the expense of long time residents in the inner-city communities and in outlying communities. Leave us the right to work with the City of Calgary on a case by case basis.



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] Cristinel

Last name [required] Serban

How do you wish to attend?

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

Date of meeting [required] Apr 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)

My family strongly disagrees with the manner in which the city council has handled the Rezoning Issue. While I can understand some of the rationale, it can destroy the properties' values and negatively impact our community. Solving this issue should be done far more transparently through a plebiscite, not behind closed doors serving the interests of a few individuals.



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First name [required]

LIJIE

Last name [required]

ZHANG

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

Do not blanket rezone of 110 Everhollow Green SW

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 will like to keep my current lifestyle



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First name [required] Darnell

Last name [required] Glass

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning of Calgary neighbourhoods

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)

As a taxpayer, father of 3 and homeowner in Calgary, I am strongly against the councils plan to blanket rezone the City of Calgary. This is not in the best interest of Calgarians.



Public Submission

CC 968 (R2023-10)

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First name [required]	Shane
Last name [required]	Doig
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 (blanket rezoning)
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

I am not in favor of blanket rezoning. I understand if new communities come with higher density zoning, as that would be a factor in place when an individual chooses to acquire property in the community. It is not appropriate to alter the zoning on existing neighborhoods as zoning is one of the features that we paid for and sought out when acquiring a property in that location.

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

The City should consider the permitting process for altering the rezoning of individual properties in a neighborhood to ensure the process is fair to all parties (builder and existing property owners) and ensure this process is well designed, timely and without undue hardship on various parties.

Finally, the decision for blanket rezoning, has been tainted by federal funding that is conditional on this decision. The funding has resulted in a process that is not free from bias, as such, the blanket rezoning should not be considered at this time. It may be appropriate to reconsider it in a future period when the process is not subject to such bias from a party that is not resident within our community.



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First name [required] Alex

Last name [required] Thronson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

To meet the needs of population growth, Calgary needs more housing. Allowing for medium-density developments in more parts of the city is a great step in that direction; it's an inexpensive, market-oriented policy. It allows for a greater diversity of housing types, so people selling their land have more options, developers have more options, and in turn home buyers might have more options. We need zoning reform to allow more housing stock so we can house more people. Increasing housing stock is also important for reducing price pressures on both rents and house prices here. At present, housing demand outstrips supply, and zoning makes it difficult to build enough housing in desirable areas. The City's plan is fairly modest, allowing only for specific types of multi-family housing, but permitting townhouse and rowhouse developments across the city nonetheless will massively increase the opportunities for Calgarians to have their housing needs met. It further simplifies the development process so developers have less red tape to work through, which will allow for more homes to be built more quickly. This is not the policy that will solve the housing crisis, but the policy that will be possible with the current restrictive zoning laws. This is an important first start to allow more choices for sellers, buyers, and developers, and to meet the city's growing needs.



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First name [required] Michael

Last name [required] Leeds

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 Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Requesting Plebiscite.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024
13812 Parkside Dr. SE
Calgary, AB
T2J 3Z1
403-863-9361

Dear Members of City Council,

I am writing to express my strongest support for a vote against the citywide RC-G blanket up-zoning bylaw that is expected to be brought forward to 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 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 express their opinions through a vote, especially considering the contentious nature of this issue during its initial stages.

I am concerned about the degradation and livability of our community if proper planning isn't availed. This change has many potential detrimental impacts on our communities including increased traffic on roads, inadequate sanitation, loads on power grids, sewage and drainage systems, community wellness, asset wealth, and where we raise our families. As such, it is a decision that should and must involve the broader community.

I believe that this approach is necessary to ensure that voices of Calgarians are truly heard on this very important matter. I urge you to vote against the signing of the by-law for the blanket rezoning.

Thank you for your attention to this matter.

Sincerely,



Michael Leeds



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First name [required]

Paul

Last name [required]

Sharp

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing on Planning Matters - Rezoning 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)

I am opposed to this simplistic approach to planning. I am a resident in Elbow Park (currently zoned RC-1) with roads, transit and schools that match that zoning. I purposely bought in this area recognizing the zoning that it came with.

It is irresponsible to make a blanket change to the zoning across the city. The infrastructure is simply not present that would allow densification in Elbow Park to be a viable solution. The schools in this area or that are serving this area for my children enrolled in French Immersion (Western for High School, Elboya for Junior High and William Reid for Elementary) are already at or above capacity due to the increased appeal of living in the inner city and densification that has already occurred within those boundaries (Altadore, for example). Waiting list and lotteries have either been talked about or imposed. Adding more people to these areas will only make this worse.

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

Furthermore, a vibrant city requires transit for its residents. This is the thinking behind transit oriented development. A city puts housing density and key services (leisure, shopping, etc) within walking distance of key transit hubs. Elbow Park has no LRT offering anywhere nearby and frankly will not have the ability to put key services nearby.

Lastly a change like this should require a plebiscite. If I recall correctly, this was not a campaign issue during the municipal election when the most recent council members took office. I understand that we elect people to govern and every decision cannot possibly be subject to referendum or plebiscite but something this significant (a blanket rezoning) surely warrants the public's input or should be basis on how we elect our City leaders.

I am incredibly disappointed by what feels to be City Council not seeking the view of Calgarians and pushing this through. I ask Council to either seek the public opinion through a plebiscite (as put forth) or wait until after an election where this can be an issue and voters can drive the direction its City.



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First name [required]	Joyce
Last name [required]	Scully
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	2024 letter on blanket rezoning.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Members of Calgary City Council:

RE: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS letter

I understand the serious housing pressures in our city. I support increasing housing choices and densification through policy and planning that is thoughtful, respectful of the character of each neighbourhood.

The City of Calgary Council approved the Heritage Communities Local Area Plan in September 2023, which included my community, Haysboro. I participated in several years of consultation with city planning experts to understand the Local Area Plan, which was designed to increase housing choices. Significant effort, money and time was put into developing the new Local Area Plan by both city planning experts and community members.

I believe in upholding agreements. I feel all our concerns, suggestions made, hours spent are no longer valued, with the proposed rezoning for housing.

As a retiree, I value our single-family home, the Haysboro community and the forty (40) years of memories that have been created in our family home. They may be taken away when I can no longer grow a garden due to the lack of direct sunlight. Solar panels may be useless due to shadowing. The mature trees will be removed, while the remaining ones cannot be sustained, and with that the birds will leave.

When buildings of this magnitude are built so close together and so close to their neighbours, the fire hazards are obviously enhanced. How can the city ensure home insurance will be available at reasonable cost if rezoning is approved?

As a constituent, **I am asking you to vote against blanket rezoning** and use the established processes to engage communities.

Signed

J. Scully
Haysboro resident, Ward 11



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First name [required] Jean

Last name [required] Thomson

How do you wish to attend?

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

Date of meeting [required] Apr 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)

There are many reasons I am opposed to the proposed Blanket Rezoning:

- the rezoning is being forced on Calgarians (council) as a condition of receiving federal funding
- blanket re zoning will eliminate zoning for single family communities. Home owners deserve the right to choose the type of community they want to live in and have confidence that their choice will be respected in the future development plan.
- parking and traffic flow issues are being ignored.
- densification will not equate to affordability.



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First name [required] Shawna

Last name [required] Curry

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 Citywide Rezoning for Housing

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)

As a Registered Nurse I would like to highlight some of the benefits that rezoning brings for all Calgary residents. Health Equity: Zoning changes that promote higher density housing can contribute to greater health equity by providing more affordable housing options in desirable locations with access to essential services & amenities. This can help address housing-related health disparities by ensuring that all residents have access to safe, healthy, & affordable housing options regardless of income level or socioeconomic status. Safer Neighborhoods: With more people present in the community, there's an inherent increase in natural surveillance, which can deter crime & antisocial behavior. Well-designed higher density developments often incorporate features like well-lit streets, pedestrian-friendly pathways, & active public spaces, contributing to a sense of safety & security, encouraging outdoor activities & physical exercise. Enhanced Social Interaction: Increased density fosters a sense of community by bringing people closer together. Higher foot traffic & more residents out and about can lead to greater social interaction & community engagement, which are crucial for mental well-being & reducing social isolation. Improved Access to Amenities: Higher density housing often leads to mixed-use developments, with residential units located near commercial establishments, parks, & public transit. This increases accessibility to essential amenities like grocery stores, healthcare facilities, and recreational spaces, promoting healthier lifestyles through easier access to nutritious food, healthcare services, & opportunities for physical activity. Environmental Benefits: Higher density encourages more efficient land use, reducing urban sprawl & preserving green spaces. This can lead to improved air & water quality, as well as mitigating the urban heat island effect. Furthermore, denser development patterns are often associated with greater adoption of sustainable transportation options like public transit, walking, and cycling, which not only reduces greenhouse gas emissions but also promotes physical activity & reduces the risk of chronic diseases related to sedentary lifestyles. This supports local economies, encourages entrepreneurship, & reduces the need for residents to travel long distances for goods & services, thereby decreasing reliance on cars & promoting walking or biking, which contributes to improved cardiovascular health and less air pollution.



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

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First name [required] Peter

Last name [required] Andrekson

How do you wish to attend?

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

Date of meeting [required] Apr 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 Land Use Designation amendment to redesignate our property to R-CG

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Our concerns regarding the Rezoning for Housing Proposal are:

1. The Proposal appears to be a knee jerk reaction to the current housing situation. Rather than taking a thoughtful and measured approach in arriving at a solution, Council has instead reacted in a heavy handed manner with its blanket rezoning strategy. Council needs to revisit this densification strategy and propose a path that acknowledges the concerns of its homeowner citizens rather than bulldozing ahead with blanket upzoning and the irrevocable consequence of ruining the character of single family neighborhoods.
2. Blanket rezoning will NOT solve the current housing affordability situation. It's disingenuous for Council to say otherwise. Developers are not going to sell rowhouses at a loss after paying in excess of \$1,000,000 to purchase a single family home in our neighborhood plus paying all the associated costs of materials and labour to build it. Look in the mirror and ask yourselves "Is the developer going to sell each unit for \$200,000?".
3. Blanket upzoning will result in a significant increase in on street parking. It's naive for Council to believe that the City's parking permit system will effectively manage the ensuing conflict of up to 8 cars (rowhouse with 4 dwelling units) vying for parking along 75 feet of street frontage.
4. We chose to move into a single family home neighborhood 25 years ago BECAUSE it was and remains one. We have a backyard where our children can play and we enjoy the 14 plus trees we have planted and cared for. The proposed blanket upzoning, if enacted, will result in the despoilment of the character of our neighborhood. We are at a loss to understand why Council fails to recognize this valid concern.

WE ARE UNEQUIVOCALLY OPPOSED TO THE PROPOSED LAND USE DESIGNATION AMENDMENT TO REDESIGNATE OUR PROPERTY TO R-CG.



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First name [required]

Tim

Last name [required]

Maxwell

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

City Wide Rezoning Issue

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My wife and I are horrified at the prospect of this rezoning issue, and its potentially massive impact on our neighborhood, on our overall quality of life, and on our longer-term property values. We are quite upset that there will be no plebiscite held on this issue, and even more so that City Council (including our Ward 11 representative) voted AGAINST holding such a plebiscite! Have they forgotten who voted them in? And who they represent? What gives Council the right to just unilaterally move ahead on such a significant issue, without giving its constituents the courtesy (and right!) to make their views, concerns, and opinions known? Please register our strong opposition to this rezoning initiative.



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First name [required] Christine

Last name [required] Roberts

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters I strongly disagree to rezoning lots in Sundance community.

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



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First name [required]	philip
Last name [required]	harding
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	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)	Town Hall request for blanket rezoning Apr 1 , 2024.docx
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Public Submission

CC 968 (R2023-10)

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

Town Hall request for blanket rezoning Apr 1 , 2024

Many residents and community associations are very frustrated with their Ward Councillors (including Ward 8) not making themselves available to meet and dialog on the issues of the proposed Rezoning for Housing.

We strongly request and urge you to schedule and conduct a face to face Town Hall.

The following is some background and rationale for doing this.

The proposed **Rezoning for Housing will affect all communities in Calgary.**

- As the city rushes to become **2 million and then 3 million people** the impact of how higher density is managed will **change the quality of life for all homeowners and communities.**

Background:

- The **'information sessions'** do not provide a clear understanding of the magnitude of the impacts to communities in the future.
- **Public hearings are mainly one way conversations** that provide limited engagement with Council.
- **Face to face Town Halls with Councillors provide two way conversation.** Councillors can hear directly the concerns of their constituents, everyone can listen and learn from each other and share constructive ideas.
- If the Councillor still refuses, this can be mentioned in your Public Hearing submission that there has been lack of consultation with the public (Municipal Government Act).

We look forward to seeing you at the Town Hall meeting.



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First name [required] Omeed

Last name [required] Sharif

How do you wish to attend?

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

Date of meeting [required] Apr 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
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Public Submission

CC 968 (R2023-10)

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

I don't believe the Blanket Rezoning will achieve its goals of solving the housing crisis. This re-zoning is far too extreme and abandons all consideration of personal choice and values people have made. The harms of the rezoning are being underappreciated by council and those groups in favour. Our concerns are being dismissed as nimbyism. This is an offensive simplification.

I made the conscious decision to relocate from the inner-city to a heritage neighborhood in 2017. I paid a premium to buy in this area because I valued the large lot size, wide streets and less dense feel. This is what I wanted for my young family. I could have spent considerably less if I wanted to live in a denser neighborhood. If Council votes to move this rezoning forward, you have effectively set the clock for the gradual elimination of all these things I value and paid for.

This won't solve the housing crisis. If the lot beside me were to be developed, it would result in a duplex or fourplex with individual unit pricing of 900k+. More luxury infills is not what Calgary needs.

There is a better way to go about this. Similar to the Local Area Plans - specific streets or lots are better suited to this development rather than a blanket "build whatever you want wherever you want". I know that seems inefficient or less effective but it is more fair to everyone and you will find the public will be much more receptive to something that respects their values and investment.



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First name [required]	Allan
Last name [required]	Berg
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	R-CG Blanket Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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Public Submission

CC 968 (R2023-10)

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

April 15, 2024

Public Submission to City Clerk's Office

CC 968 (R2024-04)

ISC: Unrestricted

Date of Meeting: April 22, 2024

Agenda Item: R-CG Blanket Rezoning

Dear Council and Council Committee Members,

I strongly oppose the City of Calgary's proposal for city-wide blanket upzoning, highlighting numerous concerns and potential negative impacts that such a policy would have on the community. I argue that the proposal undermines the democratic process by eliminating public hearings, which reduces opportunities for residents to express concerns about developments directly impacting their lives. Additionally, I suggest that the proposed upzoning will not effectively address affordable housing, as it fails to ensure housing remains affordable and does not significantly benefit low-income groups. This was not the mandate, the outcomes of blanket upzoning doesn't address affordability; it will make it worse. How is this not being taken to the citizens for plebiscite? I don't believe you were elected to make sweeping changes like this.

While the initiative seeks to address housing affordability and increase housing options, there are myriad potential downsides and challenges that must be considered by an informed City Council.

My biggest concerns are:

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 exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts.
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.
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 negative

health impacts for +/- 300,000 Calgary Households currently occupying single-family and semi-detached dwellings

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.
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.** 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.

In conclusion, the approach taken by the proponents of blanket upzoning can be seen as a significant departure from rigorous, balanced academic discourse. By promoting a singular perspective and advocating for widespread rezoning without thorough consideration of its diverse impacts, these proponents risk undermining the credibility of urban planning studies. It is crucial for academic discussions and policy proposals to encompass a broad spectrum of insights and to engage with multiple viewpoints. The narrow focus exhibited in the push for blanket rezoning not only fails to address the complexities of urban development but also diminishes the role of public consultation in shaping cities. Such actions can be viewed as an embarrassment to academic integrity, reducing what should be a robust debate to a one-sided promotion of a particular agenda.

Sincerely,

Allan Berg



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First name [required] Pauline

Last name [required] Wallace

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) Comments for Council on Rezoning Proposal.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Members of Council,

While I support a measure of densification, I urge you to vote no on the blanket rezoning proposal. Send it back as a rough draft and do better before putting our communities up for sale without protections in place. While forced to address housing within the context of a lack of provincial and federal protections around real estate speculators and immigration, council is not powerless. The large amount of resistance to rezoning can be leveraged. Push back harder on our behalf for this to be done well. Council can put amendments in place to the rezoning proposal that make our land less appealing to those who would come here to extract more than they contribute. To do this well, we need a better understanding of our true assets and values in order to protect them. More consideration and specific community input is needed around the following issues; **I have attached a document that explores each of these points.**

- 1. Consistently protect our tree canopy** with amendments to protect private trees. Private trees are at risk on lots being developed as well as trees on neighboring lots through root disruption and loss of sun. Replacement is not preservation. Tree protection, as being brought forth by Cllrs Wong and Chabot for 2025, needs to be in place especially before any rezoning takes effect. Vancouver has a private tree protection bylaw worth considering. Protecting private trees can help pace redevelopment.
- 2. Include externalities in the true cost of rezoning and densification.** Noise, health indicators, access to the sun, construction congestion, community center capacities, and more.
- 3. Much more local community input in shaping density targets and roll-out for their neighborhoods**
- 4. Suburban is not Urban** and can not be expected to densify at the same levels or in the same ways. We are car dependent, not walking distance to much, and engage our built environment differently than urban areas.
- 5. Consider pre-existing densities.** For example Deer Run already has significant duplexes, apartments, condos and townhomes along main transit lines.
- 6. Parking is both a pragmatic and a social issue.** Street parking allows for gatherings not possible in other parts of the city. Parking nurtures community building. "Relaxed" parking requirements should go the other way in suburban neighborhoods. Many live multi-generationally. Some subdivisions were built without driveways or garages with an implicit plan to park on the street. Requiring a parking spot on site for each living unit built (unit/suite/ garden suite) maintains livability, safety, goodwill, and may serve to organically regulate rate of densification.
- 7. Permitting Process as a place of resistance to any specific proposed development is insufficient and too late.**
- 8. Schools-** Where do we bus students when all our neighborhoods will see increases? Teachers are retiring and already substitutes are hard to find. CBE 3 yr. Plan insufficient for rezoning impact.



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] Christina

Last name [required] Carrier

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I think it's a horrible decision to allow developers come in and build multi level / multi unit complexes in single family home neighborhoods. Absolutely nobody wants this, we already have a severe lack of parking space in our neighbourhood due to all of the students, we don't need more street clutter that prevents residents from parking in front of their homes. We don't need giant eyesore buildings blocking out the sun in peoples homes and yards. Make our city beautiful, we need lower costs for our rentals but that doesn't mean having a bunch of builders come in, many of whom are not qualified. These buildings are a massive cash grab to cheap investors.



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First name [required]	Risa
Last name [required]	Desa
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 Opposition to Blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket upzoning.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Letter previously submitted. Reattaching

Dear Mayor, 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 the 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 Covenant 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 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? Will I be pushed out of my single family home when I can no longer afford the property taxes? The letter I received

never addressed this concern.

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 or 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 that looked like propaganda 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, taxpayer 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] Tony

Last name [required] Dinh

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 Proposed 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)

My name is Tony Dinh, currently I reside in Albert Park / Radisson Heights area. I am in favour of the rezoning for the City of Calgary to RCG, RG and HGO. Housing has become very unaffordable in Calgary since Covid and even arguably the most affordable area in Calgary has become unaffordable, the Greater Forest Lawn. We are facing unprecedented demand for the same housing product whether for rent or purchase. Many people's dreams of home ownership are quickly dwindling away. Let's call it what it is, it's a housing crisis. The city council ought to act, we must tackle this as citizens, and with the support of all levels of government. Rezoning will cut the 5-8months red tape to allow certainty for industry to build, bring good quality jobs, and create community in our established communities that some housing has reached shelf life. With better, more sustainable material and today's construction practises we can continue to contribute to our desirable city that people are obviously choosing to live. We have been the most liveable city in North America for many years, what is liveable without housing we can afford?

This fork in the road we must eliminate discrimination of rc1 housing, 60% of housing, allow rcg zoning as the base, that we can one day live and raise our family in the communities we desire, because there will be housing supply there. The middle housing, for the downsizers, the empty nesters, the fresh colleague student, the young adult moving to their first home, the newly landed immigrants, the young family, the new couple taking the next step in their relationships moving in together, Calgarians. Calgary cannot be the most liveable city without the ability to have shelter that one can afford.



Public Submission

CC 968 (R2023-10)

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First name [required]	Ann
Last name [required]	Burrage
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 am writing in OPPOSITION to the proposed blanket rezoning.

I believe that the proposed rezoning has too broad a scope and creates the opportunity for landowners and developers to build in such a way as to be detrimental to the unique qualities of Calgary's existing communities.

New communities with a mix of housing styles are professionally planned to ensure an attractive, consistent, cohesive mix that creates unique communities with housing styles for a diverse population. Our older communities deserve that same professional planning and consideration as we take the next steps in growth, renewal and redevelopment.

The blanket approach to rezoning suggests that the City feels that all of our communities are homogeneous and a single approach to zoning is the best way forward. I argue that our communities are unique, and that each community's path forward in growth and development should also be unique. A one-size(or multi size in this case) fits all approach does not respect that vision.

Specifically, I am opposed to the rezoning's inclusion of townhouses or row houses which could potentially result in 8 new dwelling units (4 primary units with 4 secondary suites) on a lot that had previously been zoned for a single home with a possible secondary suite. This is a significant departure from our communities' original development and should only be allowed as part of a carefully considered community plan to ensure that increased density is aligned with an overall vision.

The proposed rezoning would automatically allow the interspersing of 4-plex row houses and single dwelling lots on any given street. This creates the potential for hodgepodge development with each landowner making their own choices regarding what fits on their lot and could easily result in chaotic, inconsistent development, parking and traffic issues, unappealing, unattractive communities, and lower property values.

One size does not fit all. The scope of this rezoning is too broad and pushes the pace of increased density beyond communities' abilities to respond in a way that preserves character and vision.

I request that you limit the blanket rezoning to include only 2 primary units on any current single dwelling lot.

Respectfully,
Ann Burrage



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First name [required] Lloyd

Last name [required] Cliplef

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 citywide Land Use Designation (zoning) amendment--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 proposed Land Use Designation amendment by any reasonable analysis is an unprecedented proposed policy implementation which is clearly outside the Calgary tradition of democratic process, a process which includes 150 plebiscites on issues with far less life-changing impact than what Mayor Gondek and Council are so eager to push through with only the narrowest of opportunities for public debate. The proposed Land Use Designation amendment in its current non-plebiscite form defies the trust of Calgarians and according to some readings of the Municipal Governance Act of Alberta, would violate Council's fiduciary responsibility to protect the legal interests Calgarians by ignoring their reasonable expectations of enjoyment of property by instigating the devaluation of said property without adequate notice or adequate compensation. Without this amendment Council is inviting litigation for years to come, and ruining the liveability of the City, which is for all Calgarians. The Mayor and Council are turning back the clock to pre-2001 traffic fiascos and clustershows of the 1990's which became a main issue of the 2001 Municipal Elections, and ignoring actual planning possibilities in favour of a desperate one!



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First name [required] Shelley

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 Public hearing on citywide rezoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket Rezoning - Shelley Anderson.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

To Councillor Walcott, Mayor Gondek, Calgary City Council, City of Calgary
Re: **REJECTION OF BLANKET ZONING PROPOSAL**

Dear Courtney,

I am a Calgary native and have been a resident of Ward Eight for over 28 years. I have sent my kids to our local schools and have been active in my community association in many ways including zoning committees and developing area redevelopment plans.

I have discussed this proposed blanket upzoning bylaw with friends, strangers and my twenty something year old kids (who are all renters) and opposition is overwhelmingly unanimous! I am frustrated that you and City Council have chosen to rezone our neighborhoods, the lands that we care for and own (not the city), without listening to our voices.

I reject the proposed blanket zoning bylaw. Here are the reasons for my objection:

- As property owners and residents, we have worked hard to create a vision for our community. This plan negates all of this work and will negatively impact the historical cohesion of the community - a gem that other cities admire and try to emulate.
- With increased massing we will lose our beautiful green canopy, like the 100 year ELM on my property. We will never recover these beautiful and historical trees that are so important for environmental and mental health of our human and nonhuman residents.
- Aging residents - this plan will drive out our aging residents by affecting their property value. The demographic mix is something we cherish and protect.
- Affordability. Developers need to make a profit. The high property values in our neighborhood prohibit developers from purchasing land at these high costs and selling at low costs.
- Infrastructure. We do not have enough parking or reliable transit as it stands. Blanket rezoning favors developers who move in quickly to make a buck then leave. This proposal removes restrictive covenants intended to protect the property and community without consultation of the property owner, and streamlines permitting without reference to a neighborhood made plan by the residents.
- Responsibility and Pride in our properties - rental units are generally not managed and cared for by the occupant. Participation in community improvement and pride of ownership will diminish. This makes me sad.
- There are no conclusive reports that support a reduction of price for rentals or purchased housing under the proposed plan.
- Finally, Council is taking away our freedom of choice by mandating this bylaw without direct input from the residents of Calgary. This is reckless and insulting.

Please add my name to the long list of Calgarians who strongly **REJECT THE BLANKET ZONING BYLAW.**

Put this question to the citizens in a plebiscite. You will get your answer loud and clear.

Shelley Anderson,
1928 12 Street SW



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First name [required] Peter

Last name [required] Griba

How do you wish to attend?

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

Date of meeting [required] Apr 24, 2024

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

[required] - max 75 characters Blanket 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 urge council to rethink this blanket upzoning as it will do nothing to increase the stock of affordable housing in this City and significantly upsets the expectations of existing residents. The proposal might as well be called 'Defund Zoning' as it eliminates contextual and even discretionary considerations are deprecated. Upzoning can be achieved while considering the context of the neighborhood and the proposal seems to be a ham-fisted approach to allow anything without considering those that moved into a neighborhood with a reasonable expectation that it would retain some of its character. I accept that increased density is coming but it can be achieved with more thoughtful policies that have been developed in this proposal. Citizens did not vote this council in to have their residential choice and investment in their future overturned by whim of Council and I certainly believe they will remember this at the polls.



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First name [required] Autumn

Last name [required] Malsbury-Boag

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The blanket rezoning of neighborhoods is a knee jerk virtue signalling reaction to a problem that has been building for some time created by government with massive immigration numbers beyond what municipalities can handle and policies that support financialization of the housing market. Blanket rezoning furthers financialization and will INCREASE not decrease housing prices making housing even more unaffordable. The city realizes that it can no longer pretend this is for affordability and has now switched to this is creating more diverse housing options. It actually takes away diverse options by removing the choice to live in a single family neighborhood. It immediately gives a land lift for the potential to build very profitable multi units for developers. Ontario/BC and foreign investors are already snapping up properties and inflating prices further competing with buyers looking for a home here. Parking will become a huge issue. There are not safe and efficient transit options for most neighborhoods in this community and we are a very cold weather climate. Cars are essential. Many of these neighborhoods were built back when families typically only had one vehicle per home and parking is already a challenge. Transit has become so unsafe I don't let my teens use it anymore.

Infrastructure has not been built to accommodate more than the current residents and is aging. We regularly have power transformers blow out in our neighborhood as happened last night. We have low water pressure, water main breaks, internet issues as more people work from home and the capacity is already exceeded. Tearing down old perfectly good homes dumping them into the landfill to build multi unit new builds and greatly increasing lot coverage reducing the tree canopy is not "climate emergency" friendly.

I'm horrified to read that greenspaces and parks are designated R1-C and are not designated as protected park space. As density increases and people have less space to themselves we need more public green space not less.

This is ridiculous government ideological policy with no strategies to support either current residents or those coming in seeking a better life here, it is unfair to all of us. Why is the city not pushing back to the federal government first to drastically slow this rate that is completely unsustainable and will collapse our housing, health care, social programs and education systems already under great strain.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

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

First name [required]	Daniel
Last name [required]	Brown
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Movement to increase densification in the city and rezone from RC2 to RCG
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)

Calgary is a large city and growing rapidly. Increasing urban density simply must happen. It can happen now or later, so why not be responsive to a housing crisis and create the opportunity to add more density now. This should be done in addition to increasing mixed use areas so people can live, work, and have recreation in the same neighbourhoods. It is an easy win for all.



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First name [required]

Rob

Last name [required]

Tuer

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

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)

We DO NOT support the Blanket Rezoning Bylaw planned for April 22, 2024. We feel that this approach is not the solution for the affordable housing problem because it will mainly benefit developers and will not do enough to assist the individuals who actually need the affordable housing. This Blanket Rezoning bylaw plan is without consideration for current home owners like ourselves who made a conscious decision many years ago to live in an established community with large lots and mature trees. We have paid taxes for years and should be allowed to have our voices heard as well. There are many issues with the Blanket Rezoning proposal as it stands as it does not address increased congestion, parking, infrastructure, etc. Calgary City Council should not be making a decision of this magnitude without getting the input of ALL interested home owners as this has the potential to impact our personal property. We are asking for a plebiscite to ensure that a decision on Blanket Rezoning includes the input of ALL home owners within the City of Calgary. We look forward to hearing that our input has been heard and there will be a more full-some process that takes place to ensure that this is not just a decision of the members of the City Council as it has the potential to create a huge impact for many Calgarians. Thank you.

Rob and Caroline Tuer



Public Submission

CC 968 (R2023-10)

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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] Stephen

Last name [required] Shawcross

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning Bylaw Council Chambers

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

ATTACHMENT_01_FILENAME (hidden) The Unassailable Case against Blanket Rezoning (final2).pdf



ATTACHMENT_02_FILENAME
(hidden)

Executive Summary Unassailable Case (final).pdf

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

The Unassailable Case against Blanket Rezoning," presents a comprehensive critique of the proposed blanket rezoning initiative by the City of Calgary, aimed at addressing housing affordability and diversity within the city. The authors, Stephen Shawcross and Sano Stante, both seasoned professionals in urban planning and real estate, respectively, argue that the initiative, while well-intentioned, carries significant potential drawbacks and fails to effectively address the core issues it aims to solve. Here are the key points:

Pros of Blanket Rezoning:

- **Increased Housing Options:** Aims to increase housing affordability by allowing more types of residential buildings in areas previously restricted to single or semi-detached homes.
- **Streamlining Development:** Seeks to eliminate individual public hearings for new projects, potentially reducing bureaucracy and speeding up construction.
- **Diverse Community Support:** Supports a mix of housing types to cater to different household needs, improving community diversity.
- **Efficient Use of Infrastructure:** Advocates for using existing infrastructure in established areas to support more residents, arguing this is more efficient.
- **Market Dynamics Improvement:** Claims that adding homes, even at higher initial prices, will lead to overall affordability through reduced competition.
- **Development in Established Areas:** Encourages development in established areas, closer to employment and amenities, which could reduce environmental impacts.

Cons of Blanket Rezoning:

- **Negative Impact on Community Character:** Risks altering the character and cohesion of neighborhoods, potentially harming the quality of life for existing residents.
- **Potential for Development Delays:** Appeals against development approvals could actually prolong the development process, contrary to the initiative's goals.
- **Displacement and Gentrification:** Could incentivize developers to target older, more affordable homes for redevelopment, displacing long-term residents.
- **Environmental Concerns:** Increased building coverage reduces green spaces, trees, and biodiversity, increasing urban heat island effect and countering climate change mitigation efforts.
- **Limited Affordability Impact:** New developments may not be financially accessible to lower-income households, failing to address the broader affordability crisis.
- **Infrastructure Strain:** Increased density may overburden local infrastructure and services, leading to congestion and a need for substantial upgrades.
- **Parking and Traffic Issues:** Could exacerbate parking shortages and traffic congestion, degrading quality of life.

- **Reduction in Single-Family Homes:** May lead to a decrease in single-family homes, limiting housing options for certain demographics.
- **Loss of freedom of choice in housing:** As the initiative limits availability of single family homes, it does not democratically allow for individual preferences in living environments.
- **Health and Well-Being:** The uncertainty introduced by blanket rezoning could have negative impacts on residents' mental health.
- **Economic Impact:** Potential loss in existing property values could affect the municipal tax base and overall economic stability.
- **Shift towards more rental properties:** Reducing home ownership and negatively affecting community engagement and stability. Also reducing asset based wealth and community welfare.
- **Blanket Rezoning Hypothesis is Unproven:** based on test cases such as Auckland NZ, which has recently (April 5/24) abandoned the initiative due to disastrous results.
- **Blanket Rezoning cannot respond to local needs:** Real estate markets are inherently local and attempting to solve micro issues with sweeping, macro solutions can not properly address the nature of the issue.
- **Sundering the Social Contract:** Property purchased with a specific zoning creates an implicit social contract between the individual and the city. Altering the social contact requires proof that the change contributes to the greater good, which has not been unequivocally demonstrated.

Alternative Recommendations: The authors propose alternative solutions to address housing affordability without resorting to blanket rezoning, including:

- Abandoning blanket rezoning in favor of comprehensive neighborhood plans that identify specific areas for redevelopment.
- Establishing a Community Land Trust to deliver below-market-rate housing.
- Making municipally owned parcels available for affordable housing development.
- Encouraging development of secondary suites and laneway housing to increase housing supply.

They argue that a more tailored, strategic approach to urban development, which respects community character and needs, supports environmental goals, addresses the long-term impacts on infrastructure and genuinely improves housing affordability through careful planning and targeted initiatives. These are the measures necessary for truly addressing housing affordability and diversity in Calgary, rather than broad, sweeping rezoning measures.

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

¹ <https://www.calgary.ca/planning/projects/rezoning-for-housing.html?redirect=/rezoningforhousing>

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

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

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

CONs

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

1. **Negative Impact on Community Character and Cohesion:** The introduction of higher-density housing forms in traditionally low-density neighbourhoods will radically alter the character and cohesion of established communities. The aesthetic and historic attributes along with the cultural identity of neighbourhoods will undoubtedly be compromised, affecting the quality of life for current residents. The change will invariably lead to a mismatch in community expectations and the physical environment.²
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
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
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

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

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

⁴ https://southwarknotes.files.wordpress.com/2009/12/loretta_lees_tom_slater_elvin_wyly-gentrification__-routledge2007.pdf

evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts.⁵ 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.⁶ 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.⁷

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

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

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

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

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 Rentals⁹.** 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.¹⁰ 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 mortgages¹¹. 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

⁸ Statistics Canada 2021

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

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

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

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

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

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

The Creation of a Perpetually Affordable Housing Supply

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

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

Land Cost – A Barrier to Affordability

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

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

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

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

City Land Supply – A Lost Opportunity

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

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

Community Land Trust - A Mechanism to Perpetual Affordability

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

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

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

Summary and Recommendations

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

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

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

RECOMMENDATIONS

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

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

Authors:

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

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

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

Addendum A

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

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

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

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

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

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

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

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

Bill Chomik, Architect AAA, FRAIC, HON. AIA



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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] Gregory

Last name [required] Osioy

How do you wish to attend?

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

Date of meeting [required] Apr 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 Proposal

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

ATTACHMENT_01_FILENAME (hidden) Calgary Rezoning Letter from Greg Osioy and Peri-Lynne Blair.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We are opposed

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.

To Calgary City Council,

I am writing to express my strong opposition to, and concerns with the City of Calgary's proposed blanket rezoning as proposed in its "Home is Here" housing policy. I believe that this change will have a significant negative impact on my community of Varsity specifically, and on the City more broadly. In particular, I believe the change will have a deleterious effect on the character of our neighbourhoods, place undue strain on existing infrastructure, and ultimately decrease the housing options available to Calgarians. It also conflicts with the reasonable expectations of homeowners who have purchased property based on existing zoning rules.

A blanket decision to, according to my understanding, allow for up to eight housing units to be placed on a single lot in my community would drastically change the feel of Varsity, and of similarly affected neighbourhoods. Varsity is known for its mature trees and landscapes, and quiet, community feel. I appreciate that it is a place where parents feel comfortable allowing their children to play on the roads and in the parks unsupervised, and I believe that this is because we, as neighbours, know and look out for each other, and because traffic on the side streets is low. Rezoning to allow for four, or even eight times the number of housing units on an individual parcel of land would inevitably increase traffic and noise, and make it more difficult for residents to know all of their neighbours. Construction of such houses would likely require mature trees to be removed, and itself cause noise and inconvenience, potentially for years at a time, as different lots within the community are redeveloped.

Existing infrastructure such as main roads and electricity lines in Calgary are already often at capacity. Varsity Drive, for example, is already congested every day during school drop off and pick up, and vehicles on Shaganappi Drive is bumper to bumper at key times of day. Streets in my area were built to accommodate the volume associated with single family homes, and I cannot envision how much worse the traffic could become if potentially eight times the amount of people and cars were expected to use them. Parking is already difficult at times, and the proposed rezoning offers no solutions for where additional cars could be accommodated. I am similarly concerned with the impact rezoning would have on existing utilities such as sewer, water, and power lines, which were installed with the needs of single family homes in mind. The recent rolling power outages in the Northeast illustrate the very real risks that can occur when demand for services exceeds supply. The proposed rezoning could also tax the capacity of parks and other recreation services in neighbourhoods that were not built with higher density developments in mind.

When one buys a property, one assesses many variables and chooses the area that best fits one's needs. The purchase of a home is one of the most significant and expensive decisions one makes in life, and for many people, their home is their primary asset. The purchaser of that home has a reasonable expectation, based on neighbourhood zoning, of what living in that community will continue to be like in the future. This proposal dramatically and unfairly alters those reasonable expectations. Moreover, the proposal would 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. Blanket rezoning would fully eliminate the option of low density neighbourhoods, and potentially make Calgary a less desirable place for future residents to live.

For the reasons above, I urge the City to reconsider its blanket rezoning plan. It is a precipitous "solution" that I fear will cause significant future difficulties, and undermines the rights of existing property owners. I recognize that Calgary is expanding and some urbanization is inevitable, and even desirable, but this proposal is not the answer. Our city's growth must be managed in a way that respects the character of existing communities, comports with existing infrastructure, and reflects the wishes of current property owners. A more nuanced approach is needed, and I trust that the City will work to find one.

Thank You

Gregory Osiowy
And
Peri-Lynne Blair

5147 Viceroy Drive NW
Calgary, AB
T3A 0V2



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First name [required] Sheila

Last name [required] Walsh

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters See Attached

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

ATTACHMENT_01_FILENAME (hidden) Rezoning.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Hello,

I strongly oppose Council to implement citywide rezoning. The main reason for this change is because the Federal Government will not provide funding (taxpayers money) unless the zoning is changed.

Reasons for opposing:

- The increase in supply of houses and suites will not resolve affordability since developers and landlords will continue to charge excessive rents and high sales prices. In communities, developers are buying and renovating the original houses and asking 1,000,000.
- Old neighborhoods were not developed for mixed uses. There is already a parking issue on the streets. Citizens are unable to find parking when 'no parking' is allowed on snow routes. The increase in traffic is a safety concern for children.
- As seen by the infills, duplexes and row houses being built in Calgary, the properties cover most of the lots leaving less space for grass, vegetable and flower gardens. Grass is excellent for the environment as it removes carbon dioxide, traps dust, reduces temperatures, releases oxygen and prevents flooding.
- Citizens chose specific communities for its zoning.

I request that Council does not change the current zoning in communities.



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First name [required] Helen

Last name [required] Holder

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 Rezoning For Housing (RCG)

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

ATTACHMENT_01_FILENAME (hidden) As a board member of the Calgary Peigan Constituency Association I frequently hear concerns about the blanket rezoning for housing in Calgary and the impacts it will have on residents.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

As a board member of the Calgary Peigan Constituency Association I frequently hear concerns about the blanket rezoning for housing in Calgary and the impacts it will have on residents, businesses and I am extremely concerned about this blanket rezoning proposal for several key reasons.

First, the policy itself is vague and unclear and it is not even outlined how the policy will improve affordability. It appears to me that the opposite may in fact, be the result, as the one size fits all, chaos of allowing any sort of building to be built anywhere in Calgary will clearly REDUCE property values and result in many families having to sell their homes as their debt level becomes unsustainable without the same level of credit available to them. At a time when the government forced many citizens into large amounts of debt they did not plan on having during the covid years, this seems especially cruel and punitive to then force them into a situation where their property values decrease and their line of credit may now disappear.

Second, the meticulous community planning that every neighborhood goes through to ensure a good mix between green space, single family home areas and other areas with multi-family homes will go out the window. Yes, we need more housing and quickly, but throwing out all the rules and any sort of strategic planning is an irresponsible way to go about this, and to be honest, it is a lazy route. Yes, it's more work to consult the public on each project, but this is our democratic right. Yes, it's more work to think through what are the best locations for multi-family housing, but we owe that to all residents, whether home owners or renters, or even businesses. These decisions impact real people and just throwing all caution to the wind because we have an irresponsible federal government who has just allowed an unsustainable amount of immigrants into this country, is not a good excuse to just join in on the chaos that was created by this. And I say this as someone who has two parents who are immigrants to Canada. Yes, we need building permits quickly, but there are other ways to streamline the process than to cut out the citizens from the process. We need a diligent, hard working city council to make quick, responsible decisions, and leaving the builders with no checks and balances and the citizens of Calgary with no legal pathway to present their case of how a project impacts them specifically is just not what Canada is all about. We don't trample on people to allow large corporations to do whatever they want with only a development permit as the only barrier. We think things through as a community and we can make better decisions than this. City Council should look at strategic rezoning such as close to c-train stations, but we need to have some checks and balances in place in this process and rezoning should be done in small batches so that each community has the ability to see specifically what the impacts will be and have a chance to make their case if they are negatively impacted.

Thirdly, the infrastructure constraints are a major concern as these communities were not built with the roads, the parking spaces, and the power, water, gas services to handle a significant increase. All of these need to be considered on a project by project basis which is why the free for all is going to result in major disruptions and chaos. It is irresponsible full stop.

Lastly, this will negatively impact the quality of life for Calgarians. We do not need to impose tall storey buildings in single family home neighborhoods, removing their ability to have a sunny backyard with some level of privacy. People chose these neighborhoods for a reason, and growing gardens, having privacy and having views are very important to people, not to mention

solar panels that have been installed that won't be able to function properly. The lack of parking, the lack of space and the crowded atmosphere this will create are just a few of the lifestyle issues that will be ignored if this policy goes through. We are a very methodical province, and we do not need to make such hasty decisions. I am sure some IT initiatives can be taken to streamline the process to make approvals faster without making all of these fatal short cuts. In short, we can do better. We can do much better. Thank you.



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First name [required]	ANN
Last name [required]	BUCKINGHAM
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 amendment to land use by-law
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City Bylaw submission April 2024.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

To the Honourable Mayor Gondek and members of the Calgary City Council

RE: Public Hearing on Planning Matters – proposed Amendments to the Land Use By-Law 1P2007 - Bylaw 21P2024

I am very concerned about this proposed revision to the existing land use bylaw. I feel strongly that is unnecessarily broad in its “blanket” application. It must be amended to be made more responsive to the proper long-range growth of Calgary. At present, it is simply reactionary to the present housing crisis.

Calgary is the victim of urban sprawl. This is the result of decades of virtually unfettered growth. I agree this must change to allow the proper development of controlled density and the development of multi-use residential areas. However, this present proposal is too far reaching – it is reactionary instead of being thoughtful and designed for the best future growth of the city.

Some of the concerns already expressed by Calgarians are valid and should be heard and carefully considered.

1. Parking will be a huge problem with increased density. The proposal for .5 spaces per new unit is completely impractical. The reality is that each such new unit will likely have at least one, if not two, vehicles. While encouraging the use of transit is laudable, that change will not occur immediately. Instead, already crowded street parking will become much worse. The proposed elimination of parking requirements for backyard suites is completely untenable. There is not enough parking now in many suburban areas having a lower population density.
2. Increased traffic is a legitimate concern. Many arteries in existing residential areas are already too busy to accommodate yet more traffic. The only result will be increased traffic in residential areas which is unacceptable for public safety.
3. This proposed amendment does not address the urgent need for more affordable housing or the rapidly increasing price of homes in Calgary. It has been argued that eventually this crisis situation will moderate as a result of this proposed amendment. While that may be true in the long run, it does not address the immediate problem. Allowing an increase in higher density housing in existing R-C1 and like areas fails to take into consideration the interests of existing stakeholders. Instead, it opens the door for the building of structures at odds in design, without thought to a cohesive community.
4. Proponents of this amendment have taken the position that this change has garnered wide support from Calgarians. They point to surveys already taken. However, these surveys reflect only a very small sample of opinion. Also, the question posed was worded in a manner that predisposed a response in favour of the proposed amendment – that is simply not fair. More public input is essential on such a matter which will have such a profound effect on the future development of this city. The advice of professional urban planners, architects and others should be sought and given careful consideration.
5. The densification of housing in existing areas will result in the loss of many established trees and green spaces which are already being sacrificed. Witness the development of land on the east

side of 37th Street S.W. – all of the older trees have been removed without exception. This loss is unavoidable and discordant with the position taken by Council of late.

In short, the spirit of this amendment is laudable but it is much too broad. This profound change in land use planning must be made less reactionary and more deliberate. If it proceeds at all, it should be tailored to the needs of all Calgarians, present and future. These changes should not be a blanket – exemptions should be considered for certain communities to allow for a reasoned and careful application of this amendment in appropriate measure.

For the information of Council, I am a second generation Calgarian, having lived most of my adult life in Calgary. I am a retired professional who values the quality of life which Calgary provides. As a homeowner, I am deeply concerned about the long-range effects of this amendment to the land use bylaw and respectfully request that the City reconsider this proposal.

Respectfully submitted,

Ann Buckingham



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First name [required]

Fleur

Last name [required]

Bennett

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 opposed to the blanket rezoning. See attachment.

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

In opposition

ATTACHMENT_01_FILENAME (hidden)

Zoning.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the blanket rezoning. See attachment.

Hello,

I am writing to express my grave concern for the City's plan to blanket rezone the city of Calgary. There are many problems with this plan, including:

1. The City has already engaged in significant rezoning. There are multi-storey buildings going up wherever I go. The current recommendation to blanket rezone lacks vision and creativity. I have no doubt that there are better plans than tossing the current zoning rules out the window and would appreciate seeing some options presented by council. Even waiting to see how the current plan plays out is a far better idea, in my mind.

2. There are multiple reasons why housing is so expensive right now. I do not see that zoning is a major player (consider current macroeconomic issues, mass immigration, net influx into Alberta from other provinces, etc. as primary causes). To render residential zoning obsolete is a drastic measure that does not address primary causes and will change the fabric of communities forever. Furthermore, such rezoning gives all the decision-making power to the city and the developers to determine the culture of a neighbourhood. It is absolutely wrong and unfair to remove people's choice to purchase a home in a neighbourhood that makes sense to them and denies them input into their own neighbourhood.

3. Ignoring property rights of current homeowners. As a family we worked hard, saved up, and paid a premium specifically to buy in a lower density neighbourhood. We deliberately moved out of a more densely zoned neighbourhood into an RC-1 designated neighbourhood. Now we are told that that home that we purchased may be surrounded by multi-unit buildings? This plan will line developers' pockets at the expense of homeowners.

4. This plan targets older neighbourhoods as those homes are more likely to be torn down. Again, we paid a premium to be in an inner city neighbourhood. It upsets me to no end to be told that this will no longer matter. It is well known that inner city already subsidizes the building of the outlying developments, as developers do not have to pay many infrastructure costs. I can live with that but it is extremely unfair to insert multi-storey, multi-unit complexes into the middle of residential communities. These communities are already underserved by infrastructure. Many of them have already been rezoned to double or more their density but the city has not concomitantly increased parking, community centre, pool, playground, etc. access. I can't imagine what that will look like at a higher densification multiple.

Again, I would strongly urge the city to look at other measures to address housing problems. Blanket rezoning is not the answer.

Regards,

Fleur Bennett
3323 Caribou Dr NW

Hello,

I am writing to express my grave concern for the City's plan to blanket rezone the city of Calgary. There are many problems with this plan, including:

1. The City has already engaged in significant rezoning. There are multi-storey buildings going up wherever I go. The current recommendation to blanket rezone lacks vision and creativity. I have no doubt that there are better plans than tossing the current zoning rules out the window and would appreciate seeing some options presented by council. Even waiting to see how the current plan plays out is a far better idea, in my mind.

2. There are multiple reasons why housing is so expensive right now. I do not see that zoning is a major player (consider current macroeconomic issues, mass immigration, net influx into Alberta from other provinces, etc. as primary causes). To render residential zoning obsolete is a drastic measure that does not address primary causes and will change the fabric of communities forever. Furthermore, such rezoning gives all the decision-making power to the city and the developers to determine the culture of a neighbourhood. It is absolutely wrong and unfair to remove people's choice to purchase a home in a neighbourhood that makes sense to them and denies them input into their own neighbourhood.

3. Ignoring property rights of current homeowners. As a family we worked hard, saved up, and paid a premium specifically to buy in a lower density neighbourhood. We deliberately moved out of a more densely zoned neighbourhood into an RC-1 designated neighbourhood. Now we are told that that home that we purchased may be surrounded by multi-unit buildings? This plan will line developers' pockets at the expense of homeowners.

4. This plan targets older neighbourhoods as those homes are more likely to be torn down. Again, we paid a premium to be in an inner city neighbourhood. It upsets me to no end to be told that this will no longer matter. It is well known that inner city already subsidizes the building of the outlying developments, as developers do not have to pay many infrastructure costs. I can live with that but it is extremely unfair to insert multi-storey, multi-unit complexes into the middle of residential communities. These communities are already underserved by infrastructure. Many of them have already been rezoned to double or more their density but the city has not concomitantly increased parking, community centre, pool, playground, etc. access. I can't imagine what that will look like at a higher densification multiple.

Again, I would strongly urge the city to look at other measures to address housing problems. Blanket rezoning is not the answer.

Regards,

Fleur Bennett
3323 Caribou Dr NW



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First name [required] Preston

Last name [required] Phillips

How do you wish to attend?

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

Date of meeting [required] Feb 24, 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) LOC2024-0900.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April

City of Calgary

RE: Land Use Designation Amendment
File Number: LOC2024-0900

This letter is to advise you that we not only strongly oppose city-wide land use redesignation, but in particular the community of Montgomery.

Since we moved into Montgomery in 2014, we have seen a least two (if not more) area development plans that have addressed traffic, redesigning storefronts on Bowness Road and land use. Attached is a recent Montgomery Area Redevelopment Plans (ARP) and a map from 2018 that illustrates the proposed zoning from yet another APR for the community. Montgomery land use has been reviewed numerous times over the last decade, all of which took taxpayer dollars, as well as the time of many contributing Montgomery area residents.

As the attached documents clearly indicate, the City and our community have put in a lot of time and effort to create a mutually agreeable ARP that allows for much higher densification in the neighborhood, as shown in Attachment 2. All these ideas were met with sound approval and endorsement from the City of Calgary.

It is very clear buy just glancing at the map that the most recent ARP will greatly increase the population density of Montgomery (especially in around Bowness Road), while still honoring the existing long-time residents of the neighborhood who having invested their time and money in the community.

Yet, despite the fact that only a fraction of these plans have come to fruition, the City wants to disregard the current ARP and blanket every single lot with a RC-G designation. As residents of Montgomery, we are frustrated that very little time has been given to implement and see the effects of the currently proposed ARP. The City is skipping the results that will be achieved with this current ARP

To use a specific case in conjunction with the comments above, the subject file number (LOC2024-0900) is located across the street from my house. It is not feasible to put an RC-G dwelling on this lot. This street is already too congested and a 4plex will negatively impact this already problematic situation.

Please respect the residents that live in these communities.
Thank you.

Preston Phillips

Sincerely,

Preston Phillis



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First name [required] Heather

Last name [required] Charon

How do you wish to attend?

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

Date of meeting [required] Apr 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

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

ATTACHMENT_01_FILENAME (hidden) Blanket Rezoning.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Vote NO to RCG Blanket Rezoning before this city is in complete ruins.

Mayor & Councillors,

I am 100% against the Blanket rezoning of the city of Calgary. Please see the list of reasons below:

Federal Coersion – it appears the Federal Govt is planning to withhold financial support funding for building of homes in Calgary unless it is done according to their plans and not what is actually needed for Calgary. Just say No!

Lack of Diversity – by rezoning the city entirely and only building multi-unit residences; this will now not include the ability of any family/person to own a single family/person home on a single lot. For a Council that is so proud of the DEI program; this does certainly NOT fit that particular agenda. You will be forcibly EXcluding all Calgarians who wish to own/rent a single-family home.

Lack of Growth – by building multi-unit high-level residences you will essentially be blocking out the sun from many people’s yards that allow for trees, flowers, gardens and other vegetation to be grown on a residential property. **This impacts me personally as I have trees, flowers and a vegetable garden on my lot.**

Overcrowding – these units will overcrowd every single street they’re built on; and already are. There will be no room for parking, no longer allow for privacy, the noise levels will certainly increase at all hours of the day and night. Property values may increase but that also increases property taxes and puts more of a burden on the homeowners you claim this plan will help. This is not beneficial to anyone (except maybe you so you can have another increase in salary).

Air Quality – having more vehicles in the neighbourhood will have a negative impact on air quality and cause more traffic congestion. This will affect respiratory health for many people. This will affect the ‘green initiative’ because of the increased CO2 in the city. But I’m sure the 15-minute city program you’re already working on should fix that when you force people to get rid of their cars.

Loss of Green Spaces – building on our recreational green spaces is just despicable. It will also kill countless forms of natural habitat for animals and increase CO2; once all the trees are removed.

Infrastructure – all infrastructure will be negatively impacted. Water, sewage, electrical, gas, roadways, sidewalks and natural pathways for animals, water and vegetation.

I am a home-renter who is negatively affected by this proposal. I oppose what blanket rezoning will do the home and city I love. This proposal will most certainly destroy Calgary and turn it into a Ghetto City with rampant crime; **we’re already experiencing it.** But since we don’t pay the police enough money....this is what we get.

This is **not the proper process** for changing land use for the entire city. The fact that you appear to be being bribed and/or coerced into ignoring the citizens is disgraceful and leads me to believe you are among the ‘Elite Captures’ in government. I feel very confident in saying there is no way

any of these multi-unit, multi-level houses would ever be built next to your residence; but you're happy to let the groundlings suffer the consequences.

Vote NO to RCG Blanket Rezoning.

Thank you,
Heather Charron



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First name [required] Carlene

Last name [required] Donnelly

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) Rezoning CUPS Submission Final.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The Importance of Rezoning for Housing Affordability

CUPS is a non-profit organization that, based on our integrated, trauma-informed, and strengths-based approach, empowers people to identify and leverage their abilities to achieve their goals and improve well-being. We provide housing and economic supports, health services, and parenting education through an integrated lens. At CUPS, we see the impact of housing unaffordability on a daily basis. In the 2022-23 fiscal year, CUPS supported over 7,500 clients. 404 adults, many of whom have children, were supported to access and maintain subsidized housing through our diverse portfolio of housing programs.

Housing and homelessness continue to be complex challenges in Calgary. A recent study identified that in 2016, approximately 115,000 people (40,000 households) were at high risk of homelessness in Calgary; the authors also predict that the number of at-risk households has likely increased since 2016.¹ Further, in 2022, the Calgary Homeless Foundation's Point-in-Time count identified that 2,782 individuals were experienced homeless in the city.² While housing may be more affordable in Calgary than in cities like Vancouver and Toronto, the high cost and unavailability of housing forces many Calgarians to spend far more than 30% of their income on housing. Emphasizing the National Housing Strategy Act's recognition of the right to affordable housing,³ it is critical that our city continues to support the creation of affordable housing.

Research into the impacts of rezoning^{3 4} has demonstrated that we can increase access to affordable housing by:

- Increasing housing supply through encouraging multi-unit homes and townhouses to be built and through increasing the availability of legal secondary suites.
- Improving housing diversity and housing options available to individuals and families.
- Streamlining housing processes by reducing regulatory barriers.

We recognize and believe in the importance of continuing to build affordable housing stock in our city through citywide rezoning. We have seen the impact of access to affordable housing through our work with clients who have diverse and varying needs. When clients have access to affordable housing, they can focus on meeting their other needs and working towards their own goals. Further, without adequate affordable housing in the city, our staff members that provide essential services to vulnerable and marginalized Calgarians will also be faced with the real possibility of being unable to afford their rent. **It is critical that Calgary passes the proposed changes to zoning regulations to streamline housing approval processes and to facilitate access to and creation of increased affordable**

¹ Kneebone, Ron, and Margarita Wilkins. *How Many Housed People in Calgary Are at Risk of Homelessness?* University of Calgary's School of Public Policy, Oct. 2023, www.policyschool.ca/wp-content/uploads/2023/10/HSP116-HousedPeopleCalgaryRisk.Kneebone.pdf. Accessed 19 Mar. 2024.

² Calgary Point-in-Time Count Report. *Calgary Point-in-Time Count Report 2022*. 2022, www.calgaryhomeless.com/wp-content/uploads/2023/01/CHF-PiT-Count-Report2022.pdf.

³ Dong, Hongwei. "Exploring the Impacts of Zoning and Upzoning on Housing Development: A Quasi-experimental Analysis at the Parcel Level." *Journal of Planning Education and Research*, vol. 44, no. 3, Feb. 2021, <https://doi.org/10.1177/0739456X21990728>.

⁴ Harney, Benjamin. "The Economics of Exclusionary Zoning and Affordable Housing." *Stetson Law Review*, vol. 38, no. 2, Feb. 2022, www2.stetson.edu/law-review/wp-content/uploads/2022/02/38.2.10.Harney.pdf.



housing. CUPS remains committed to supporting the pursuit of affordable and diverse housing options for all Calgarians.



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First name [required]

Mark

Last name [required]

Sowinski

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 regarding rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We had the option of purchasing a half duplex in a community within walking distance of downtown but opted to purchase a single family home on a large lot further away from downtown the following reasons:

- it's much quieter
- more green space / privacy
- little to no traffic
- no parking issues

The proposed rezoning will, in time, negatively affect the quality of life in our neighborhood and therefore we do not support it in any shape or form.



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First name [required]	Stan
Last name [required]	Bernbaum
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation (Zoning) amendment - Blanket Rezoning Proposal
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to Calgary City Council re blanket zoning proposal - 2024-04-14.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Dear Mayor Gondek and City Councillors,

Thank you for the opportunity to present my views.

I am opposed to the proposal to institute blanket rezoning in Calgary.

I am a resident of the inner city community of Scarboro. This is a Heritage community, which was designed in 1909 by the renowned landscape architect John Charles Olmsted. It has evolved into a gracious area of single family homes surrounded by generous landscaping and parks. They don't make communities like this anymore, and it deserves to be protected.

If the current R-C1 zoning were to be removed and replaced by the proposed blanket rezoning classification of R-CG, the protections that have helped Scarboro thrive for over a century would be lost. The important features that make up the character of the community, including wide setbacks of houses from the street, restrained massing and scale of buildings, and generous landscaping, could disappear. By ignoring the irreplaceable heritage value of Scarboro, the character of this gem of a community could very quickly be lost forever.

The few established Heritage communities such as Scarboro are rare and valuable assets in Calgary. A careful and sensitive approach needs to be maintained to ensure they are protected now and into the future. I believe this is the responsibility of Calgary City Council.

I urge you to reject the proposal for blanket rezoning.

Sincerely,

Dr Stan Bernbaum
326 Scarboro Avenue SW
Calgary, AB



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First name [required] Marion

Last name [required] Harwood

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Calgarians should be voting on this issue. Like a democracy.



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First name [required]	Patricia
Last name [required]	Bruton
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Agenda not published by deadline -Council Meeting on R-CG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	R-CG-residential-grade-oriented.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Backyard Suites How-to guide (2).pdf

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

Community Impact of Increased Population Density
-when services are not within walking distance, increased density results in increased car use and carbon footprint
-Two proposals on 19th Ave NW (between 9th and 10th St) will increase the number of dwellings on that block from 30 + to 60 + dwellings. If this happens each time a bungalow comes down, the population will explode, (LOC 2023-0374 & 0373)
-Our community does not have a grocery store, public elementary school or medical resources within a reasonable walking distance, car use will increase

Impact on Homeowners
-R-CG for townhomes/rowhouses state max density of 75 homes per ha or 4 dwellings /50 foot lot.
-The addition of backyard, secondary and basement suites allowed under R-CG increases the number of dwellings to at least 8/50 ft lot.
-Mayor Gondek stated there would be a maximum of 4 units on a 50 foot lot. But there are R-CG developments that have 10 dwellings in 2 buildings on a 50 foot lot, e.g. DP 2023-05738 and DP 2021-3422 or 20 units in 2 buildings on a 100 ft lot, e.g. DP 2022 04881
-Windows of the second building of secondary suites look directly into the living rooms, bedroom, backyards of adjacent dwellings
-All Trees have been removed from properties noted above. Removal of privacy, tree canopy, additional noise of 10 plus households will have a negative impact on home valuation and quality of life of adjacent residents

Inconsistency of Zoning Documents
-Allowable height of backyard suites is inconsistent in City documents
-Shading and placement of backyard suite.
-One document (<https://www.calgary.ca/development/home-building/new-backyard-suite.html>) shows placement on the lot should honour the adjacent building and a different doc (R-CG-residential-grade-oriented.pdf) shows a front building and a back building, which would not honour an adjacent building

Summary
-We support increased density Mid Block - ONE STRUCTURE - NOT TWO = 4 dwellings on a 50 by 120 foot. This would honour the privacy and valuation of the adjacent neighbour.
Not 10 units on a 50' lot. The city claims 4. Have developers and the city created loopholes to deceive the public as to the actual number of dwellings that can be added to a city lot with R-CG ?
-LIMITS on the number of dwellings added to a community depending upon existing services. In communities that have no nearby shops or schools, residents will need cars, therefore increasing carbon footprint

R-CG: RESIDENTIAL GRADE ORIENTED

REVISED LAND USE

FEBRUARY 2023



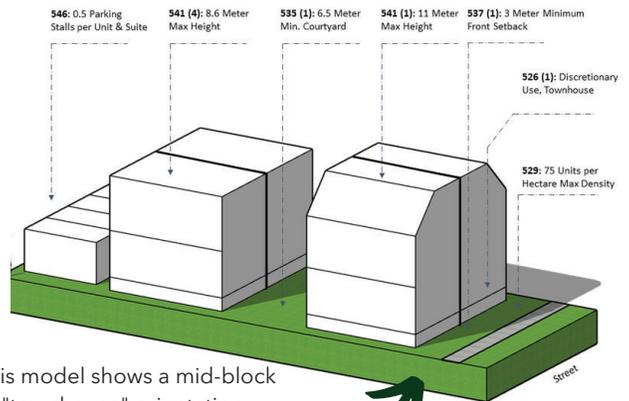
POSTERS DESIGNED WITH COMMUNITIES

WHAT IS R-CG?

A land-use district that allows for rowhouse-style housing. This land use (zoning) was recently revised by the City to accommodate front and rear units on a parcel, plus a separate garage. An R-CG parcel could have a maximum of four units on a typical 50' lot, with the potential for each unit to have a secondary suite (A sub zoning type R-CGex "excludes" suites). R-CG can be located on corner lots or mid-block lots. The homes could all be in a row or have front and back units as pictured in the drawing below.



R-CG District Mid-block Diagram (4 Townhouse Units and 4 Basement Suites)



This model shows a mid-block "townhouse" orientation. They can also be side by side in a "rowhouse".

CAN THIS BE BUILT NEXT TO ME?

Currently, parcels that are already zoned R-CG are concentrated around the Bowness/Montgomery Main Streets, the 17th Ave Main Street, and the Westbrook and Banff Trail LRT Stations.

However, any property owner in Calgary can apply to change the land use (zoning) of their property. If the land use is approved by City Council, the applicant can then move to the next step of a development permit, which would allow this form of housing to be built.

All land use change applications (rezonings) are decided by Council on a parcel-by-parcel basis. Rowhouse (R-CG) is a **discretionary use** - meaning that the community will be circulated for comments and notice will be posted on the site, soliciting feedback in the development permit process.



FIND OUT MORE

You can view more information about this land use, on the City of Calgary's website here: calgary.ca/housingchoice



R-CG
ROWHOUSE

SINGLE
DETACHED

R-CG
ROWHOUSE

SEMI-
DETACHED

FOUR UNIT
APARTMENTS

SINGLE
DETACHED



Backyard Suites How-to guide

Publishing Information

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Backyard Suites How-to guide

Author
The City of Calgary

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Backyard Suites

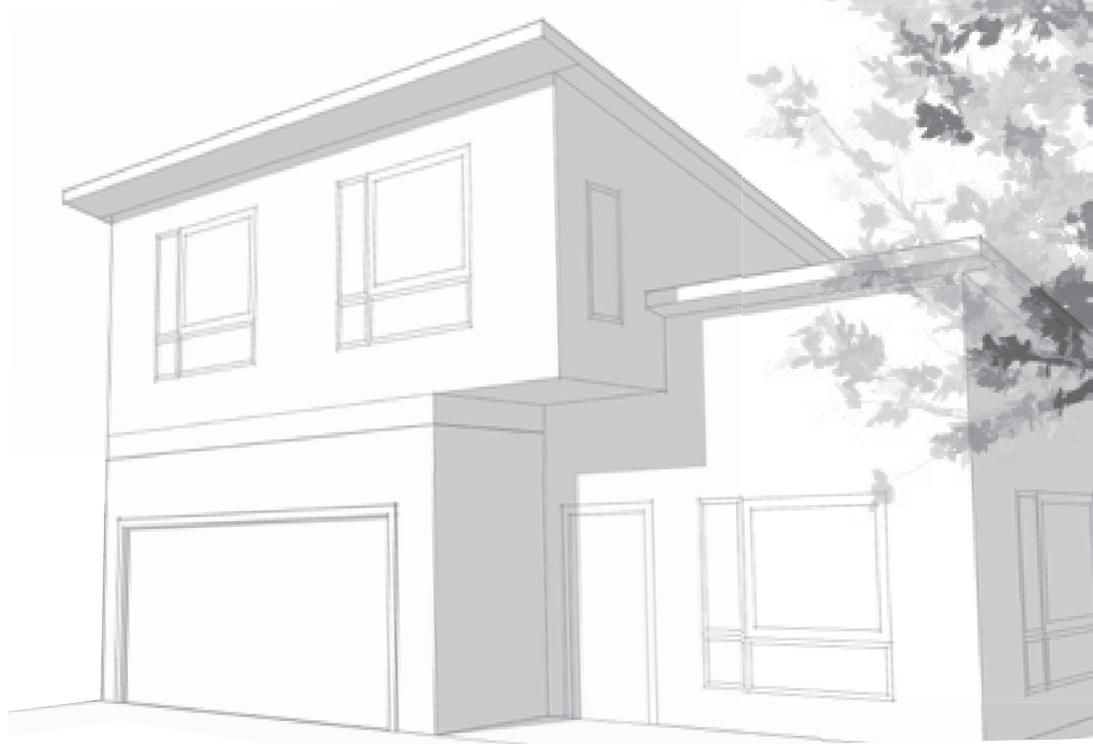
What is a backyard suite?

A backyard suite is a second residence that is in a building located behind or beside the primary residence. They are sometimes referred to as laneway houses, carriage houses, garden suites or garage suites.

Why support backyard suites?

Backyard suites provide flexibility and choice for home owners by providing a housing form that can allow a property to better suit changing household needs, such as the need to provide a home for an aging parent or an adult child, supplement income with rent, house a care-giver or downsize to a smaller residence.

Suites also add different types and sizes of homes that are more affordable in low-density neighbourhoods. And because suites cannot be sold separately, they provide rental housing that contributes to a mix of tenures.

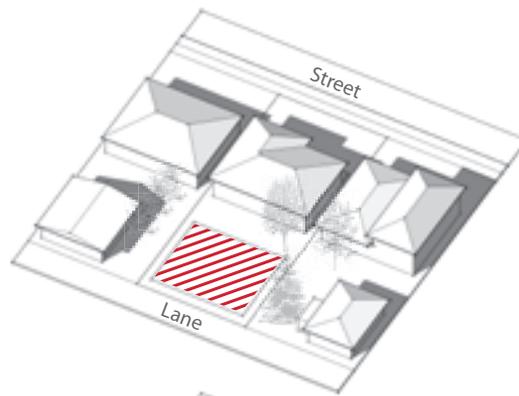


Guide overview

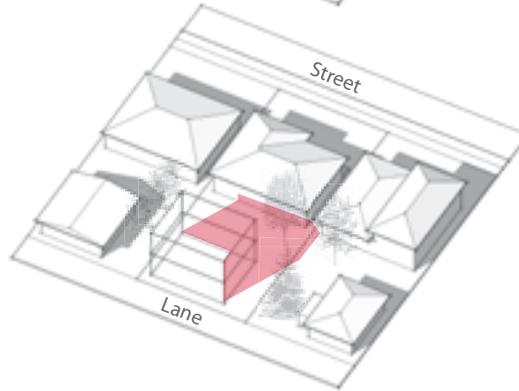
The Backyard Suite how-to guide shows ways to address the design intent from the rules and policies for backyard suites and highlights different ways to improve design outcomes. It is intended to inform the design process; help frame the conversation between neighbours about a proposed backyard suite; and guide City staff when reviewing the development permit.

The how-to guide walks the reader through the important design aspects identifying specific design aspects to consider at each stage with strategies that can be used to design the new backyard suite.

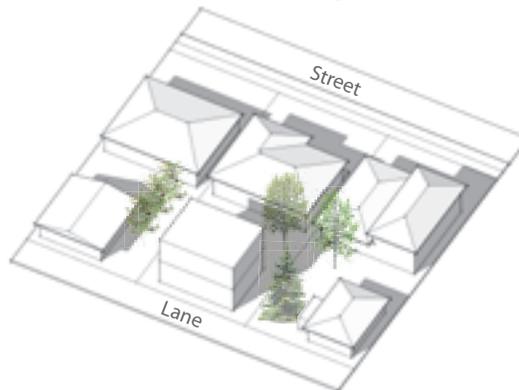
For information on the rules for backyard suites and to find out whether you can build a backyard suite on your property please visit: calgary.ca/suites



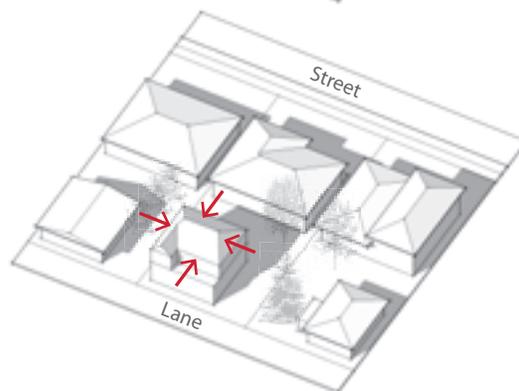
① Building placement



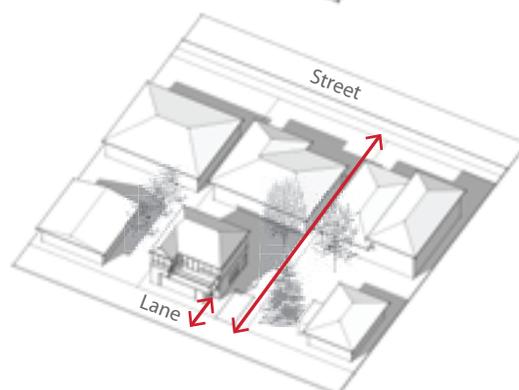
② Sunlight and shadowing



③ Trees



④ Height and massing



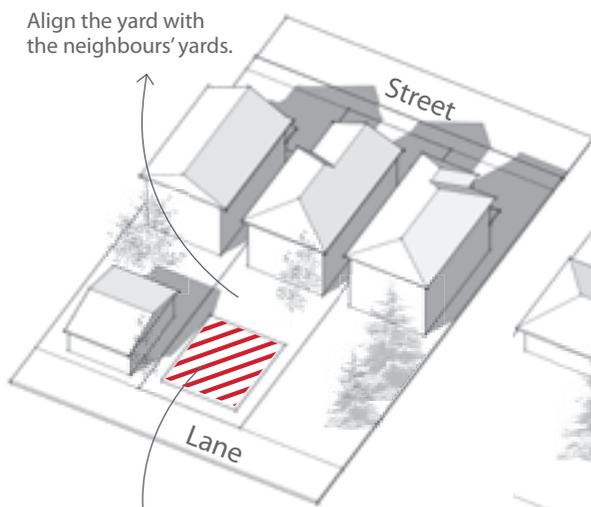
⑤ Balconies, windows and access

1

Building placement

Design principles

- Consider the location of the adjacent yard space and buildings. The new backyard suite should be located to align with building and yard placement on neighbouring parcels. Where feasible, buildings should be located next to buildings and yards should be located next to yards. On a lot with a lane this principle will most often result in the new backyard suite being located next to the lane to match the location of neighbouring garages and parking pads.
- Consider how future tenants of the primary residence and the backyard suite will use the shared yard space when choosing the location of the backyard suite. Providing distinct amenity spaces for each of the households is encouraged.

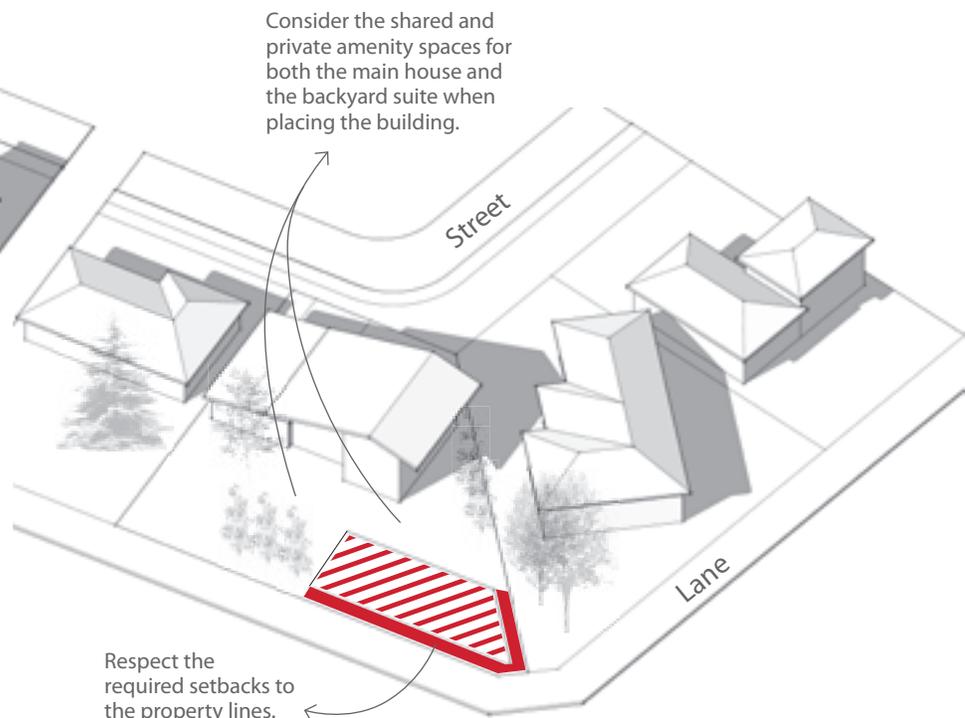


Align the yard with the neighbours' yards.

Street

Lane

Place the backyard suite to align with neighbouring buildings and to provide easy access to the lane.



Consider the shared and private amenity spaces for both the main house and the backyard suite when placing the building.

Street

Lane

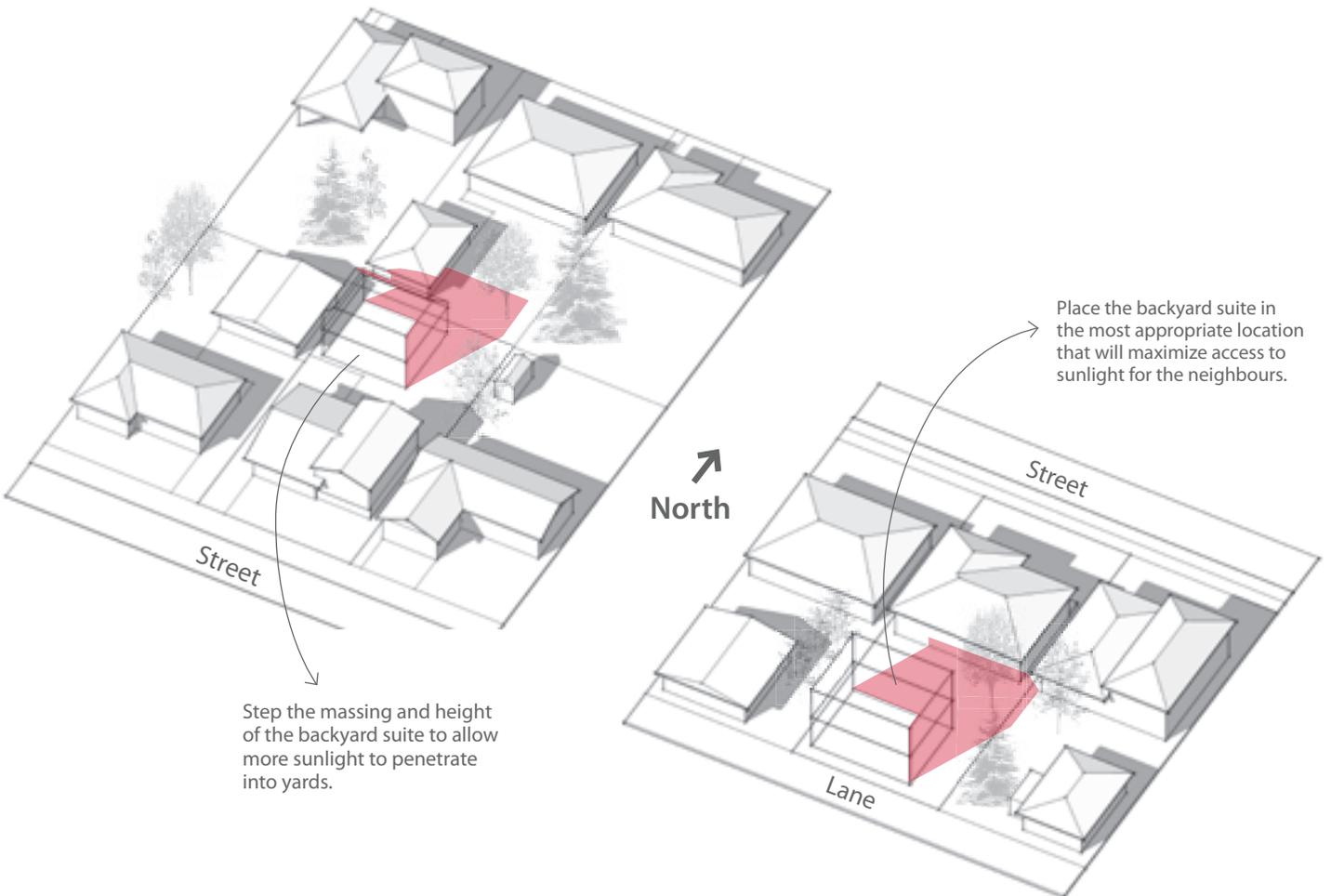
Respect the required setbacks to the property lines.

2

Sunlight and shadowing

Design principles

- Locate the backyard suite to maximize sunlight access for neighbouring parcels. On north south blocks the backyard suite should be located closer to the shared property line on the south side of the lot so that the neighbouring parcel to the north has better access to the southern aspect sun angle.
- Angled or stepped rooflines that let more sunlight into yards next to the suite are encouraged.

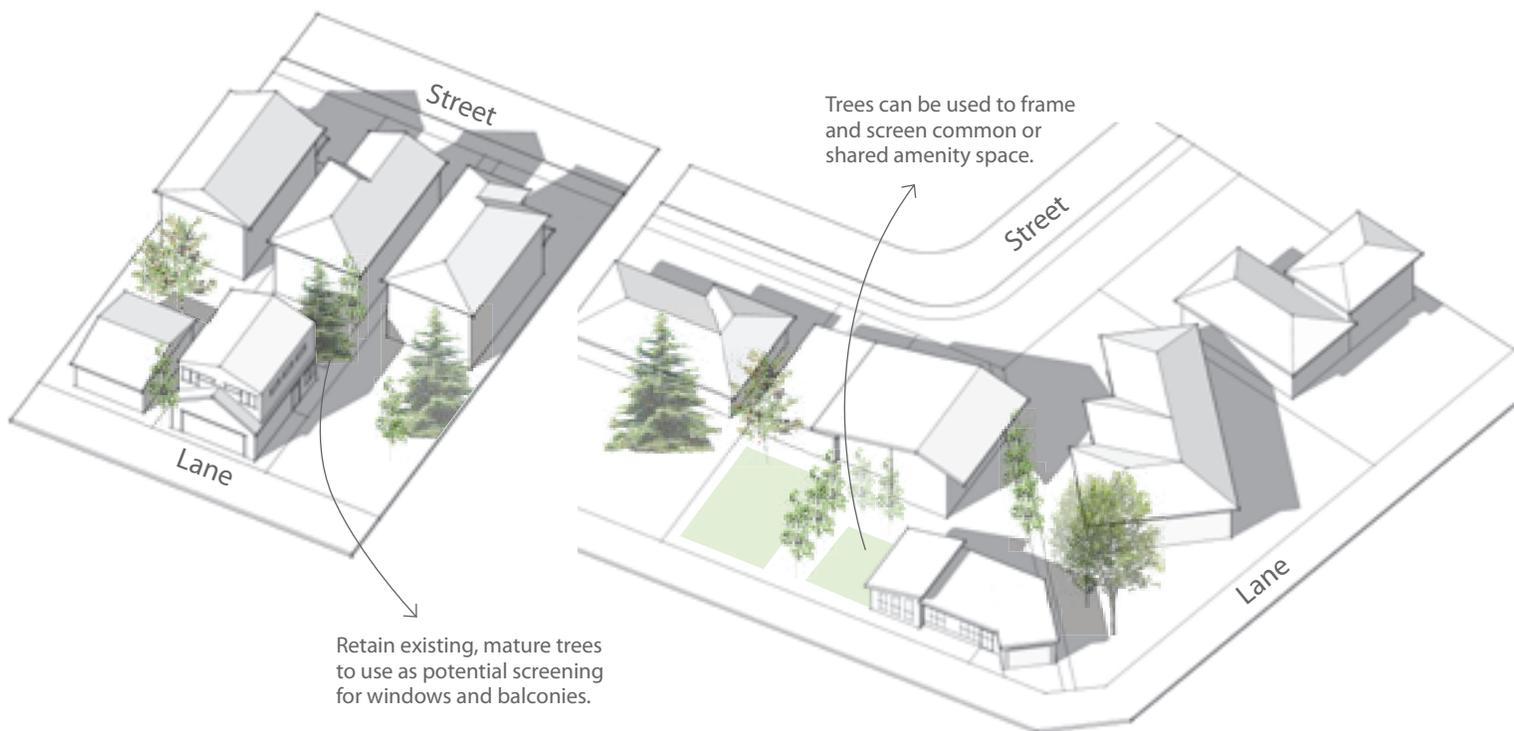


3

Trees

Design principles

- New backyard suites are encouraged to be located so that existing, healthy trees will be retained.
- Trees can screen windows, amenity spaces and buildings. Locating the new backyard suite to take advantage of existing trees can enhance privacy for tenants and neighbours and reduce the visual mass of the new suite.



Retain existing, mature trees to use as potential screening for windows and balconies.

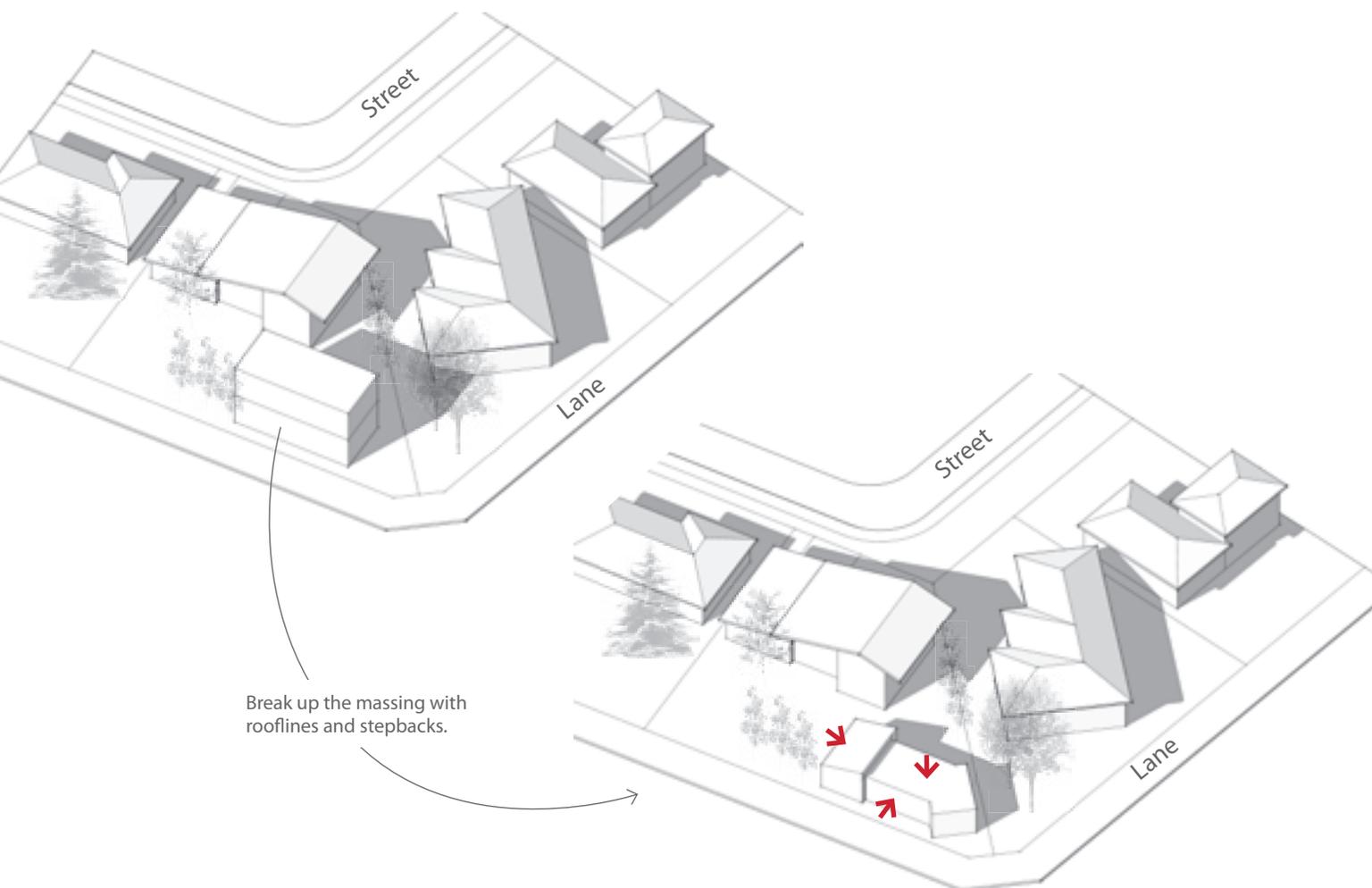
Trees can be used to frame and screen common or shared amenity space.

4

Height and massing

Design principles

- Height should be transitioned from neighbouring parcels to reduce the perceived height of the backyard suite from the neighbouring yard.
- Building facades should be articulated to reduce the appearance of height and volume.
- Rooflines should be articulated to provide more visual interest and reduce the appearance of height. This can be achieved by lowering the height of the primary façade and stepping the roofline.



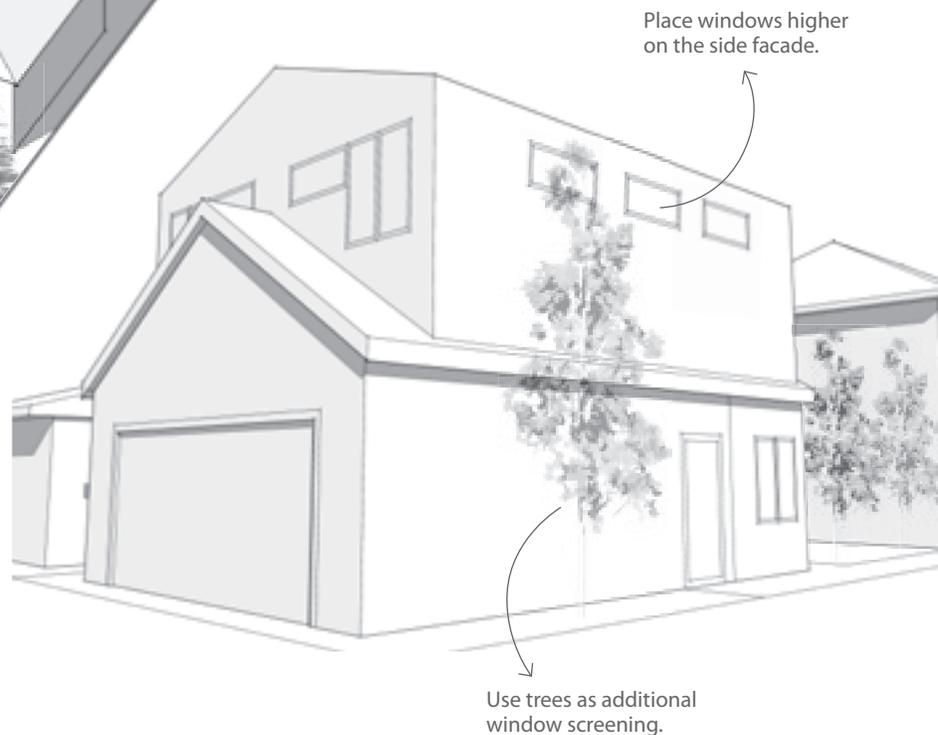
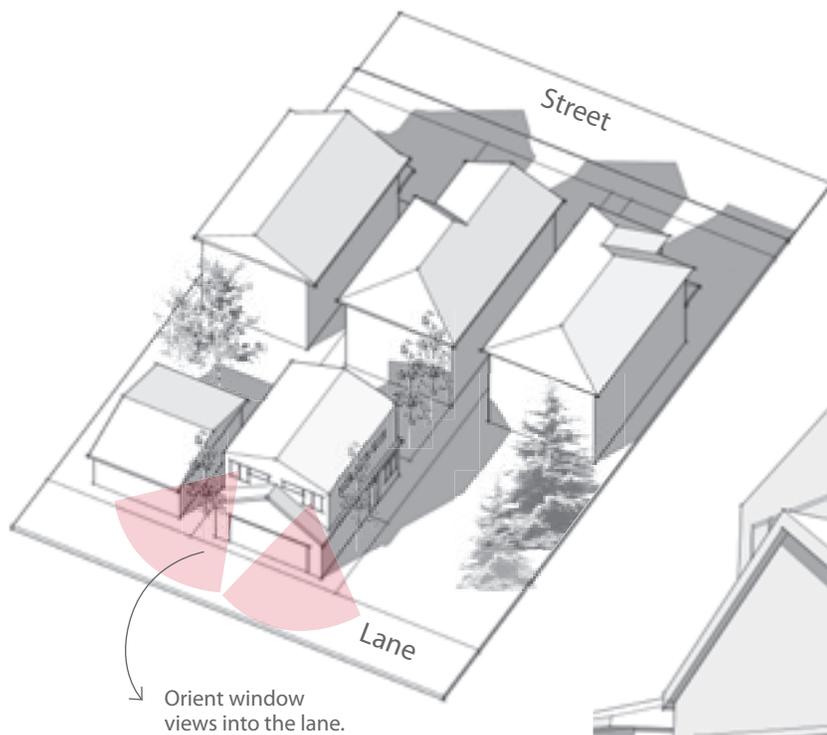
Break up the massing with rooflines and stepbacks.

5

Windows

Design principles

- Windows should generally be placed to provide views to the street, the lane or into the yard shared with the primary residence.
- The location of neighbouring buildings and trees should be considered when determining window placements. Windows on side facades are more appropriate where direct views of neighbouring yards are screened with trees or where the window overlooks a neighbouring garage.
- Some windows on the side facade will be supported to break up the visual mass of the wall where the windows are obscured or placed higher in wall to prevent direct overlooking.

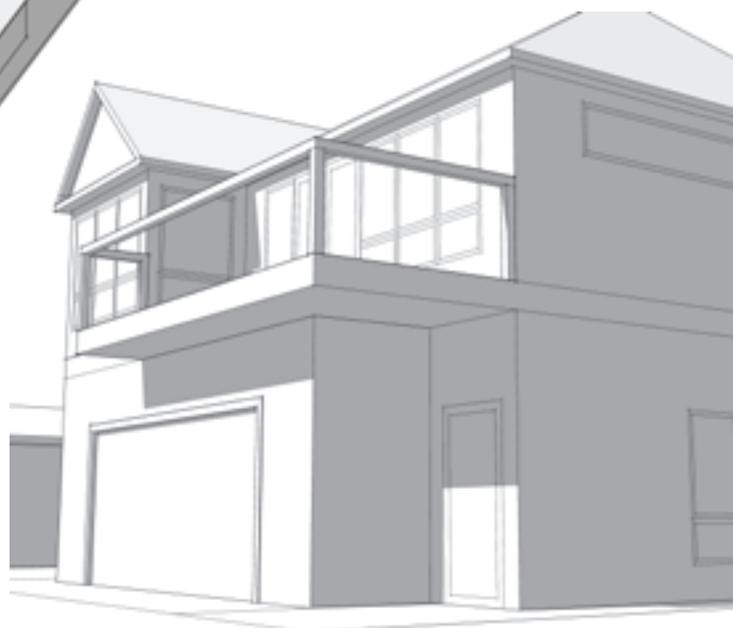
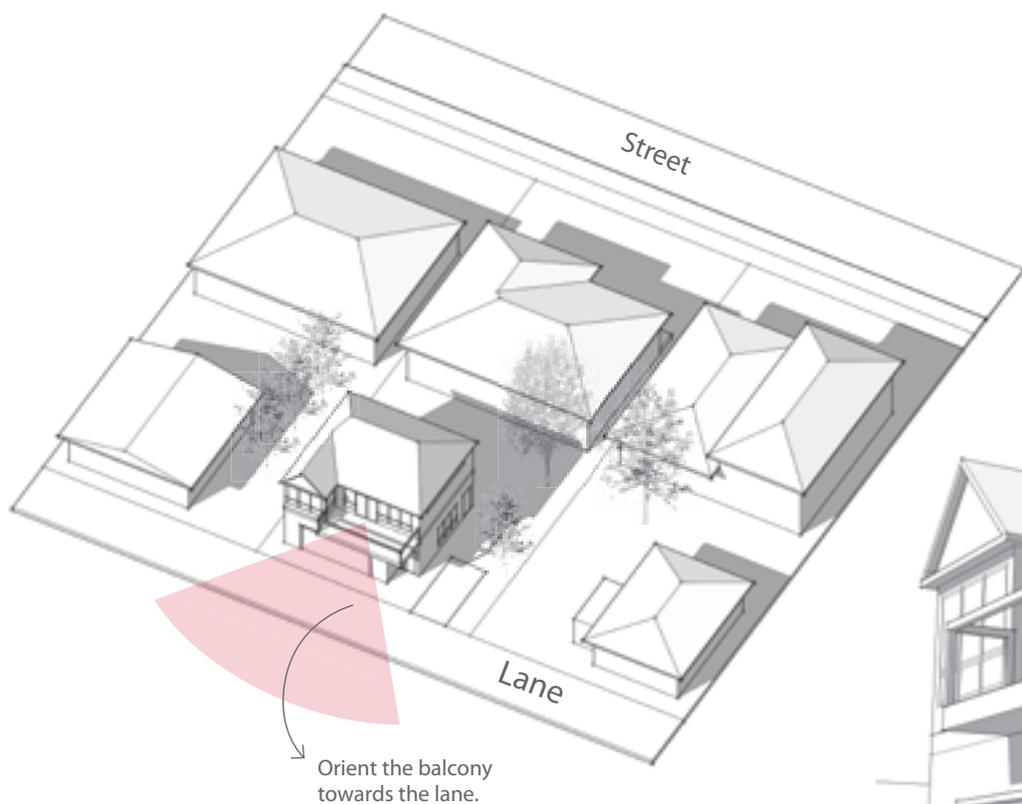


5

Balconies

Design principles

- Balconies should face onto the street, the lane or into the yard that contains the suite. Direct side views of neighbouring yards should be avoided and may be screened using privacy walls or trees.

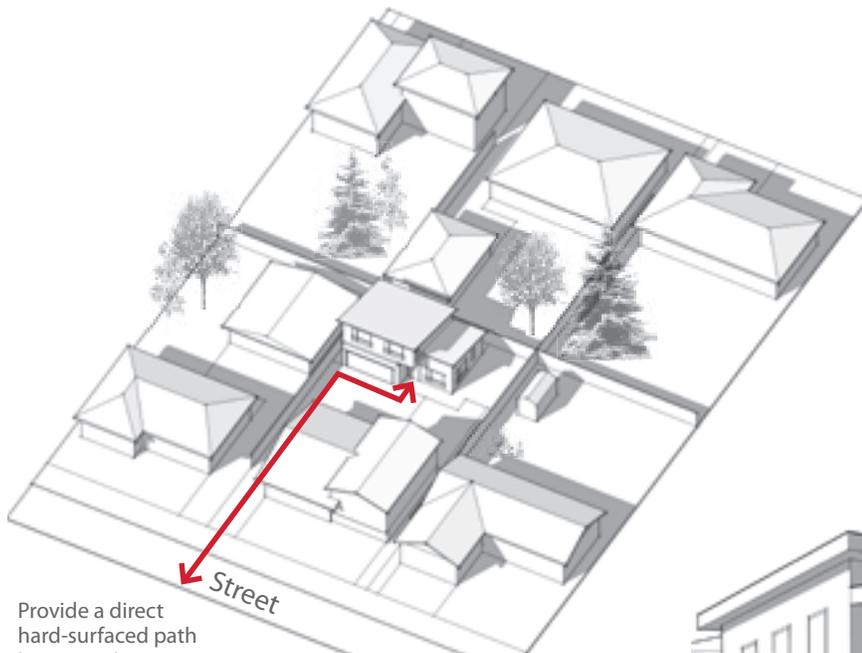


6

Access

Design principles

- Where the backyard suite is located on a corner parcel it should have an entry that provides direct access to the street. Where this is not feasible, access to the street should be provided via a hard surfaced pathway extending from the entrance of the suite to the street.
- Where the backyard suite is located on a parcel with a lane it should have access to the lane through a direct entrance on the lane or provide direct access to the lane or the street via a hard surfaced pathway.
- Where the suite has an entry directly onto the lane the door should be set back from the lane with a hard surfaced landing to provide separation from the path of cars in the lane.
- On a laneless parcel access to the backyard suite should be as direct as possible from the public street via a hard surfaced pathway.



Provide a direct hard-surfaced path between the suite and the street.

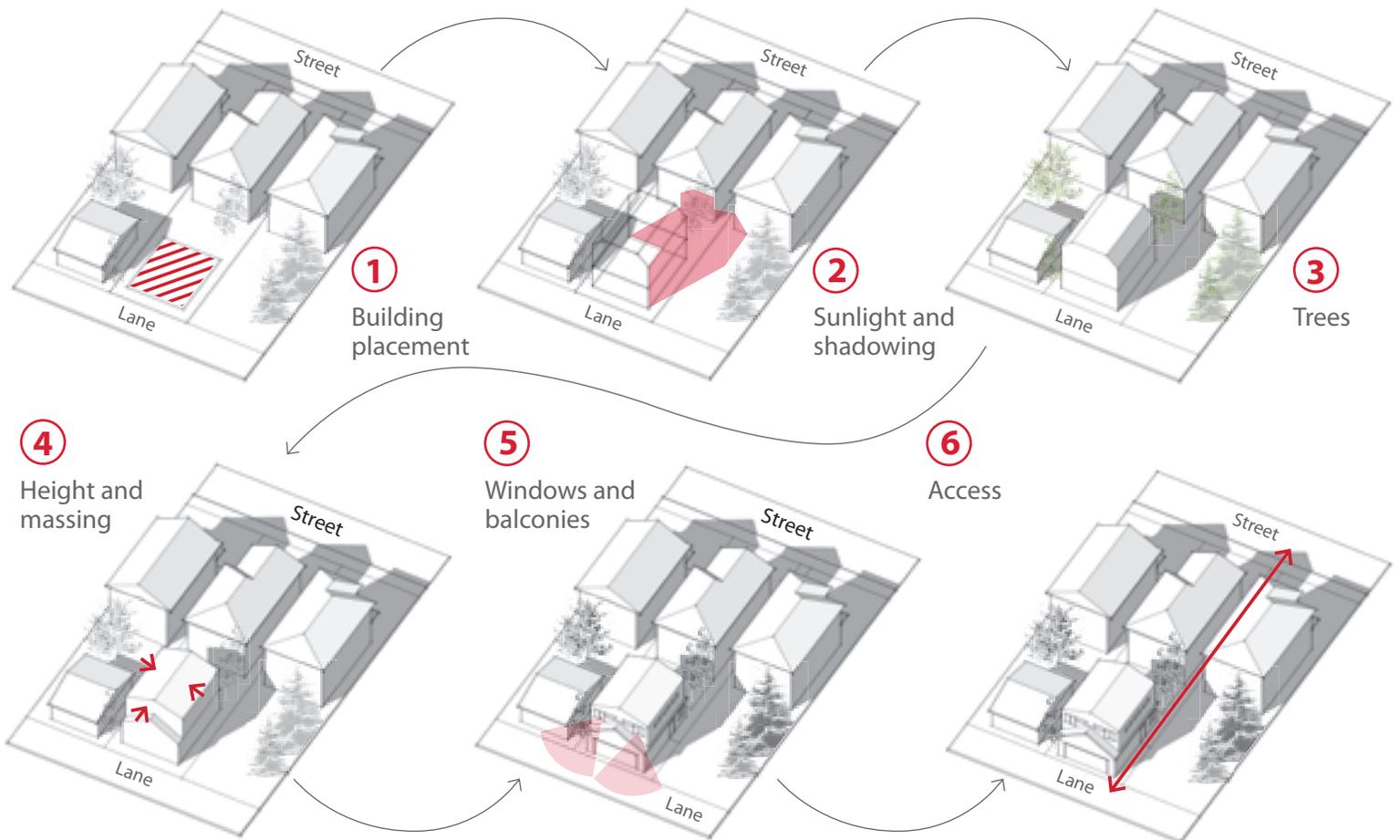


Set the door back from the lane with a hard surface landing.

Putting it together...



... into a comprehensive design process:





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

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First name [required] John

Last name [required] Cobb

How do you wish to attend?

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

Date of meeting [required] Apr 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)

My wife and I are homeowners in Varsity and want to share with Council our strong disagreement with the proposed R-CG Blanket rezoning. We understand the need for more affordable housing in Calgary and support measures to accomplish that. We are supportive of changes, but only if they are made in a more strategic and targeted manner.

We DO NOT support Blanket R-CG rezoning for the following reasons:

- The extreme densification of traditional city lots. The number of separate units proposed on a single lot is excessive and completely unacceptable;
- The adoption of blanket rezoning, which allows for these significant changes to existing neighbourhoods on any lot, on any street, anywhere in the city is also excessive and unacceptable;

- The elimination of the development permit process leaves neighbours without any ability to intervene and voice concerns with development adjacent to their properties. Developers purchasing properties in a neighbourhood are not required to share development plans with neighbours who may have lived in that neighbourhood for long periods of time, sometimes decades; and

- The significantly enlarged building footprint on a city lot, including reducing or eliminating setbacks creates significant problems for the neighbourhood and for adjacent neighbours. The resulting overshadowing, reduced privacy, reduced soft landscaping and trees, large number of waste and recycling bins, increased noise, and an increase in on-street parking will dramatically degrade existing neighbourhoods.

We ask Council to look for smarter ways to accomplish our collective goal of creating more affordable housing. Our neighbourhood, Varsity, has already made progress accomplishing that aim, using a more targeted and strategic approach. These changes have enriched our neighbourhood and helped accomplish many of the goals the city is trying to achieve. Calgary neighbourhoods are one of the wonderful things about living in this city. We can accomplish our goals without destroying the fabric of our city. Blanket rezoning isn't the answer.



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First name [required] M.

Last name [required] Dubak

How do you wish to attend?

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

Date of meeting [required] Apr 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 redesignation zoning amendment

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

This city is now run by a mayor and councillors who are simply disgusting demons following WEF agenda. This rezoning of residential properties will lead into 15 minutes districts in the future. How dare you propose such a sweeping change for the owners of single family homes? You are trying to destroy peace and value of our homes. You were not given such a mandate to change the zoning in this way. My family is strongly opposed to such action. Why are you trying to cram so many together? Where are they going to park their cars? We don't want the population on our street to double. Do you? If yes, start renting rooms in your mansions to others right now. Stop destroying this beautiful city. Step down you evil demons. You are trying to destroy people via huge tax increases and now this. Enough damage, step down!



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First name [required] Husain

Last name [required] Esmail

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters I am opposed to this 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 this blanket rezoning! Would you like to have an 11 meter high building overshadowing your house? Would you like to not have the ability to park in front of your home? How come the public cannot vote on this and only councillors? This will have a negative impact on our community and ruin our communities. I would hate to see the 40 year old evergreens taken down in my neighborhood due to these developments. Our neighbors are united on not allowing this and will go to all measures to ensure such developments don't happen in our community. Once again, why is the public not able to vote on this and would you like your home surrounded by 11 meter high buildings??



Public Submission

CC 968 (R2023-10)

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First name [required] Joanne

Last name [required] Riggs

How do you wish to attend?

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

Date of meeting [required] Apr 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 in opposition to this blanket rezoning, I chose to live in Silver Springs, I worked & paid taxes my whole life for this quiet neighborhood
Infrastructure does not support this at all , choose some industrial land



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First name [required] Ray

Last name [required] Buela

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have lived in Calgary since 1978 and 100% disagree that blanket rezoning is the way to tackle housing issues in the city. It will simply make it easier for developers to build what they want without any regard for the property values and esthetics of the neighborhood. Find a better way to tackle this issue and be more transparent about it.



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First name [required]

Peter

Last name [required]

Harrison

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for housing

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Calgarians have repeatedly supported permitting fourplexes and townhouses under RCG.
Backtracking on these types of homes from being permitted to instead being discretionary doesn't solve any problems. Administration should not change the RCG definition - make it easier to build fourplexes and townhouses (which are still relatively low density!) What are we so afraid of?!



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First name [required]	Nathan
Last name [required]	Biluk
How do you wish to attend?	In-person
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 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)

Dear mayor and City Council,

I am deeply concerned about the potential impacts of re-zoning across the city of Calgary and especially in older established communities of Lake Bonavista, Lake Bonaventure, Parkland, Queensland, and Deer Run. These communities were setup for single residences and the infrastructure simply isn't setup for re-zoning. Residence purchased homes in these areas due to the single lot development and the space associated, by re-zoning on a whim, it clearly shows the mayor and City Council do not care to represent the people of Calgary.

It became very clear during the information sessions put on by Councillor Peter Demong that the city is simply rushing the re-zoning and has not done the necessary studies to determine if the communities associated can handle the increased demand.

It is clear that Calgary based developers and city Council don't care if communities' infrastructure can handle the increased demand, the clear intent is profits for the developers and increased tax revenues for the City Council.

The mayor and City Council need to get back need to serving the needs of Calgary residence; improve infrastructure (roads, water, sewer, garbage disposal), create a safe City with Calgary Police, and work towards lowering taxes. The City of Calgary has become a dilapidated city where roads are extremely dangerous (potholes everywhere), public transit is unsafe, public safety is compromised, and extortionary taxes that grow without justification.

Enough is enough, the City of Calgary residence have lost faith in the mayor and City Council to do the right thing. STOP the rezoning and call an election as the City of Calgary residence do not support you! At a bare minimum hold a plebiscite so the entire City of Calgary can vote on this issue, we are a democratic country and as such this should be put towards a vote!

Thank you,

Nathan Biluk



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

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First name [required] Joni and George

Last name [required] Paulus

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing - land use designation amendment

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

ATTACHMENT_01_FILENAME (hidden) Redesignation final.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Joni & George Paulus
1314 Quebec Ave SW
Calgary, Alberta
T2T1G2
jonirpaulus@gmail.com

March 25, 2024

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

Dear Madam/Sir

RE: Public Hearing on Planning Matters

Application to Redesignate 1314 Quebec Ave SW to Residential – Grade-oriented Infill (R-CG) District ("R-CG")

We are the owners of 1314 Quebec Ave SW. We have received notice of intent to redesignate our property and those adjacent to us as R-CG. We object to the redesignation on the following grounds:

1. These are expensive lots. Calgary is in need of affordable housing not additional expensive housing, so the redesignation does not serve the purpose of creating space for affordable housing.
2. The infrastructure on the street and adjacent areas is poorly maintained and cannot support higher usage without further deterioration. There have been water and electrical supply issues and outages, and the streets and side walks are all in disrepair.
3. There are not back lanes nor side lanes for additional access or parking on this street, accordingly, the street front will be overcrowded if the redesignations proceeds.
4. There is already a problem with too many vehicles going through the neighborhood. There are many traffic calming initiatives in effect already. The change in designation will exacerbate the traffic problem.
5. Broad application, large scale changes to city development such as those proposed, ones which may have severe and potentially detrimental effects on citizens should proceed only with extreme caution. An incremental approach makes much more sense. It is unwise to simultaneously change the secondary suite and land designation rules for a single property. Doubling the number of secondary suites allowed per property, plus removing the parking requirement for the backyard suite, and moving from single unit to 4 units per parcel all at one go is reckless. To provide for a total of 6 units (4 plus 2 secondary) with no intermediary steps and no prior checks on infrastructure capability is irresponsible.

6. Many citizens in these older neighborhoods are themselves older. For many, their homes represent their largest financial investment. It is tragic to see the City put the life savings of these people at risk with precipitous changes to their neighborhood development.
7. Calgary requires thoughtful planning which adequately provides for low cost housing coupled with the requisite infra structure, not blanket redesignations which will not assist with low cost housing and will seriously jeopardize the welfare of existing homeowners. Our City must work to improve the standard of living for the entire Calgary population by having policies that directly uplift those most in need, not blanket policies which may do nothing but harm those who currently own homes.
8. Calgarians want thoughtful development of their City. Increasing residential space must be concurrent with the development of the necessary infrastructure to serve the increase to population. Schools, parks, parking, food stores and green spaces in addition to utilities and roads that can properly handle the increase in traffic. The current proposal addresses none of these concerns.
9. For decades now, we have worked and inner city taxpayers have paid the price to ensure that new suburbs were development thoughtfully to ensure these new communities have adequate amenities including new schools, hospitals and expanded public transportation. Why is careful development of the mature neighborhoods now being abandoned to chaos?
10. Some cities such as Vancouver have real physical constraints on geographic expansion, in such cases development and population growth must conform to these physical constraints. Calgary is not faced with these impediments. The geographic constraints of some Canadian cities does not exist in Calgary. Canada has never been a one size fits all country. Housing models suitable and required in one city do not make sense in another. Calgarians do not want nor need the type of development promoted by the current proposal.
11. The current housing problem may be a short term problem. We know Calgary is a boom and bust economy. Already changes in immigration and other policies are making the continued high rate of incomers to Calgary unlikely to continue in the years ahead. A potential short term problem should not be addressed with sweeping changes to development which once implemented, the impacts of which cannot be reversed.
12. In the recent past, developers spurred on by a “boom period” and an erroneous belief that demand for commercial real estate would continue at an accelerated rate, vastly overbuilt. The ensuing depression of that market and cost to the City has been enormous. Let’s not make a similar mistake in the residential segment. Many homeowners could not afford such a catastrophe.
13. To the extent the current problem is caused by City Administration being slow to respond to building requests, this bottleneck should be addressed by hiring more administrators and assisting in making them work more efficiently and effectively. The solution is not to get rid of the system of regulation which is designed to ensure thoughtful development and that new development does not prejudice the rights of prior homeowners. The current proposal throws the baby out with the bathwater.

For the reasons stated above and respectfully submitted by the undersigned, the undersigned believe the current proposal should be rejected and we request that the City proceed by rejecting the proposed changes.

Yours sincerely,



George and Joni Paulus



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First name [required] Kari

Last name [required] Deering

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Until Calgary Transit infrastructure is better and can move people around the city faster and more conveniently, parking has not been addressed with high density building. At the moment Calgary is a driving city that does not move people well enough that most of us could go to work or the store quickly and easily. When that happens I will approve of this.

ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition for the following reasons:

- limited street parking
- decreased property value
- less privacy

I purchased in this community because the community offered what I was looking for. I will not consider purchasing another property because future development is not known.



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First name [required]	Jody
Last name [required]	Bodnar
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	blanket up ZONING: Public Hearing, April 22, 2024 IN THE COUNCIL CHAMBER
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Screen Shot 2024-04-15 at 10.26.10 AM.png



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Screen Shot 2024-04-15 at 10.21.26 AM.png

Hello & Good day,

Please listen to my objections regarding the blanket up-zoning to R-CG for my specific block on the west edge of West Hillhurst and at the east edge of Parkdale ADDRESS 2724 PARKDALE BLVD NW.

Row housing is an inappropriate increase in density for my neighbourhood block - including my block, and neighbouring blocks to the north and west of my home.

The majority of the housing on my block is large newer single family homes on larger lots (35-50" wide lots with large estate type homes) - see photos attached of typical homes on my specific block. Many of the houses on my block are single family large homes and then a few sided by side semi detached homes - I proved two example photos - one of a semi detached and one of a single family home typically on my block.

Allowing for suites & laneway suites into these existing homes seems reasonable and acceptable.

Please remove the zoning for row housing from the zoning for my bloc and neighbourhood as this is inappropriate density in our neighbourhood, will depreciate the value of existing homes, many which have been constructed recently. Allowing higher density into this community is not fair to the existing resident who have recently built large family homes on expansive lots. Increasing density, traffic and the look of row housing into our establish community is an overreach and not fair to the residents who have built family homes in this community.

Further, building permit requirements to these existing homes were in the past placed onto these homes to ensure there are no rentals, making sure entries are not available for side entry rental etc. How will current residents be compensated for the extra measures they had to take to prevent rental and higher density entrances into their homes if the city is now going to up zone the density and allow for this?

Please consider my comments especially with regards to removing row housing as an option onto my block and neighbour blocks of West Hillhurst and Parkdale.

Thank you,
Jody

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







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First name [required]

Cheryl

Last name [required]

Hodgson

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 17, 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)

There are many areas in the city to build your affordable buildings. Please refrain from putting them in existing communities where they are a eyesore. There are many open inhabited areas where they would be fine.also please include a cps station in each community to deal with the existing and future criminal activities...thanks again

April 6/2024

Hello,

I'd like to express my concerns on the rezoning matters. I live in a single family dwelling area and am concerned with parking, additional traffic entering and exiting the neighbourhood, and crime should our area be zoned for multi family or zoned to allow for 1-2 houses on plots of land.

I am also concerned that multi units will bring forth a rental culture rather than the current homeowners status. Homeowners take pride and care with maintaining their homes, whereas renters don't have the same level of care in most cases.

I understand the need to add additional affordable housing, but should be left in the appropriate zoning areas, and not just added to each community.

The City must be respectful and sensitive when reviewing the rules around building multi units that respect the neighbours and neighbourhood.

Thank you

T [redacted] Fasali

[redacted]

Calgary Alberta

[redacted]





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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Please accept the attached document as my opposition to the proposed Blanket Rezoning for Calgary.

LEAH AND MATTHEW STUART

6835 Lawrence Court SW | Calgary, Alberta T3E 6B6 | Leah.stuart@surgeinc.com

April 15, 2024

Office of the City Clerk

The City of Calgary

700 Macleod Trail SE

P.O. Box 2100 Station 'M'

Calgary, Alberta T2P 2M5

I am writing as a resident and homeowner in the City of Calgary to express my opposition to the City wide land use designation amendment. I am opposed to this land use designation based on the following:

1. A City-wide land use designation to R-G, R-CG, and H-GO does not align with existing policy documents within the hierarchy of the planning process.
2. A City-wide land use designation does not create distinct communities.
3. A City-wide land use designation prioritizes developer interests and investments while negatively impacting citizens investments in single-family estate areas
4. A City-wide land designation defies sustainable growth for schools, infrastructure and parking and traffic management.

- 1. A City-wide land use designation to R-G, R-CG, and H-GO does not align with existing policy documents within the hierarchy of the planning process.**

This City-wide land use redesignation does not align with existing policy documents and the hierarchy of the planning process. Within the planning hierarchy, there is the Municipal Development Plan, then Regional Plan, then an Area Structure Plan/Local Area Plan and then from there it goes to an Outline Plan/Land Use application, followed lastly by Subdivision and Development permit.

The Area Structure Plan/Local Area Plan (ASP) is an extensive process that identifies a Land Use Concept, the appropriate land uses and densities. These plans also determine servicing requirements, transportation and school sites based on the projected development and Land Use Concept for the area. Once this plan is in place, Outline Plan and Land Use applications can be submitted. The land uses are required to meet the policies of the Area Structure Plan. If an Outline Plan land use application is proposed that is not aligned with the Area Structure Plan, the Area Structure Plan would have to be brought forward with an amendment prior to approval of the Outline Plan/land use application, as per planning policies. **Based on the permitted uses within the R-G, R-CG and H-GO district there are number of Area Structure Plans/Local Area Plans that would need to be amended prior to allowing this city-wide land use designation as per hierarchy of the planning process.** As it's a significant revision for use for some recent plans, this would require community specific public engagement for each ASP/Local Area Plan. Following approval of an amended ASP, the blanket land use designation could be submitted for approval.

Upon review the City of Calgary Area Structure Plans (ASPs), there are several ASPs in which the land use concept and/or policy does not align with the city-wide Land Use Designation. Below are only a small sampling of the ASP/Local Area Plans which do not align:

- Springbank Hill Area Structure Plan (recently amended 2021)
- West Springs Area Structure Plan (recently amended 2023)
- Southwest Community 'A' and Employment Centre Mixed Use Area Structure Plan (2019)
- Providence Area Structure Plan (amended 2023)
- North Communities Area Structure Plan (2023)

One such example of misalignment between the proposed City-wide land use designation and an existing ASP is Section 5.2.1 Large Lot Residential Area in the Southwest Community 'A' and Employment Centre Mixed Use Area Structure Plan. This section contains policies that designates an area specifically for large lot single family residential uses of a specific density.

Should this City-wide land use designation be approved, there are no requirements for the development permit office to review higher order plans to confirm that higher density uses, such as rowhouse style housing, be appropriate in these locations, despite the ASPs or Local Area Plans identifying otherwise. In fact, the Land Use Bylaw Section 4.28 (1) states

Where a development permit application is for a permitted use in a building or on a parcel and the proposed development conforms to all of the applicable requirements and rules of this Bylaw, the Development Authority must approve the application and issue the development permit.

A blanket approach to an R-G land use redesignation is problematic based on the hierarchy of the planning process and the policies that have been approved to date. A thorough review of the higher

order planning documents should be conducted prior to a city-wide land use designation, and the appropriate planning process should be adhered to prior to any approvals.

2. A City-wide land use designation does not create distinct communities

It is understood that the City-wide land use designation is meant to address Calgary's Housing Strategy. However, in this less than thoughtful approach, several other aspects of our City will be impacted. One of these areas is the creation of a diverse city. This blanket approach to residential development actually generates more of the same product by removing the opportunity to have estate neighbourhoods. The one exception, being Mount Royal, which is protected due to its Direct Control District. The Mount Royal Direct Control District is in place to maintain the character of a large single family estate neighbourhood. To think that there will only be one of these neighbourhoods in the entire City does not create a diversity in character among different residential neighbourhoods, although it certainly helps make Mount Royal more exclusive and valuable. Other estate areas, such as Rosedale, Lakeview Village, Aspen Estates, a large portion of Springbank Hill, will no longer be able to maintain this character. This character is something that informed homeowners have invested thoroughly into based on the existing land uses, development and/or Area Structure Plans/Local Area Plans in place.

The entire greater area of Mount Royal and Mission provides an example of a successful urban development, where there is a gradient of density and intensity from more urban areas with commercial mixed-use development and high density residential, to medium density residential, to lower density development (R-CG compatible), to the estate residential (current DC District). This creates a complete community with opportunities for diversity, not just in housing type but the character of the area. Several recently approved or amended ASPs strive to create the same thing, with thoughtful policies in place to create a transect of intensity, while also permitting estate areas. The approach to now approve a citywide Land Use Designation is not thoughtful, does not provide a diversity of character, and is a failure to plan.

3. A City-wide land use designation prioritizes developer interests and investments while negatively impacting citizens investments in single-family estate areas.

The R-G district evolved from a developer lead initiative in the developing area to create more flexibility in Outline Plan and Land Use applications enabling developers to shift their product based on market demand without having to apply for rezoning of future phases. When a citizen purchases in these new communities they can be fully informed of the range in flexibility of development for the areas within which they are investing. Whereas, established areas, or even almost fully established areas within the developing area have had specific residential land use designations. Educated purchasers have the opportunity to invest in area that R-1, R-C1 or R-1s, and place a large investment in these areas based on this single-family land use designation that is also aligned with higher level policy documents.

The City of Calgary website states that property values will not be impacted by this City-wide land use designation. For a large majority of the City this may be true where there is value to create more units on a single lot. However, this is not true for large lot single family areas. A rowhouse development located in

a cul de sac where citizens have invested several million dollars for their estate single family home, will most definitely be negatively impacted.

4. A City-wide land use designation negatively impacts how citizens live and enjoy their communities

The blanket rezoning to R-G, R-CG, H-GO and lack of adequate parking requirements without area specific plans to account for the physical landscape has the direct ability to negatively impact the enjoyment and quality of life for homeowners and renters living in these communities. I already live in a community that at current traffic levels has residents subject to being “trapped” in their community unable to access wither Glenmore or Crowchild due to traffic congestion. An increase in traffic by up to eight times this volume would be extremely detrimental to the ability of those within the community to move in and out of the community and also within it.

Additionally, living in a cul de sac , I experience first hand the parking limitations that this type of street design creates. At current the cul de sac gets crowded with vehicles. Increasing the volume of homes by up to 8 times with a requirement of only 0.5 parking will limit the ability to move through and park in the culdesac. The enjoyment for residents will be reduced as the cul de sac become crowded, limits movement, increases traffic and creates an unsafe environment for children that live and play in the cul de sac. A blanket rezoning will dramatically reduce the enjoyment and quality of life for those who have purchased homes and chosen to rent homes in areas that cater to a preferred family lifestyle and community. Multiple styles of communities should exist within the city to enable those who value this type of family and community lifestyle to be able to choose that as an option. Blanket rezoning will remove this option for Calgarians.

As a summary, I reiterate that I am opposed to a blanket R-G, R-CG, H-GO land use redesignation. I request that Council not approve this City-wide land use designation on April 22nd. Instead, the City should direct the Planning department to review its communities, determine where there is the actual opportunity for this land use, confirm that it aligns with the existing approved policy, and move forward with a more thoughtful approach for specific areas for this land use designation that addresses the need for more housing while protecting citizens investments and distinct character of each community.

Sincerely,
Leah and Matthew Stuart



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First name [required] Pawan

Last name [required] Dhillon

How do you wish to attend?

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

Date of meeting [required] Apr 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 current resident of the City of Calgary and was born and raised here for almost 50 years. Although in favor of more housing, I am opposed to having higher density via blanket rezoning in my neighborhood. My primary concern is schooling for my children. My son is currently in grade 5 and has consistently had approximately 35 children in his class since grade 1. This is the same for all other grade levels at the school. There is not enough room in the current schools to accommodate even higher density.

Secondly, the City of Calgary is a beautiful place to live. It has been thoughtfully developed with time, effort and considerable resources over decades. The new communities are also thoughtfully laid out and developed with a mix of housing. There is a place for single family detached homes, semi-detached homes, apartment/condo style homes and row homes in the newer subdivisions of Calgary. The communities are developed to be aesthetically appealing and this is also the case for older areas of the city. The case for increasing density via multiplexes or row-homes in older neighborhoods needs to be on a case by case basis and not a complete blanket approval. It seems that the current city council is taking the easy road and letting anyone build anything they want anywhere. This is not strategy and it is definitely not how communities are planned in any city.

Thirdly, I noted on the City of Calgary marketing materials that parking is not required for certain types of new builds and/or is reduced. I challenge any of the council members who are proposing this to survive in the City of Calgary without a vehicle. And having no parking requirements makes our city even more crowded and less appealing. Not having a garage is also very painful when you have to scrape your car every morning in -40 degree weather.

Thank you for taking the time to read the comments above.

Concerned Calgary Resident



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

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First name [required] Glenda

Last name [required] Robertson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing Meeting regarding 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 strongly opposed to the proposal of the rezoning in Calgary. I have been part of this community of Midnapore for over 40 years and have been enriched through living here and know that the changes you are proposing will negatively impact our community. Thank you.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Brenda

Last name [required] Welykholowa

How do you wish to attend?

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

Date of meeting [required] Apr 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)



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 deeply discouraged by this move by City Council. It has been proven by insertions in your own City website, that Calgary is doing well overall. We moved to our area (Parkland) 27 years ago and paid a premium price to live and raise our children in a neighbourhood that was zoned R1. At this point, the City is determined to change the status quo due to accepting federal money, that came with strings attached, which is "on the surface" designed to repair a federal government caused problem. Our tax dollars are being circuited, by way of City Hall, to force compliance with an agenda. By Council agreeing to these "strings" the taxpayers are being forced to see our neighbourhoods changed forever. This rezoning brings with it, increased parking, frustration animosity and fighting amongst neighbours who once looked out for each other, and decreased home values causing further strain on savings for both young families and those closer to retirement. The yards in these single family homes are being used to grow gardens to subsidize the cost of feeding families, there are not many vegetables that grow in shade. Every owner of a single family home, worked hard to obtain it and its accumulated value represents a pillar of our net value to be used to further our position of financial independence in raising our families and retiring. This has all been of calculated design brought forth by hard work and sacrifice. We have done our part by obeying the rules, paying our taxes and doing our best to not be a burden on society. Why are you determined to take this from us by decreasing our home values and frustrating your tax payer base? It is people like us that keep refilling the bottomless well that city council believes exists. There are so many other things that need to be repaired before you can fix the affordability issue. Frustrating your citizens does not seem to me to be a good start. There is documented evidence that blanket rezoning does not work and puts strain on areas that were not previously an issue. Let's have a plebiscite and take this to the people who pay the bills. There are other ways to reach the desired goal.



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First name [required]	Nancy
Last name [required]	Hawes
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation (Zoning) amendment - Blanket Rezoning Proposal
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to Calgary City Council re blanket zoning proposal - NH - 2024-04-15.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Dear Mayor Gondek and City Councillors,

Thank you for the opportunity to present my views.

I am opposed to the proposal to institute blanket rezoning in Calgary.

I am a resident of the inner city community of Scarboro. This is a Heritage community, which was designed in 1909 by the renowned landscape architect John Charles Olmsted. It has evolved into a gracious area of single family homes surrounded by generous landscaping and parks. They don't make communities like this anymore, and it deserves to be protected.

If the current R-C1 zoning were to be removed and replaced by the proposed blanket rezoning classification of R-CG, the protections that have helped Scarboro thrive for over a century would be lost. The important features that make up the character of the community, including wide setbacks of houses from the street, restrained massing and scale of buildings, and generous landscaping, could disappear. By ignoring the irreplaceable heritage value of Scarboro, the character of this gem of a community could very quickly be lost forever.

The few established Heritage communities such as Scarboro are rare and valuable assets in Calgary. A careful and sensitive approach needs to be maintained to ensure they are protected now and into the future. I believe this is the responsibility of Calgary City Council.

I urge you to reject the proposal for blanket rezoning.

Sincerely,

Nancy Hawes
326 Scarboro Avenue SW
Calgary, AB



Public Submission

CC 968 (R2023-10)

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First name [required] Barbara

Last name [required] Stannard

How do you wish to attend?

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

Date of meeting [required] Apr 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 Bylaw Change - Re-zoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) CofCZoningBylawChange_Apr11Rev.docx



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

A copy of this submission has been sent to our councillor - Peter Demong

April 14, 2024

Attn: City of Calgary- City Clerk – Public Submissions

City of Calgary Proposed ByLaw Change: Re-Zoning for Housing – Council Meeting – April 22, 2024

We are writing to document our concerns with the proposal to change the zoning bylaws from single family dwellings (RC-1) to allow multi-family dwellings (RC-G) in parts of the city that are currently designated for single family dwellings only. We understand that some of the more recent (newer) neighbourhoods are already zoned per the proposed change and as such the residents were fully aware of that zoning when they bought in that area. In our case where the existing zoning is for single family dwellings only, the proposed change is being imposed on existing residents.

We are opposed to this change and support our councillor, Peter Demong to vote against the proposal.

Some of our concerns:

We purchased our home in this area with the understanding that it was zoned for single family dwellings. We have lived in Calgary and paid taxes for 40+ years.

Such a change could fundamentally change the essence and nature of the neighbourhood. For example, there are many open spaces and playground/tot lots. We would be opposed to these types of areas being used for housing under the new proposed zoning change. The loss of these greenspaces that are used by many people and children in the neighbourhood and for access to Fish Creek Park would alter the open nature of these areas.

Some of the issues and concerns we have with this change are:

- Increased traffic
- Increased issues with street parking, exacerbating what is already a concern on many streets
- Increased construction traffic in the area along with damage to streets, alleys, etc. from this heavy vehicle traffic
- Once this zoning bylaw is passed, are the residents going to be paying increased property taxes because the city will need to hire more employees to deal with re-zoning and the complaints regarding parking, construction, traffic, noise, dogs, etc. Increased complaints will affect various departments in the city administration which will require increases in staff and this will increase property taxes.
- Is the existing infrastructure in a neighborhood going to need to be upgraded/replaced to handle increased demands on electrical, sewer, water, etc. infrastructure
- Will the new population affect schools and classroom size in our area

We prefer a “No” vote on this proposed change but if not, some other suggestions:

- Delay decision to make the proposed bylaw change and hold a plebiscite instead where the citizens would have a say and vote on the proposal.

- The approach being proposed appears to be unstructured and haphazard in terms of how and where what gets built. Could further work be done and planning to consider areas within communities that have always been single family dwellings where these other types of dwellings would make sense to locate with more of a development plan in mind?
- Don't approve blanket adoption of the proposal. Be more selective/targeted in applying this change to places where it makes sense; e.g. closer to public transportation corridors, closer to shopping, access to services, etc.
- Avoid using existing green spaces, playgrounds, school yards, etc. to accommodate these new developments
- Ensure that business processes, permitting, inspection are up to date and are followed so that all new construction follows building codes, gas and electrical codes and proper materials are used to ensure safety, fire hazards and community standards
- Does the city have enough appropriately trained and experienced inspectors to attend to all of these new builds?
- Who is accountable when a few years down the road where there are lawsuits due to poor quality of construction and substandard materials being used?

In summary we object to this proposed change to zoning bylaws and hope our councillor and other members of council will vote against the proposed change.

Barbara Stannard

Kevin Goerz

cc. Ward 14 Councillor – Peter Demong



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First name [required]

Dr. Ty

Last name [required]

McKinney

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council

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

In favour

ATTACHMENT_01_FILENAME (hidden)

letter to City of Calgary for April 22 hearing.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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



Dear Mayor Gondek and Members of the Calgary City Council,

I am writing to you as Dr. Ty McKinney, a researcher and entrepreneur deeply invested in Calgary's burgeoning tech sector, particularly in developing software solutions for tracking mental wellness. I wish to express my wholehearted support for the city-wide rezoning to R-CG, which is a critical step in addressing the housing supply shortage in our city.

Firstly, I would like to extend my gratitude for your leadership and the proactive measures you have taken to work with all orders of government on this pressing issue. Your efforts reflect a commitment to the well-being and future prosperity of Calgary's residents.

As someone who has personally grappled with housing insecurity over the past few years, I can attest to the urgency of increasing our housing supply. The rising costs of living are eroding the "Alberta Advantage" that has long been a draw for professionals and entrepreneurs to this province. Without the implementation of solutions such as rezoning to allow for more diverse housing options, I fear that I, along with many others in the tech sector, may be compelled to abandon our career paths in Calgary.

Currently, I reside in a non-market housing complex, and it is solely due to the rent control in place that I have been able to continue dedicating myself to building a business that contributes to Calgary's economy. This situation is not unique to me; it is a narrative shared by countless colleagues who, due to their relentless efforts to make a living, find themselves unable to engage in this civic process.

I implore you to recognize that my story, and those of my peers, are becoming increasingly common. As individuals who represent the future of Calgary's economy, our needs are vital to address to ensure that the city remains an affordable and vibrant place for everyone, not just for existing vocal property owners who may have a financial incentive to restrict housing supply.

The proposed rezoning to R-CG is a beacon of hope for many of us. It signifies a move towards inclusivity and sustainability in our housing market, allowing for a diversity of housing types that can accommodate the varied needs of Calgary's residents.

Thank you once again for your leadership on this matter. I trust that you will consider the voices of all Calgarians, including those of us in the tech sector who are striving to contribute to our city's dynamic and innovative spirit, as you make your decision during the public hearing on April 22.

Sincerely,

Dr. Ty McKinney

A handwritten signature in black ink, appearing to read "Dr. Ty McKinney", written in a cursive style.

CEO & Co-Founder

8 Bit Cortex



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First name [required] Janice

Last name [required] Brown

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The proposed Land Use Designation amendment.

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The proposed amendment should be voted on by way of a plebiscite. The current proposed rezoning impacts 500,000 households. Any amendments of this magnitude should not be decided by 14 Council Members but rather by way of a plebiscite in keeping with our democracy. There is no reason to rezone park spaces if there is no intention to make such spaces available for development. Signed concerned resident.



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First name [required] **Malcolm**

Last name [required] **McKean**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Blanket rezoning.docx**



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning

I am writing as an affected landowner. I am opposed to blanket rezoning. I live in St. Andrews Heights; I have lived there for 20 years now. I have lived in Calgary 42 years in total and watched this city transition to a large metropolitan area. St Andrews heights is a neighborhood that was developed in the late 1950's and was originally zoned as single family residences on 50 ft lots, no infills and no secondary suites. St. Andrews is a neighborhood with established trees that create a healthy balance shade and privacy.

I would like to know who came up with this idea to rezone a whole city to allow relaxation of buildings in any neighborhood and why the city and council feels it is a good idea? If the federal grant money is the only reason, I suggest Mayor and Council wake up the fact the Federal Government is not acting in the best interests of the people who live in Calgary, and if Mayor and Council go along with this, they are not acting in the best interests of citizens of Calgary either. What is the real reason behind this, is it all part of the mayor's green agenda, or have they been swayed by developers who could care less about affordable housing but see an opportunity to build multifamily residences in exclusive neighborhoods and then be able to charge exorbitant amounts in rent or sales? As a minimum something of this nature should be presented as a plebiscite to the whole city to determine if the people of Calgary agree with the mayor's vision.

I am opposed to the blanket rezoning as I feel it will destroy many neighborhoods that were built and sold as single-family residences only. Do not try to imply that building multifamily dwellings will provide affordable housing, it will not. What it will do is destroy property values, remove yards and trees, create massive buildings looking down upon single family houses. Having a 30 meter tall building with no set back against a single family home will cast shadows, remove privacy and destroy the overall feel of the neighborhood. Previous zoning restrictions were in place for a reason. If the intent is to create affordable housing, then focus on defining what affordable housing looks like, then allow builders to obtain permits in those designated neighborhoods that are clearly labeled as high density focused. When the Mayor and council remove the choice to live in certain types of neighborhoods that limits an individual's quality of life and there is no reason to think that is necessary.

I am curious what level of study was done on city infrastructure to allow 4, 8, 10 residences where there used to be one residence, will water, gas, electrical and sewer all have to be upgraded to allow for this increase in volume. How will a neighborhood with 1950's era infrastructure handle an increase of usage of double or triple? Who will pay for this required infrastructure, I am sure the builders causing this will not be in that equation. We know that parking will be a disaster as allowing half a parking spot for each residence when there are typically 1.8 cars per residence will lead to neighborhoods with no parking available anywhere.

There are many reasons why this should not go ahead, I strongly urge the city to listen to the citizens who live here and respect that our opinions matter. If no plebiscite is held the next municipal election will be the plebiscite. But what damage will have been done in the time frame that permits will have been given out before the election?

Signed

Malcolm McKean



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First name [required] Dwayne

Last name [required] Gargus

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Notice of Public Hearing on Planning Matters/Rezoning of Ward 4 Properties

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)

Per the documents provided to review, we oppose any additional rezoning "that fails to incorporate physical, on-site parking for 2 cars for every family/couple living within the new residences (ie: duplex = 4 cars, double duplex = 8 cars, etc.). We oppose on-street parking as it is already congested. We oppose parking pass methodology, as there was none previously and we do not want any in the future.

The City shall be required to upgrade all services (power, water, sewer, garbage, bus-sing, police, fire, ambulance, etc.) in direct proportion to the number of new resi-dences, in order to maintain services at their current level and better with the additions. The City should transfer all costs for service upgrades to the builders, not the current taxpayers.

The City should not proceed without a referendum vote by each of the Wards affected.



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First name [required]	U
Last name [required]	Pauls
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	RGC Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City Upzoning Objection 240415.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

The Mayor and Councillors,
City of Calgary

What does the City not understand about NO!!!

Why is the City intent on destroying the inner city communities? Our homes are the largest single investment we make in our lives. I believe most purchase their home after considerable deliberation as to the zoning. Now, part way through the “game” the City is changing the rules!!!! All Calgary residents should have a say via a plebiscite. Council is elected to represent and serve the people who elected them (not the developers and your own hidden agendas).

Inner city land is expensive, therefore where does the “affordability” come into the equation. A new development on inner city land 500 K + is not “affordable” housing for entry market buyers. Councillor Walcott even said as much on a recent Zoom call.

This Upzoning will result in a strain on infrastructure in the inner city communities (i.e. power, sanitation, sewage, drainage). The gas is about the only utility that has been significantly in recent years.

If we are a city in climate crisis, how does turning the inner city in to a concrete jungle with no shade trees or water absorption help? I recall we were all to “plant” in order to increase the urban forest – what happened to that concept? Now I can not cut down trees in my yard, but the first thing a developer would do is cut them down. This has as much logic as banning compostible paper bags at fast food joints.

My thoughts are: why doesn't the City donate some of its many parcels of land, use PM Trudeau's money and build the affordable housing instead of wrecking our inner city communities.

Unhappy and Over Taxed inner city resident.



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]	John
Last name [required]	Ludwick
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Like many other Calgarians, I have reservations regarding the proposal for city-wide blanket rezoning, as I believe that the drawbacks outweigh the benefits for most communities. Specifically, I am concerned about the potential negative impacts of R-CG development on existing neighboring properties, which I believe are significant and necessitate the continuation of the current public hearing process that allows affected individuals to address the Council.

April 15, 2024

Re: Blanket Rezoning

Thank you for the opportunity to share my opinion on the City of Calgary's proposed introduction of blanket zoning for all areas of the city.

Like many other Calgarians, I have reservations regarding the proposal for city-wide blanket rezoning, as I believe that the drawbacks outweigh the benefits for most communities.

Specifically, **I am concerned about the potential negative impacts of R-CG development on existing neighboring properties**, which I believe are significant and necessitate the continuation of the current public hearing process that allows affected individuals to address the Council.

Some of my main concerns are as follows:

1. **Increased density.** I see increasing density from 1 unit to 8-12 units as quite significant. I also see increasing lot coverage to 60% as a very significant change to the pattern of development in their neighbourhood.
2. **Impacts on parking and local traffic**, which is already an issue in many communities. The more R-CG developments on a block, the scarcer parking would become and what's being proposed will just exacerbate the problem.
3. **Impacts on infrastructure.** The ability of infrastructure to handle increased density (water, sanitary and storm sewers, electric grid, roads, parks). Not to mention the future need for charging infrastructure for EVs.
4. **Lack of engagement.** The City seems committed to blanket upzoning and more concerned with convincing people it is a good idea as opposed to genuinely seeking feedback. From what I've read, very few have attended an open house and the majority who did attend were opposed to blanket rezoning. **Best planning practices include extensive and thoughtful consultation with the public with a genuine desire to listen and engage.**

Moreover, I am skeptical that blanket rezoning will effectively address the goal of increasing affordable housing for low-income groups. In my view, **implementing Local Area Plans with meaningful community engagement and collaboration would be a more suitable approach to determining the type and location of future density.** This method ensures a strategic, balanced, thoughtful, and sensitive approach to development.

Finally, if the City still wants to proceed with blanket rezoning it should be put to a plebiscite at next year's municipal elections.

Sincerely,

John Ludwick



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

ATTACHMENT_02_FILENAME
(hidden)

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

Increasing density doesn't equal affordable housing. Instead of blanket rezoning, a formal city planning guide is needed to set boundaries for thoughtful, forward thinking redevelopment in established communities

Dear Council members

We bought our current home 7 years ago. We fell in love with the beautiful canopy of elm trees lining the streets, the friendly residents, the proximity to downtown and local amenities. We've invested a significant amount of time and money to make our house a home, and establish ourselves in the fabric of our community.

While housing is a critical issue in the city, blanket rezoning is a band-aid solution that while technically offering more housing options does not translate into affordable housing. In my current community, since the passing of the LAP the number of builds in our area has increased, as has the removal of affordable homes and mature trees. It's like living in a real life Lorax. My 6 year old child asked me on the way to school what happened to all the trees on 4 lots by her school that had 4 homes levelled to make way for a condo building. After explaining why the houses and trees were removed she asked "don't we need trees to breathe" and honestly, she's onto something. What is the point of building up if we don't have the resources to support it? With the removal of trees you also remove the shade helping dwellings stay cool naturally. Each unit will require an AC unit adding future strain to our already strained grid, not to mention the implications to noise pollution and future sustainability. Furthermore, this planned condo building is not offering affordable units, so while increasing density it is not addressing the critical issue at the crux of the housing crisis. It's also unclear if the building will offer commercial units on the main floor - if it doesn't, what value is it bringing to the community?

Instead of rushing a blanket rezoning through, could the city support the LAP plans they put in place and focus more on responsible, sustainable and thoughtful development? Why tear down homes to replace them with more units that are not built with the future in mind? Where are the plans for net zero home development, increasing the city's tree canopy or waste management for multiple units that don't qualify for a communal bin. When did we collectively decide that older communities should be opened up for developers to make ad hoc changes with no consideration to the long term sustainability or function of those communities? With the passing of the LAP in our area we've seen more residential development in the area, but nothing that suggests improvements for current residents. Where are the improvements to infrastructure? Where is the increase in available amenities? All that's changing is the landscape. Less trees, taller buildings. I'm urging you to take a step back from the blanket rezoning, listen to what Calgarians need now and in the future and come up with a plan that allows for planned improvements to communities that address affordability, sustainability and community function.

Sincerely,

Laura Near
Ward 6



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First name [required] Dale & Michelle

Last name [required] Flemming

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 open 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 OPPOSED to Council's proposal to implement a blanket city-wide policy of open zoning.



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First name [required] Gregory

Last name [required] Campeau

How do you wish to attend?

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

Date of meeting [required] Apr 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 zoning amendment

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I would first like to say that I appreciate the opportunity to share my opinion. Decisions on zoning are important and the citizens of Calgary need to have a say. My thoughts are that blanket rezoning that would allow secondary suites without review is a poor idea. While I recognize the affordability crisis and the appeal of federal subsidies, I feel it is fundamentally wrong to arbitrarily change the rules for tens of thousands of homeowners. This should only be done after specific collective approval via a plebiscite or after council members having made their stance clear prior to an election. If council is convinced that such a move is the right thing to do, they should be willing to put it to the people.

The downsides for residential neighbourhoods when density is increased beyond what was planned for are well known, and those who oppose the idea will have their favorites. Mine happens to be that it allows for future purchasers to buy only for landlord purposes – that is to cram as many as possible into a house and minimize costs. They likely will have little interest in the anything else. So of course, the neighbourhood will deteriorate, conceivably to the point of danger due to ignoring of building codes. One has only to drive through certain parts of Calgary to see what can be called the creep of rental blight. Altruism by council when the costs are borne by individual homeowners is not in the least bit equitable. Nor is it even necessary as current zoning protocols can do the job if used properly. So count me in with those who oppose the citywide zoning changes.



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First name [required] Don

Last name [required] Wieshlow

How do you wish to attend?

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

Date of meeting [required] Apr 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 (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'm writing to share my comments about the proposed rezoning for Calgary Neighbourhoods.

I have lived in Calgary for over fifty years, so I've seen a lot of change and growth. I've also lived in great cities in the UK and Europe and seen how density is done properly - at a human scale - while maintaining green spaces, aesthetics, and public amenities.

Some neighbourhood development successes have occurred in Calgary with properly planned areas like the former Curry Barracks area and East Village. But there has also been a lot of mediocrity and soulless development fails (i.e., downtown West End), where random developers were allowed to build in a non-coordinated manner with no future vision of a quality neighbourhood.

The problem with the proposed blanket rezoning is that the city is leaving it to individual, often inexperienced, and under-financed developers, to randomly insert high-density builds into formerly quiet, low-density areas. There appear to be few guidelines and little quality control. Rather, developers are incentivized to put as many residences as possible onto each lot.

There is little consideration for the aesthetic, lifestyle, vibe, and flow of the existing neighbourhood or the homeowners who have invested much of their life savings in buying, renovating, and maintaining houses, gardens, and a community that matches the area and the lifestyle they envisioned.

The new plans emphasize density, concrete, noise, traffic, and overlooking, often restricting or eliminating sunlight and natural elements (trees, gardens, birds, bees). The proposed rules are focused on generating density for the sake of density and creating rapid profits for developers and tax revenue for the city.

Coordinated planning is needed to ensure that great neighbourhoods and environments—which include higher density—are properly designed and built for the long-term benefit and enjoyment of current and future generations.

Thank you for allowing me to submit my thoughts on this important topic.



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First name [required] Judy

Last name [required] Hornberger

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Thank you for the opportunity to express my opinion and concerns regarding the city-wide rezoning. I do feel that in order to get a true picture of the whole impact this level of decision making entails, it would have been better served by a public vote. This decision to change the look and function of our city's neighbourhoods will not only be affected now but the impact will be felt in the years to come. Our beautiful neighborhoods with green spaces and trees between homes, will forever be changed with multiple housing units crammed into a single lot - leaving no space for gardens, trees, family outside space, and the practical things like parking and garbage and recycling bins - not to mention congestion on roadways not built to accommodate the extra influx of traffic generated by the added density of population, and the impact on utility systems built for R2 housing not multiple housing.

My husband and I like to go for walks, and we are already noticing the impact of a relaxed system of building. Homes are being demolished and in their place the lot is filled with many units on that same lot, occupying all of the lot's space. We have noticed that the design of these multiple structures within one lot, take away from the appeal of the street. Also creating another negative impact upon the other residents of the block is the lack of parking.

Our inner city lots do not seem like a feasible cost effective way to increase housing needs. The price of these new units will still not be affordable to families that require housing, as the initial cost is higher. All that we are going to be left with, is a spoiled inner city landscape with the character of it's beautiful treed lots and lovely older homes replaced with a high density of utility looking structures. The size of these units that are crammed into one lot, are not designed for the use of a family.

Please consider the long term repercussions that a rezoning or in actuality a dezoning would have on our city and it's appeal and function going forward.

Being able to choose zoning when houses were purchased in years past, played a role for Calgarians in where they wanted to live. This rezoning will forever change the scope of a person's choice, as the whole city would be changed.

Again, I appreciate the opportunity to express my concerns with a hope that your minds are not already made up, and that you will listen to the voice and concerns of the citizens. Please do not rezone Calgary



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First name [required] Simon

Last name [required] Becker

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning - 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)

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

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

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

4.Loss of Green Spaces: Blanket rezoning might prioritize development over preserving green spaces and natural habitats. This could have environmental consequences, including loss of biodiversity, increased urban heat island effect, and reduced opportunities for outdoor recreation.

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

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

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

In summary, while rezoning can be a valuable tool for urban planning and development, blanket rezoning without careful consideration of its impacts can lead to a host of problems, including loss of character, increased density, traffic congestion, environmental degradation, affordability concerns, community displacement, and lack of community consultation. It's essential for city planners to balance the goals of growth and development with the preservation of what makes a city livable and sustainable. Focus on TOD sites.



Public Submission

CC 968 (R2023-10)

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First name [required] Christeen

Last name [required] Johnson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters NO to 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)



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

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

As a resident of Lake Bonavista in Calgary, the oldest lake community in Canada, I am deeply opposed to the rezoning of our neighbourhood from R-1 to R-CG. My husband and I moved here from Winnipeg in 2001 and rented a house in the community of Hillhurst where we enjoyed the bustling activity of the walkway along the Bow River. After a few years we purchased an attached home in Garrison Woods where we lived for several years. Upon having children we wanted to settle down in a neighbourhood that offered only single-family homes, less transient people, and no multi-family dwellings. After careful consideration we decided on Lake Bonavista. This community offers characteristics that other Calgary neighbourhoods do not. We have enjoyed different neighbourhoods within the city and are happy that Calgary offers diversity in its communities. Rezoning will change the fabric of our community if longtime residents move and renters replace them, parking will become unmanageable, traffic safety issues will arise, and there will be environmental impacts.

With the current municipal government officials contemplating altering the character of the City of Calgary irreversibly, this decision should be considered very carefully and slowly. Rezoning every neighbourhood of the city needs to happen in a manner that is responsible, sophisticated, and a high level of understanding of the impacts on individual communities. Blanket rezoning will decrease diversity of communities, eliminate choice for individuals and families desiring neighbourhoods with only single-family homes. The City is taking advantage of their power over communities and individuals who do not want this change. Access to the lake in our community is restricted to the maximum number of members allowed, thus not allowing for rezoning and the increased number of residents that would reside in the neighbourhood. For all the reasons stated, I am requesting that Lake Bonavista be kept as an R-1 zoned neighbourhood.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Colleen

Last name [required] Marte

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Type in RCG 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)

Blanket rezoning does very little, if anything to help with the housing shortage. This helps only the developers. Doing this on the bequest of the Federal government does nothing to help our municipality. It solves a problem the Federal government has helped create.



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First name [required] Robert

Last name [required] James

How do you wish to attend?

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

Date of meeting [required] Apr 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)

The congestion brought by having these kinds of housing will be enormous. Parking around them will be terrible as seen in areas with them already . I have seen a three story rowhouse go up on the south side of a property with a bungalow whose sunshine will be blocked most of the day. Most people buy a single dwelling home to have yard that affords them some privacy , but they will lose that if one of these types of structures are built next to them. How will these projects affect the existing water and sanitation not built to handle that kind of density. There should be off street parking for all rentals. I do not agree with backyard suites unless they are used for a aging Parent only!! Calgary is a car oriented and it is not going to change for a very long time. Where these kind of structures go up the homes near them will lose value.



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First name [required] David

Last name [required] Jess

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

There is not enough parking right now for the residents of Sundance and adding multi resident townhomes or fourplexs will made the parking worse. Also the sewer systems will be over loaded because they are not designed for the the increase proposed by the city.