



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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] Steven

Last name [required] Kawaleski

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)

I love this city and hope to never leave. Blanket rezoning may be the change that causes my change of heart. Years ago I happily gave up a huge modern house for a yard and a community and an older home . I know my neighbours and can walk my streets . We tried the new neighbourhoods , you have clearly let developers rule the planning there and the planning and jack of pride in the neighbourhood is evident. I know I'm insignificant as a single taxpayer , but blanket rezoning and a doubling the residents on older neighbourhood will certainly push me out of this city. Don't do it - think about each community and its needs on a case by case zoning . Thank you and vote with understanding and long term insight.



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First name [required] Farooq

Last name [required] Azam

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favor of rezoning of the properties currently Zoned as R-1(s), R-1N and R-2 proposed to be changed to R-G Zoning. The reason is, this area is already too congested for parking and by doing the rezoning the problem will get worse. If we are thinking to solve the problem by implementing a "Paid Parking" in this area, this will increase the financial burden on people who are already having financial difficulties in their daily lives.



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First name [required] Kathy

Last name [required] Janzen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to Blanket Rezoning. We purchased our bungalow because we wanted a home where we know our neighbours and look after each other, creating a community. We have wonderful neighbours, privacy in our yards with no second stories overlooking our back yards, plenty of sunlight that allows us to have a garden. I do not want a multi level home beside me. Mayor Gondeck is incorrect when she said that apartments won't be built beside our home. A neighbourhood near us have had many properties re zoned and one block in particular now has a six story building overshadowing the bungalows behind the building. This is not an anomaly and is becoming more common. There is more crime, backyards have no light, sewers have been backing up, and there are many potholes on the roads due to the continual tearing up of the roads to get utilities to these new units. Not one of the new housing is affordable. An affordable bungalows have been replaced with infills, row houses, condos that cost two to three times what the bungalow cost. Removing parking requirements for secondary suites and garage suites is ludicrous. We live in a city/country where everyone has a vehicle. Peace and quiet has been replaced with noise and discord. Changing the zoning in my neighbourhood is a breach of contract. Please stop ruining our city.



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First name [required] Michelle

Last name [required] Bannon

How do you wish to attend?

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

Date of meeting [required] Apr 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 deeply concerned about the impacts of rezoning in Lake Bonavista. It is disconcerting that such a significant change in bylaws would proceed so quickly and carelessly without regards to the unique nature of our community land titles. The current zoning blocks multi-family homes in our neighbourhood which we valued when purchasing our home. We chose this community for the larger lots, less density of people and crowding at our local lake. Rezoning this area is not what we agreed to when purchasing our home. The magnitude of this change has the ability to affect property values, traffic and public safety, and other important community features that allow us to enjoy our current quality of life. We strongly oppose the rezoning in Lake Bonavista.



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First name [required]

Ihab

Last name [required]

Shaker

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 Blenket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I lives in 4775 Rundlewood road NE and i don't agree to rezoning the area and the street



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First name [required]

Enrico

Last name [required]

Putong

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

City-Wide Blanket Upzoning of Residential Lots

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Jennifer

Last name [required] Chmilar

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing regarding rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I oppose the blanket rezoning of Calgary for the following reasons:

- We purchased our home after almost a year of house hunting to find a community that meets our needs in amenities, parking, density and lifestyle. We paid a premium to have these criteria met. Blanket rezoning changes potentially all of these aspects.
- Our community is older and the infrastructure was not built for the density proposed by city council.
- I think certain aspects of this proposal are ok to blanket such as basement suites or carriage homes because the homeowner can do as they see fit on their own property. It's having a non resident builder buying a property who is not at all invested in the success of the community that concerns me.
- I would like to hear of alternative proposals. Why is a study not being done to assess our communities for suitability.
- My community has a community lake. The quiet of the lake is part of what we moved here for. Increasing numbers beyond our neighborhood population as it stands was never the intention of the facilities when they were built.

I know council has good intentions but this feels like it's being forced too quickly without enough information on what the effects will be. My choice is to pursue a hybrid of the current proposal that is somewhere in the middle of not don't anything and the very far extreme option that is being put forward.



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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I live on 4th Street in Thorncliffe. Many of the bungalows on my street already have basement suites and the parking is horrible not to mention that it is a now route so vehicles need to be moved when it snows. Houses are already unaffordable and because of that the basement suite rents are also not affordable for most low or middle class renters. My concern is that my neighbors will sell their homes to a developer. They will put up unaffordable infill duplexes and large houses like Mount Pleasant and drive my property taxes up making my bungalow unaffordable. I also feel that utilities will be a problem and if they get upgraded to accommodate then it will be my taxes that go up again. Please leave my street alone and find some bare property to build your affordable housing.



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First name [required]	Lance
Last name [required]	Schill
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 rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The plan for rezoning is too broad-sweeping and my primary concerns are 1) an increase in neighborhood noise, 2) a limitation in street parking. Changes in zoning should be limited numbers of applicants



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First name [required] jonathan

Last name [required] gleadle

How do you wish to attend?

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

Date of meeting [required] Apr 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 - Housing ReZone

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 walk through my neighbourhood every day with my dog. it has become incredibly clear to me that many recently sold homes are left vacant. Some have remained vacant for years. if investors can purchase as many homes as the bank will allow, what will be left for the rest of us. I propose a very simple solution. step one: define housing need as a function of the number of people living in the residence, it should be generous. 2 bedrooms per permanent resident. step two: punitively tax those who own more than they need. Housing problem solved. Rental housing is precarious housing, no renter who struggles with poor quality landlords prefers to rent. Remove the investors so hard working Canadians can afford to purchase a home for their family. Tax non primary residence capital gains from investment property sales at 75% Tax unoccupied homes at a rate of 30% per year of accessed value.



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First name [required]

Kent

Last name [required]

OConnor

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

Councils Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not agree with Councils Rezoning for Housing.
I own a single family house on a 50' X 100' lot.
- We park two cars on our property.
- We have grass, trees, bushes all environment friendly
- Many birds and animals use our yard which is helping our City and the environment
- I purchased in a single family residential location. Changing the zoning is not fair or reasonable.
X Building large semi- detached, row housing would require filling the entire lot and eliminating all the present environmental friendly above items.
X A two or three story building would dwarf the neighbouring properties.
X parking and traffic would be a hug problem. Inferstructure would have to be changed to accommodate these larger buildings.
X These properties would Not be affordable for people that are looking for rental or owning a home
Regards
Kent OConnor



Public Submission

CC 968 (R2023-10)

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First name [required]	James
Last name [required]	Bolen
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 on City Wide Blanket Re-zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket Rezoning Input for April 22nd, 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

See attachment.

Ward 14 Constituent Input

Regarding

Calgary City Wide Blanket Rezoning Policy

Background:

Because of City Council's abysmal performance and inappropriate conduct, particularly since Mayer Gondek's term began, there has been a dramatic erosion of trust between Council and Calgarians. Council's record indicates that it is most committed to whatever it is Calgarians don't want, so this necessitates a healthy dose of skepticism. Along with the Climate Change Budget, this is the most significant policy tabled in at least my 33 years as a Calgarian.

Council has not earned the right to own the decision for something of this magnitude, let alone doing it in ramrod fashion.

Specific Comments:

1. Having read all the available material regarding this policy and based on answers to questions by City bureaucrats and the Ward Councillor, it is clear to me that the policy has not been appropriately vetted. It will result in many unintended outcomes. It would be negligent to force this lazy and misguided proposal on Calgarians.
2. Although selective and well-considered rezoning is always a tool, it's disappointing that after all this time a blanket rezoning policy is the best solution the joint intellect of Council and the City could muster:
 - a. Treating the vast majority of city zones exactly the same will undoubtedly create more unintended outcomes than intended, as each area has unique characteristics that require specific treatment and consideration; for example, at least one lake community has particular title covenants that are fundamental to property ownership and transfer; this policy will likely produce a legal conflict vs the rezoning.
 - b. I don't believe the process seriously considered options such as re-purposing vacant industrial buildings in/near the Foothills Industrial area, and if so, where is that comparative analysis? This is an area where strong infrastructure is under-utilized (esp. public transportation, parking, water and power) and where there are large, easily-configurable buildings in a counter-traffic zone with local employment; construction interruption would be less impactful and developers could lease a building if desired for rental units; higher density and lower cost/unit.
 - c. The 0.5 per unit parking requirements will wreak havoc on a neighbourhood like mine, including the gravel alleyway behind my house, as with 9 units and possibly only 4 parking stalls, there could easily be 20 or more vehicles associated with that one lot. How did the City think this was going to work?
 - d. Blanket zoning should be restricted to new developments so that all owners are aware of what they are to expect from the outset, not after 40+ years - and so that the supporting infrastructure can have proper greenfield planning; you are talking about

- unilaterally imposing personal financial risk to what is for many their most substantial retirement “fund” and lifestyle for which they made many sacrifices to achieve. Nobody on Council is worthy of this outright gambling of many Calgarians’ quality of life.
- e. Based on the City’s and Council’s track record, this will more-than-likely result in the lowering of many property values coincident with increased property taxes.
3. The policy has been unfairly represented – more of a sales pitch with statements that are unclear, incorrect or misleading with plenty of mixed messages:
- a. The stated goals fluctuate from “creating more options” to “creating more affordable housing”; in some zones of the city this policy will do the exact opposite of creating *affordable* options, and will instead remove options for most owners in my area; it will, in all likelihood, force some owners to sell or re-develop their own properties, the elimination of choice.
 - b. City is hiding behind jargon such as “discretionary”, “permit”, etc. to hide the fact that this policy will effectively eliminate an owner’s ability to substantially alter a developer’s plan, let alone have it stopped for valid economic impact reasons; it would be exclusively City bureaucracy controlled.
 - c. Calling something a fourplex, when that could easily be 9 units on a standard lot next to your house is disingenuous at best.
 - d. “New builds are more efficient than older ones”. Sure, but now there will be up to 9 units (18 -20 people?) in place of one, so is this an honest representation?
 - e. No consideration of conflicting policies such as EV mandates; with even one new infill on a residential block, and even one more EV, it’s highly probable that the City’s ability to sustain power availability and quality to that block will be impossible.
 - f. Website FAQ says “no evidence” that property values will be negatively affected in a purely single-family area by the building of rowhouse/townhouses next door as per, yet no link to that data, assumptions, author or statistical accuracy. Not acceptable. And will definitely vary from area to area and lot to lot, another reason why a blanket policy is misguided.

At minimum, I call for a pause to the process.

The only responsible options for Council on the 22nd are:

- a) Vote this down and start over
- b) Defer the decision to a citizen vote or an election
- c) Defer and conduct a formal review of the process, options with transparent expert input, analysis vs clear goals.

In case not obvious, I am in strong opposition to this policy.



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

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First name [required]	Dietrich
Last name [required]	Oswald
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	Citywide rezoning
Are you in favour or opposition of the issue? [required]	In opposition

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

Only oppose the city wide rezoning because it eliminates the parking requirements. Also think that before any area is rezoned: utilities are to be evaluated if they can handle further load, school's capacity to handle more students, public transportation in the area, and public roads. All these play a role on whether a community is suitable to be rezoned. Too often these are taken for granted and are an afterthought. Blanket rezoning NO. Rezoning neighbourhoods or even quadrants of the city if it is properly evaluated Yes.



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



ATTACHMENT_02_FILENAME
(hidden)

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

The City of Calgary

Subject: Proposed Blanket Rezoning in Calgary

Dear Members of the City Council,

I am writing to express my profound concerns regarding the proposed blanket rezoning in Calgary. While I understand the need for development and growth within our city, I believe that the current proposal overlooks several critical factors that could have significant long-term repercussions for our community.

First and foremost, the proposed rezoning stands to exacerbate existing infrastructure strains. With increased density comes heightened congestion on our roads, placing undue stress on transportation networks and potentially compromising public safety.

Additionally, our schools are already grappling with issues of overcrowding, and a blanket rezoning could further exacerbate this problem, depriving our children of the quality education they deserve.

Moreover, the implications for our underground services cannot be understated. Sewer, water, electricity, and gas systems are already operating at or near capacity in many areas, and a sudden influx of development could overwhelm these crucial infrastructures, leading to service disruptions and potential hazards for residents.

Beyond the immediate infrastructural concerns, there are also significant environmental implications to consider. Blanket rezoning often leads to habitat destruction as natural areas are cleared for development, disrupting local ecosystems and threatening biodiversity. Furthermore, increased urbanization is synonymous with heightened pollution levels, further degrading our air and water quality and compromising the health and well-being of our community members.

In light of these pressing concerns, I urge the City Council to reconsider the proposed blanket rezoning and instead pursue a more thoughtful and sustainable approach to development. This approach should prioritize smart growth strategies that take into account existing infrastructure capacities, environmental impact assessments, and community feedback. It is imperative that we work together to ensure that any future development aligns with the long-term interests of our city and its residents. Thank you for considering my concerns, and I look forward to a fruitful discussion on this matter.

Sincerely,

Ross Keating
Concerned Calgary Resident



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First name [required]	Suma
Last name [required]	Mathew
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation (zoning) amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning Letter 20240410s.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 10, 2024

8912 Bay Ridge Drive SW
Calgary, AB
T2V 3M8

Dear Madame Mayor and City Councillors,

Re: Opposition to Blanket Rezoning

I am a resident of Calgary and I live in the community of Bayview. I am writing to you regarding the proposed blanket rezoning being discussed by City Council. I am asking you to reject the blanket rezoning proposal at this time.

As a long term resident of Calgary I have been a supporter of most of the initiatives advocated and implemented by Council. For 40 years we have been proud to see how Calgary has grown into a world class city with a high quality of life. My husband and I currently live in a single-family residential property, and the rezoning will have serious consequences to our lifestyle, our property value, and our ability to enjoy our property.

The blanket rezoning is a betrayal of premises upon which we purchased our property. We bought our property in 2009 with certainty of the zoning of the property and neighborhood, which included decades of precedent behavior and reasonable existing controls around keeping a similar look and feel to the neighborhood in the future. When we made this significant investment re-zoning was not in the City's long-term plans for our neighborhood. If we can't rely on zoning plans for our area what can we rely on in future? How can homebuyers make major investment decisions if the City can change the rules across the board any time it chooses?

We have paid for past Council initiatives through our taxes. We have elected councillors who have fairly represented our interests in the past. We need to consider whose interests are being addressed by this proposal. Is it the current residents of Calgary who elected Council, or other interested parties like developers or the Federal government? It seems that the proposed blanket rezoning is trying to solve a housing crisis that has been brought on by external forces, such as the federal government's policy of allowing 500,000 immigrants per year into Canada without a plan to house them. The proposed rezoning will negatively impact the very same residents who have faithfully supported and elected Council representatives for decades.

Before City Council decided not to have a plebiscite on this matter there was no consultation by our Councillor in our neighborhood with impacted residents to seek their opinion. Councillors are elected on the premise that they are representing the opinions of their Ward. Why do you think you can make such enormous decisions with no sanction from the affected residents?

Some of our significant planning concerns are as follows:

- Negative impact on look, feel and lifestyle of the neighborhood. Single family residences could eventually be pushed out.
- Negative impact on future resale value
- Increased traffic/congestion at ingress/egress points to existing subdivisions
- Parking issues with higher density housing (e.g. as seen in Altadore and Killarney). The 0.5 parking spots per residential unit is totally unrealistic in most neighborhoods. All the roads will be congested with parked cars and garbage bins.
- The higher lot coverage (60%+ we understand) leaves no room for the mature trees that are currently in the neighborhood. How is this good for the environment? The greater coverage also leaves very little room for waste bins, bicycles, or any yard furniture, and will destroy the look and feel of the existing neighborhood.
- Increased wear and tear on existing utility infrastructure (sewer, power, gas, roads, etc.), and potential capacity limitations as these were not engineered for higher density housing. Every older neighborhood will need infrastructure upgrades sooner and will cause more public works projects throughout the City, and unfortunately it will be funded by residents who don't support the blanket rezoning.
- Lack of publicly available Environmental Impact Assessment, and Traffic Impact Assessment. Have these been done? We live near Glenmore Reservoir and we are very concerned about the effect that higher density will have on birds, plants, wildlife and our water supply. This is an enormous concern when we also look at the proposed RioCan development at Glenmore Landing.
- Uncertainty on investing in real estate in Calgary in future.
- Land in Calgary is bought and sold at market-based prices. Developers will build units to maximize their profits. This means they will sell units at a market-based price. This does not in any way guarantee that the affordable housing is available for those who need it.
- The blanket rezoning simply lowers the barriers to developers acquiring land in any part of the City. If you wish to tackle affordable housing it needs to be addressed directly.

Proposed Solutions

1. When we bought our first house in Calgary we bought a smaller home in a distant subdivision further from the city core to make it affordable. What is wrong with that model in future? We understand that there are currently up to 400,000 available lots in the vicinity of Calgary. **New subdivisions should be designed for mixed use/higher density with the necessary infrastructure included in the plan.** Force

fitting unlimited higher density housing into existing neighborhoods has the potential to negatively affect quality of life in numerous ways.

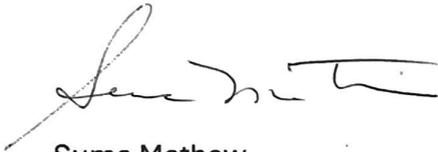
2. The City owns a lot of land close to rapid transit and major traffic corridors.

Consider the rapid development of City land for multi-family dwellings. Consider targeted rezoning in adjacent areas instead of a blanket rezoning.

In the past the City Council has advocated for densification and rapid transit. This can be achieved by building on available serviced lots, and locating new high rises close to rapid transit.

Now is a critical time to listen to the residents who elected you. This is a serious matter and affects most of the communities and tax paying residents in Calgary. Once all the pertinent evaluations and impact studies have been made available to residents please reconsider and hold a **plebiscite** on the proposed blanket rezoning.

Sincerely,



Suma Mathew

Suma.mathew@shaw.ca
+1403/862-7256



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First name [required] Hanaa

Last name [required] shaher

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Blanket Rezoning

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I lives in 4775 Rundlewood Road NE and i don't agree to Rezoning our areas



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First name [required] Andrew

Last name [required] Botterill

How do you wish to attend?

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

Date of meeting [required] Apr 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)

While i greatly appreciated the need for Calgary to continue to revisit zoning, and how we increase density in our city, a carpet approach to this is naive and likely to be far less effective in the long term. When rezoning is visited in a focussed manner, the ability for the city and citizens to scale investment to achieve greater results is far more effective. Peanut butter rezoning does not give ourselves as a city the ability to focus city investment dollars to get greater effectiveness. Instead we get sporadic, unfocused and less effective infills and infrastructure. This is the reason why the city in the past has tackled this in a planned manner, and this sort of approach is poor stewardship at best. Our best rezoned neighbourhoods in this city were done in a planned manner and are a destination. Do not set that plan back by bringing a lack of focus and planning that the city NEEDS to be responsible for.



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First name [required] Dennis

Last name [required] Fong

How do you wish to attend?

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

Date of meeting [required] Apr 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 rezone of Calgary

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am vehemently against the broader rezoning of Calgary. I believe it is important to preserve the historical relevance and charm of inner city neighbourhoods. I do not believe this order will do much if anything for housing affordability as most of these strategies lack any concrete plans from council to execute or promote homes and sacrifices the value and character of important neighbourhoods in Calgary for mass produced builders.



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First name [required] Arden

Last name [required] Berg

How do you wish to attend?

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

Date of meeting [required] Apr 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) 2024-04-11 Arden Berg letter to City Council on Upzoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

please see the attached letter. Thank you for the opportunity to make my views knowl

To: The Council of the City of Calgary

Re: R-CG Blanket Rezoning

Meeting of April 22, 2024

Date: April 11, 2024

Thank you for the opportunity to make my views known. I agree that action is warranted to address the housing situation. However, I have not seen any data or evidence that says that upzoning is the best option or even a good option to address affordability. Other submissions will undoubtedly address this issue.

I'm opposed to the blanket upzoning proposal for several reasons:

- Upzoning is not in the best interest of Calgary's future growth:
 - Calgary wants to attract more high-tech business and high-tech employees. These are typically young people that may have families already or will be wanting to start families in the future. Their jobs are often well-paid jobs. Our city needs to be competitive in so many ways to win the location competition with other major cities.
 - For most people, their home is their largest single investment. Jeopardizing the future value and attractiveness of residential communities makes Calgary less attractive.
 - People are also attracted to cities that offer certainty. Calgary would have a competitive advantage against other cities when it can provide certainty of what kind of a community people will be buying into.
 - It is not good planning to allow a three- or four-story building to be built right next door to a single-family home and deprive that home of its privacy and access to sunshine.
- Upzoning is not needed as Calgary has an ample supply of building lots available for several decades. Further, the construction industry is going flat out and built a record number of houses in 2023. Big constraints are construction manpower, not the existence of zoning restrictions.
- Upzoning is going to have a very negative effect on communities and on individuals without a corresponding improvement in building affordable housing.
- If you build a tri-plex on vacant land, for example, you retain the single family home plus get 3 new units for a total of 4 units. If you tear down the single-family home and put up a triplex, you have a total of 3 units or 25% fewer units.

For a measure as significant as this issue, the matter should be referred to a plebiscite.

Thank you for your consideration.

A. J. Berg



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First name [required]	Irene
Last name [required]	Orosz
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 plan
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Irene Orosz - Letter to City Council.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached letter.

April 11, 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.

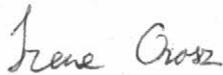
A blanket decision to, according to my understanding, allow for up to eight housing units to be placed on a single lot in my community would drastically change the feel of Varsity, and of similarly affected neighbourhoods. Varsity is known for its mature trees and landscapes, and quiet, community feel. 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.

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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.



Irene Orosz
5007 Vienna Drive NW
Calgary AB T3A 0Z8
Ph. 403-285-9173



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Rebecca

Last name [required] Lee

How do you wish to attend?

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

Date of meeting [required] Apr 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)

I am in favour of the rezoning. We bought our house in Charleswood, because we wanted to send our children to the local school, and a single detached house was the only option available to us within the neighbourhood that met the needs of our family. As our children grow up and maybe move out, we will be living in a home that is far too big for our needs. We intend to stay in our home, but will want to create more space for others to join us. With the proposed rezoning, we would be able to modify our lot to suit our changing needs. Alternatively, the proposed rezoning would give us options to downsize while staying in our community.

Currently, there are many bungalows and split-level homes in our community that are run down and they are being replaced with bungalows or with mega mansions. In either case, the sale price for these new builds is beyond the reach of most first-time homebuyers. My son's teacher commented to me that she wanted to live close to where she works, but the lack of diversity of housing in our neighbourhood meant she wasn't able to. We would love to share our neighbourhood with a greater diversity and density of people and look forward to the increase in services and liveliness that widespread low-density zoning can bring.



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First name [required] Imre (Jim)

Last name [required] Orosz

How do you wish to attend?

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

Date of meeting [required] Apr 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 blanket rezoning plan

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

ATTACHMENT_01_FILENAME (hidden) Jim Orosz - Letter to City Council.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

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Thank You.



Imre "Jim" Orosz
4915 Vienna Drive NW
Calgary AB T3A 0Z8
Ph. 403-437-9173



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

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

As a city of Calgary homeowner and taxpayer I vehemently oppose a blanket rezoning of the entire city. Honestly, at what point did you all even think this was a "good idea"? It just doesn't make any sense whatsoever.

There is a city planning department and their job is to plan the city, not to throw the doors wide open and allow all of this mixed ultra dense housing within beautiful old established neighbourhoods where the existing homeowners worked very hard to save their money, purchase a home and raise their family. These people bought into these communities for their location, charm and significant green space within them and they should be kept as is replacing a single detached home with a single detached home. Anything other than that should have to be approved by the City. People bought a single detached home beside a single detached home. What they did not foresee is that the house next door to them could be torn down and replaced with duplexes, 4-plexus, 8-plexus, secondary suites and backyard suits! Just think, an older couple could potentially have 16 people or more living next door to them and there isn't even enough room for all of the cars these people will have. Now, the peaceful home that they purchased years ago is no longer their sanctuary.

As with anything in life you must make plans and THINK ABOUT THE CONSEQUENCES of the decisions made. If the City Planners were to think about how they could plan communities, they would take into consideration the needs of people that need the housing. Affordable housing must be built within a block or two of the LRT and the Max Bus routes and must have easy access to grocery stores, schools, day-cares and doctors, but most importantly it must truly be affordable. If you think that replacing a single detached house with a duplex will make the two new homes more affordable, it won't. What it will do though is make a lot of money for the home builder and perhaps some extra tax money for the City. For certain, increasing the density of housing in these communities will end up causing costly repairs on existing infrastructure, increased traffic congestion, and removal of cherished green space.

Planning where to build, makes sense. Knowing the needs of the people you are building homes for, makes sense. A blanket rezoning does not make sense.

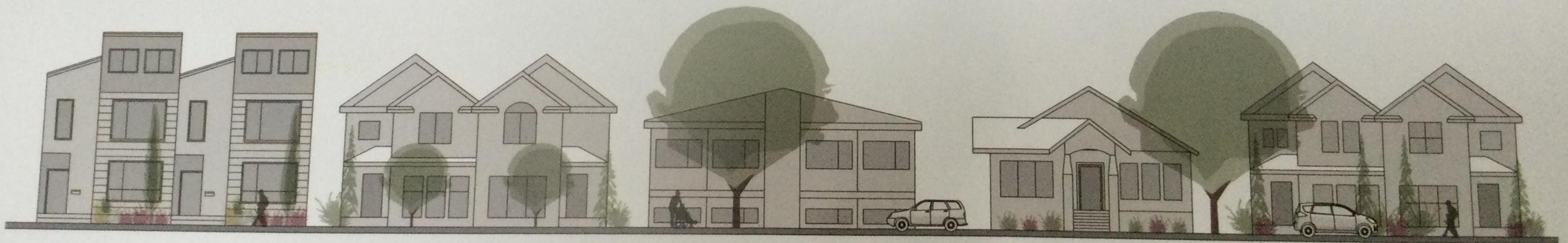
Calgary



Calgary needs more homes. Citywide rezoning will help increase supply.

In Calgary today, over 84,600 households cannot afford where they currently live. This number is growing. Rezoning for Housing will enable a greater variety of homes and price points in all communities.

Learn more at calgary.ca/rezoningforhousing





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First name [required] **Heather**

Last name [required] **Orosz**

How do you wish to attend?

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Heather Orosz - Letter to City Council.pdf**



ATTACHMENT_02_FILENAME
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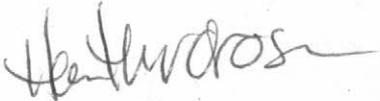
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Thank You.



Heather Orosz
4915 Vienna Drive NW
Calgary AB T3A 0Z8
Ph. 403-808-4328



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First name [required]	Kathy
Last name [required]	Lapp
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

No matter how many houses you build, or how you rezone, it is impossible to keep up with the amount of immigrants allowed to enter Canada and thus into Calgary at the present rate. It is presently a losing battle. The city of Calgary needs to put pressure on the federal government to severely limit the number of new immigrants so that the new housing can be allowed to keep up with the demand. Canadians first!!



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

Dear Mayor Gondek and City Councillors,

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

Housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket up-zoning wont supply this.

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

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



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First name [required] Cathy

Last name [required] Arnholtz

How do you wish to attend?

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

Date of meeting [required] Apr 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 Bylaw

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

ATTACHMENT_01_FILENAME (hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We are against this proposed Blanket Rezoning Bylaw. We bought our home in the Glamorgan area 53 years ago and the area is currently zoned R1. Our councillor Richard Pootman should be listening to his constituents wishes and not ignoring us by voting in this Blanket Rezoning Bylaw! This issue should at least be put out to the public with a plebiscite at the the next election. Why should our Mayor and Coucillors be able to pass this kind of bylaw and do whatever they want on their own accord! This should be put to the citizens of this City and we should be able to vote on whether or not these high density housing alternatives should be allowed in neighborhoods. What about the added congestion, aesthetics, parking, garbage bins? We reject this proposal and wish to have our voices heard.



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

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First name [required]	Murray
Last name [required]	Prime
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	AMENDMENTS TO THE LAND USE BYLAW (1P2007) BYLAW 21P2024
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Yannick

Last name [required] Champollion

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Housing re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Hello,

Although affected by the re-zoning, I am in favour of all efforts towards densification. The low density model is just unsustainable from all perspectives. This is not an easy decision and it will affect my quality of life, but no other choice. Thanks for engaging the community.



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First name [required]

Nell

Last name [required]

Smith

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public hearing on rezoning

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I are in favor of the rezoning proposal to increase density and more housing units with two hugely important caveats:

1. require developers to provide parking space on the development site - not just on the street parking!
2. maintain, replace, or increase the tree canopy and green spaces that exist in each neighborhood - we need these for our well being and mental health!



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First name [required] Saige

Last name [required] Petros

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



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 against the rezoning of our established neighborhood. I grew up in the NW neighborhood of Rosemont and now own my own detached house in Tuxedo park. Growing up in Rosemont was amazing - we knew all our neighbors, which ranged from young families new to the area, to original owners who are in their 90's. We all looked out for each other, shoveled each others walks, attend community functions etc. Allowing the rezoning to go through will destroy the community that we have all built together and the reason why Rosemont, and other communities like it, is such an amazing place. The properties, which are now full of mature and healthy trees, will become full of buildings and concrete, void of trees and yards. With that much concrete, there is nowhere for the rainwater and snow runoff to go but into our sewers, putting more strain on our water processing facilities. Also, since there will be few trees left to provide shade, all these new units will require air conditioning, putting additional strain on our power grid, which council has deemed unnecessary to upgrade. Parking is also a concern. With the proposed rezoning only having to provide 0.5 parking stalls per unit and the number of units allowed, there could be estimated 11 new cars parked on the street per existing lot. Council's solution to restrict parking and to charge for parking is not fair to the homeowners in the neighborhood who have always been allowed to park in front of their own home. To say that people will not require a car is unrealistic. Our transit system is very far from being convenient enough to forego having a car. These high-density homes will not be affordable to the average family. They will most likely be luxury units. The prices of the homes will skyrocket with the lure of being able to develop it with 8 units. This will mean that young, working class families will never be able to afford their own home. In contrast, I now live (and own) in Tuxedo Park, which is a high density community. We've already had road construction every year to improve drainage and sewage, are battling our neighbours for street parking and have no sense of community among those of us that live there. The new units that have gone in (duplexes, four-plexes, and infills), are extremely unaffordable to any young family or professional, and are taking away from the young environment that was a draw to Tuxedo Park in the first place.



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First name [required] **Frank**

Last name [required] **Giugovaz**

How do you wish to attend?

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

Date of meeting [required] **Apr 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)

Considering how long and much effort it took for Heritage Communities Planning to complete these how could council think it would take less than a year to implement the concept of blanket rezoning.

Calgarians and communities should be invited to consider and vote on whether their communities wish to undertake zoning changes.

Information and town hall meetings have created doubt and the City planners there were unable to answer questions or presented the solutions which were inconceivable primarily parking and density on properties with little regard for communities and their cultures.

At a minimum the matter should be brought forward as a plebiscite. Let property owners alone vote on the matter.



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First name [required] Lorraine

Last name [required] Mageau

How do you wish to attend?

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

Date of meeting [required] Apr 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 on April 22nd

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not immediately opposed to the idea, but I worry about shoddy construction. Will there be more inspectors appointed to ensure buildings are to code and sound? I can imagine scenarios like a big increase in new developers who get the permits but who do the bare minimum to gain the maximum revenue and in a few years, home buyers end up with costly repairs and we end up with run-down buildings throughout the communities. What is the real cost of monitoring all these "pop-up" entrepreneurs/contractors?



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First name [required] **Frank**

Last name [required] **Giugovaz**

How do you wish to attend?

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

Date of meeting [required] **Apr 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)

The sentiment in the community appears to be strongly opposed to the proposed idea and this was made evident when some 6 or 800 people attended what was thought to be a stroll around looking at show cards with administrators milling about to answer questions but turned into a town hall meeting where the displeasure towards the idea of blanket rezoning within the city, especially within our community became very evident.

When the residents within Lake Bonavista purchased our homes here we purchased the property for what it is, a unique lake community which remains a strong community and family oriented neighbourhood in single family dwellings. The idea of changing the zoning alters the very fabric and atmosphere of our community. While some of the original homes are now being replaced with larger homes this to is having what I would say a negative impact and disappointment between neighbour's when these happen for the simple fact, comfortable single family homes are being replaced with towering structures with little regard for the remaining properties.

I implore all councillors to vote against the proposed zoning change at this time.

It's not the answer!

FRANK GIUGOVAZ



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First name [required] Monica

Last name [required] Zapshalla

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City rezoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket_Upzoning_Multi_Community_Letter_20Feb24_1_.pdf



ATTACHMENT_02_FILENAME
(hidden)

LBCA_Rezoning_Letter.04.pdf

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



April 11, 2024

To whom it may concern,

Lake Bonavista Community Association is a non-profit organization that has been dedicated to the interests of our vibrant community within the City of Calgary for over 50 years.

We are able to advocate for our members and residents of Lake Bonavista and the surrounding area by addressing issues of significance that affect the well-being and future of our neighborhood. Therefore, we write to express our stance regarding the proposed rezoning from R-1 to RCG.

Throughout our engagement with the community, including extensive email correspondence, phone calls, and an in-person rezoning open house held at our facility on April 9th, that welcomed over 400 attendees, it has become abundantly clear that a large majority of residents of Lake Bonavista and the surrounding area of Ward 14 vehemently oppose the rezoning.

Lake Bonavista Community Association is deeply concerned about the potential impacts of this rezoning on Lake Bonavista and the broader community. Despite the significant implications, we have noted a lack of engagement from the city regarding the potential effects of the rezoning. It is disconcerting that such a significant change in bylaws would proceed so quickly without seeking comprehensive input from all stakeholders or being put to a plebiscite. The magnitude of this change has the ability to affect property values, traffic and public safety, and other important community features and should require comprehensive community input.

Our current rezoning policies in Calgary allow community members to meaningfully participate in the application process and relay their concerns on potential impacts that residential development would have in their neighborhoods. The proposed blanket rezoning would remove this important public engagement tool that is in place to ensure that communities are well represented in the growth of our city.

Considering these observations, we respectfully urge the City Council to defer any decision on the blanket rezoning until a more comprehensive consultation process can take place, involving all stakeholders. It is imperative that the voices and concerns of our community are heard and considered in the decision-making process.

Sincerely,

Lake Bonavista Community Association

City Council
City of Calgary
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

Sent via email

Re: Opposition to Blanket Up-zoning

Dear Mayor Gondek and City Councillors,

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

Housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket up-zoning wont supply this.

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

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

Sincerely,



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First name [required]	Karen
Last name [required]	Laird
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	Oppose blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

I am writing to express my concerns regarding the proposed blanket zoning change from RC-1 to R-CG multifamily in Calgary. While I understand the need for affordable housing and the city's desire to accommodate growth, I believe this approach may not be suitable for our neighborhood.

Firstly, many of us in this area have paid a premium for our lots and property taxes based on the understanding that this was a single-family residential area as per city rules. Changing the zoning to allow for rowhouses or multifamily units could significantly decrease the value of our homes.

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

Additionally, there is already a lack of parking in our neighborhood, with many streets only allowing for two-hour parking. Adding more units without adequate parking would exacerbate this issue and create further inconvenience for residents.

The environmental impact of demolishing older homes to make way for multifamily units is also a concern. This would result in the loss of trees and green space, which is contrary to the city's goal of increasing greenery.

Furthermore, a blanket zoning change would alter the ambiance of our neighborhood, which is characterized by its single-family homes and green spaces. Preserving the individual character of our lots is important to maintain the charm and appeal of our area.

I urge the city to consider a more thoughtful approach to zoning changes, one that takes into account the unique character of each neighborhood and allows for architectural control to preserve the charm of our area.

Thank you for considering my concerns.

Sincerely
Karen Laird



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning will not solve the problem with the availability of housing. Build more new housing instead. Increasing the density of housing in "all communities" (quoting the City of Calgary flyer) will only serve to dissatisfy members of the community who have bought, or rent in such communities for the simple reason that they would like to live in a low-density community.

I live in a townhome and it's a great compromise between cost of living and amount of available space. I would never seek to push higher density attached living into other neighbourhoods. I think it disrespects the people who have chosen to live in that community because they want to live in a low density neighbourhood.



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First name [required] **Debbie**

Last name [required] **Aldridge**

How do you wish to attend?

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

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

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

[required] - max 75 characters **RC2 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)



ATTACHMENT_02_FILENAME
(hidden)

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

Not recommend this for rezoning approach



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First name [required] **Barbara**

Last name [required] **Power**

How do you wish to attend?

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

Date of meeting [required] **Apr 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**

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 the citywide land-use designation (zoning) amendment. We live in McKenzie Towne. Our community already contains a range of housing types and densities - and types are grouped together. We chose to where to live based on the zoning that best suited us - and paid the real estate cost accordingly. Our current zoning is R1. The other side of the street is R2, and many people have built two-storey garages. We chose to live on the opposite side of the street so that we would never be neighbours with one of the two-storey garages, along with its attendant parking issues (no additional parking required - so all tenants park on the main street, which already has parking shortages), garbage/recycling/compost issues (our neighbour with illegal suites has their tenants use ours & our neighbours garbage, recycling and compost bins on pick-up days - which has led to "red flags" on our bin as the tenants put all manner of non-recyclables in the blue bin), shading (a two-storey garage creates considerable shading), and privacy issues (a two-storey garage has a considerable "point of view" into backyards and rear-facing windows). Our house is our largest investment, and this land-use amendment will devalue our property (having R2 units built on either side will make my house worth less, not more - and will make our investments in our beautiful backyard be valued less as the experience will not be private AND our viewscape will deteriorate considerably). Our streets are very narrow and difficult to navigate as it is - it is hard for two vehicles to pass in many places when there are cars parked on both sides. This will increase the number of cars parked on our street - making it harder, not easier, to navigate our streets. We would also note that current bylaws require RV owners to park their RVs in front of their own house - this is already difficult, if not impossible (and zealously enforced, if you have a busy 311-dialling neighbour on your street) - the more parked vehicles there are to navigate, the more difficult this becomes. Lastly, with the switch to electric cars imminent, how is everyone to charge their cars? Near as I can tell, this land-use amendment would allow for up to 4 dwelling units, and 2 secondary suites on each lot - where are 6+ vehicles to go to get charged, when at most 2 cars fit on street in front of each lot?



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First name [required]

Traci

Last name [required]

Gonzalez

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 re-zoning for housing RC2 zoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against the proposal for our city to change rezoning regulations



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First name [required]	Melisa
Last name [required]	Laughlin
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 strongly disagree with rezoning!!!



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First name [required] **Jeanette**

Last name [required] **Leong**

How do you wish to attend?

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

Date of meeting [required] **Apr 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.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

April 11, 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

Jeanette Leong
leongjl@me.com



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First name [required] Kathleen

Last name [required] O'Donoghue

How do you wish to attend?

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

Date of meeting [required] Apr 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 re: Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) 240410 Blanket Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I tried to submit my comments on April 10, 2024 and did not receive confirmation that they were received. If this is a duplicate submission, please only provide one copy for review.

Thank you
Kathleen O'Donoghue

Kathleen O'Donoghue
Ward 1

April 10, 2024

RE: Blanket Rezoning Public Hearing April 22, 2024

Dear Council Members,

I oppose the Blanket Rezoning Plan designed by the Housing and Affordability Task Force (HAFT), which is the subject of this public hearing. While I am not against densification in theory, I am against the one-size-fits-all approach that is being proposed.

Council's Approach to the Housing Crisis

Blanket rezoning directly affects every current and future homeowner of Calgary. This is not a matter to be taken lightly. Such decisions should be meticulously planned, reviewed, deliberated on, and, ideally, voted on by the public. They should not be forced on the public. However, Council and involved city employees have failed to take any action that respects the profound impact this plan will have on citizens.

A plan of this magnitude should have been an election issue. It was not. While some members of Council suggest that it was implied, I am confident that had blanket rezoning ever been mentioned, the media and other candidates would have ensured that the matter became an election issue. The HAFT was established in 2022, indicating that the proposed plan, even in concept, was not part of the 2021 municipal election.

Furthermore, the revelation that the impetus for this plan is the result of Council seeking federal funding to deal with the housing shortage in Calgary further indicates that Council is not acting in the best interest of Calgarians. The funding comes with strings attached to homeowners via the proposal before Council today. It suggests that Council members are willing to deny the citizens of Calgary the opportunity to participate in a decision that impacts our homes, our neighbourhoods, and our net worth in order to benefit from federal tax dollars.

Calgarians attempted to provide input to Council on this proposal. Meetings were full, open houses were busy, and Councillors received many letters regarding the citizens' position on this issue. However, during the sessions I attended, and based on the responses I received to my letters from Council members, there was a distinct lack of regard for any opinion that opposed what Council had already decided to do. Councillor Carra's office response to my letter supporting a plebiscite stated, "So while community input is important, it's just one aspect to consider when council is tasked with making challenging but critical decisions." The tone of this response indicated to me that Councillor Carra's office had little use for my thoughts on matters that directly impact my life. This disregard for opposing opinions is deeply concerning and undermines the principles of fair representation.

Based on the above, Council is not acting in good faith as required by the Municipal Government Act Section 648.3(1).

As of April 9, city planners and propaganda continue to extol the plan's merits, failing to recognize any concerns the public has brought forward. Although all Council members received feedback on this issue, most chose to limit the public's input by rejecting a motion for a plebiscite. A change of this magnitude that impacts all homeowners should be voted on by all homeowners, as Council does not have the trust or confidence of its constituents. The lack of confidence in Council was identified in the December 2023 ThinkHQ Public Affairs Inc. survey, *Calgary Mayor & Council Approval Fall to Record Low*, which reported that only 28% of Calgarians approved of Council's performance. The ThinkHQ survey results were bolstered by the March 2024 Leger survey that showed 67% of Calgarians think Calgary is headed in the wrong direction.

Kathleen O'Donoghue
Ward 1

Survey results

Council and city communications reference a survey conducted in the summer of 2023. Upon review of this survey, there are some glaring issues with the conclusions drawn and referenced. First, given the margin of error, confidence level, and population size, the sample size was insufficient. Based on accepted standards for surveys, 600-1000 respondents were required. Additionally, the survey questions were ambiguous. The words “zoning” and “rezoning” do not appear in the questions. The most common answer from respondents was that 50% needed more information to support the actions suggested. Although HAFT decided to report the survey results in a way that biased the conclusions, it is apparent that the statement that 75-90% of the population supported blanket rezoning is inaccurate.

Lack of Planning

The proposed plan removes any element of forethought and planning in our communities. All communities in Calgary were designed based on plans. These plans include roads, sewers, power, schools, green spaces, and housing. The blanket rezoning does not consider these elements. Instead, the plan suggests that the infrastructure will still be suitable if a 12-unit building replaces two single-family homes. Let me assure you, this is a fallacy, evidenced by the number of parking issues, requirements to upgrade power structures, and sewer replacements that have been undertaken across the city.

The plan states that developers will be “encouraged” to build apartments, condos, townhouses, and duplexes. Encouraging diversity in development is not the same as requiring it. It is more common to see buildings torn down for high-rise condos or multiunit townhouses than to see duplexes constructed. Planning must be done and enforced to ensure a variety of homes from which to choose. People who want yards should not be forced to move to the city outskirts to have a yard.

Buying a home is an individual's most significant purchase in life. It involves finding an area of the city that meets the individual preferences. Some prefer to live downtown or near downtown in neighbourhoods like Mount Royal, Bankview, and Hillhurst. Others want to be away from the core and have newer homes. Many want to live in older neighbourhoods like Banff Trail, Triwood, Renfrew, and Killarney. When someone purchases a home with a large yard or on a quiet street, they do not want those elements taken from them by developers building multi-storey condos or tightly packed townhouses. Unfortunately, for many residents in the more established neighbourhoods, that is precisely what this plan allows.

While it is painfully apparent that city planners do not like older buildings, based on the number of older buildings that are demolished in favour of new builds, it is important to retain our city's heritage. Cities like Victoria, Montreal, Toronto, and Quebec City have retained their municipal histories while growing, yet the proposal before Council is determined to destroy Calgary's heritage. City planners would do well to incorporate methods from these Canadian cities in future development instead of looking to other countries where blanket rezoning has had a detrimental impact on cities.

Affordability

The oft-touted claim is that blanket rezoning will address the housing crisis in Calgary. However, members of organizations who know and understand housing much better than Council, including the CREB, have disputed this fact. There is no definition of “affordable” in the proposal. Individuals who want to purchase single-family dwellings will continue to be unable to do so as the scarcity of these homes will drive up the price. Without clearly defined requirements, there is nothing to stop developers from selling their redeveloped properties at prices that continue to exclude many Calgarians from being homeowners.

Kathleen O'Donoghue
Ward 1

Alternatives for consideration

The city has been growing and will continue to grow. We must find ways to responsibly provide housing for **citizens that allows them to live in the neighbourhoods they choose and in the type of home that suits their lifestyles and needs**. A blanket approach is not the solution. Each community should determine what development they want to see and have direct input into densification plans in their own neighbourhoods.

Let the people who live in a community decide how many duplexes, condos, and townhouses they want. Begin with establishing how many more dwellings Calgary is planning for. Are we increasing the densification by 10%, 20% or some unknown number that has no regard for current homeowners? For example, suppose Cliff Bungalow or Charleswood residents prefer their community to have 70% single-family homes, 15% duplexes, and 15% condos/townhouses. If that ratio of dwellings meets the established objective for densification, then those are the rules for issuing development permits in those areas. Any changes to the ratio would require input from the affected community. Similarly, if Marda Loop wants more condos and fewer single-family homes that could be accommodated. In this way, those who live in Sundance are not determining the development plans for Dalhousie.

To achieve the council's objectives, all areas of Calgary would be required to increase densification by the same value. Proper planning with community input would maintain the characteristics of each neighbourhood. This would be a respectful, inclusive way to ensure the support of communities while finding a workable solution to the current housing crisis.

Conclusion

If implemented, the blanket rezoning will disrupt the lives and communities of all Calgarians, a fact that should not be taken lightly. Densifying the city should be done on a community-by-community basis. Any other approach is heavy-handed and shows a distinct lack of respect for Calgary's citizens.

I respectfully ask all Council members to **vote against** the Blanket Rezoning Proposal and consider other approaches to the housing crisis that respect and value input from Calgarians.

Sincerely,



Kathleen O'Donoghue
1611-3500 Varsity Drive NW
Calgary AB T2L 1Y3



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First name [required] William

Last name [required] King

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Our purchase and taxes are based on R-1, the City must honor the agreement

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)

In 2003 we bought a house in Shawnee Slopes based on R-1. The City rezoned for development significantly reducing our property value and destroying our enjoyment of our property. We viewed this as breach of our agreement with the City and felt betrayed by Council. We now live in Evergreen and see the potential for another loss of value and betrayal by Council. We thought we elected people to represent and defend our best interest. This does not seem to be the case in Calgary. We should be able to buy a home located and zoned consistent with our objectives. Once we purchase a property should be able to depend on the zoning. We are taxed based on the location of the home (including the zoning). This is an agreement with the city. As citizens we are not allowed to modify our property in any way that violates the requirements of the zoning. Likewise the City should not be able to arbitrarily change the agreement by rezoning citizens property that has been purchased in good faith. The streamlined process and comfort in the City Council doing the right thing in the subsequent approval process is meaningless to existing home owners and not relevant in justifying rezoning homeowners property. This blanket rezoning is wrong and should not be allowed to happen. I am firmly opposed to this rezoning resolution!!!



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First name [required]	Alan
Last name [required]	Paul
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 bylaw
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This proposed bylaw will create a net loss in property value, increased traffic, parking issues, and not solve one single affordable housing issue.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] Michelle

Last name [required] Petros

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 Public Hearing meeting of Council - April 22, 2024

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My family is strongly against the rezoning of our established neighborhood. We have lived in the NW neighborhood of Rosemont for the past 32 years and raised 3 children. We know all our neighbors, which range from young families new to the area, to original owners who are in their 90's. We all look out for each other, shovel each others walks, attend community functions etc. Our children have all grown up together and remain friends. Allowing the rezoning to go through will destroy the community that we have all built together and the reason why we have all chosen to live here. Our properties, which are now full of mature and healthy trees, will become full of buildings and concrete, void of trees and yards. With that much concrete, there is nowhere for the rainwater and snow runoff to go but into our sewers, putting more strain on our water processing facilities. Also, since there will be few trees left to provide shade, all these new units will require air conditioning, putting additional strain on our power grid, which council has deemed unnecessary to upgrade. Parking is also a concern. With the proposed rezoning only having to provide 0.5 parking stalls per unit and the number of units allowed, there could be estimated 11 new cars parked on the street per existing lot. Council's solution to restrict parking and to charge for parking is not fair to the homeowners in the neighborhood who have always been allowed to park in front of their own home. To say that people will not require a car is unrealistic. Our transit system is very far from being convenient enough to forego having a car. These high-density homes will not be affordable to the average family. They will most likely be luxury units. The prices of the homes will skyrocket with the lure of being able to develop it with 8 units. This will mean that young, working class families will never be able to afford their own home. I understand that the city needs more affordable housing but blanket rezoning is an ill conceived and lazy proposal put forth by the mayor and council. They were elected to represent us and must do better. They should focus on well thought out development of the existing greenfield land within the current city limits and redevelopment of the downtown core for housing.



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Absolutely not to rezoning. When I moved to my neighborhood it was because of the beauty of the streets- the trees, the well maintained mature homes. The atmosphere was quiet, safe and well maintained. I have lived here for 8 years and in the last 2 years they have torn down half of my street. The homes, the trees, the street (multiple times during a year) to put up row housing. Now the streets are overcrowded as there is never enough parking, it's louder, busier and the scenery has all been torn down. If you want to make more housing for the city fine. But do it on the outskirts where people expect this ugly, packed in mentality. Why are you taking away from the beautiful neighborhoods which people have already been living in for years for what they currently offer? We didn't move to the concentrated "rat cages" of the new developments. We moved to a beautiful mature neighborhood because that is the lifestyle we wanted for our families. But you are taking even that away from us to cram more people in with the joke of saying it will be more "affordable". The row housing across the street is 600-700k per unit. This is not affordable for the average middle class family. This is to make money, not to help people. Keep it to new developments. Don't ruin our current neighborhoods. I'm already debating moving out of the city for this reason as are my neighbors. I guess then you'll get what you want? More properties to tear down and build 8 where there was 1. Just terrible, this is not a quality of living for anyone to build these fancy cages with no yards. For the record I am 35 and enjoyed living in a single dwelling lot community. It was quieter and safer for my family.



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First name [required] Stephanie

Last name [required] Burns

How do you wish to attend?

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

Date of meeting [required] Apr 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)

City Council
City of Calgary
800 Macleod Trail SE Calgary, Alberta
T2P 2M5

Re: Opposition to Blanket Up-zoning

Dear Mayor Gondek and City Councillors,

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

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

Housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket up-zoning wont supply this.

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

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

Stephanie Burns



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First name [required]	Pat
Last name [required]	Holmes
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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
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Are you in favour or opposition of the issue? [required]	Neither
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ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to blanket rezoning across all communities and absolutely opposed to the lack of consultation with communities to drive councils blind agenda. Most reasonable people agree that more housing of many varieties is needed BUT communities should be permitted to propose what each community can tolerate. Mayor Gondek "s comment in the Calgary Herald that people "feel" that their personal wealth is tied up in their home values was so insulting and ignorant. Of course, our future security and that of our extended families is tied to the value of our homes- we are just plain middle class folks- not rich and counting Pennie's. To have blanket rezoning not only runs risk of taking away our ability to pay for care as we age but also to help our children buy homes. Some densification everywhere is inevitable but not to crowd steets, increase traffic in quiet areas (that residents have invested in for that reason) and increase safety risks. Secondary and laneway suites are a good addition and duplexes- in established neighbourhood sand perhaps 4 plex es on corner lots or on main thoroughfares. Let's use our imagination a little more and come up with a wider variety of options.

Stop proselytizing Jyoti and listen to your constituents
We have brains and are well educated.
Show some respect
Pat Holmes
Lake Bonavista resident since 1991



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First name [required]

Mark

Last name [required]

Hancock

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Citywide Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Thanks for the opportunity to share my comments. Firstly I don't understand why this significant proposal was not put the home owners in Calgary for a vote. Here are my key concerns

Property values on existing homes will likely go down as high density properties are build on the same streets as single family homes. As a home owner will the city cover the loss in my home value if it depreciates due to rezoning? If a multi unit facility is proposed on a street and it is deemed to reduce overall property values on that street the home owners on that street should have a right to veto the project. If you fail to address this material issue the city and its elected officials could be subject to a class action lawsuit.

Basement suites are already creating parking issues on residential streets. Often these homes with suites are not property registered with the city and thus no incremental property taxes are collected. In addition many of these owners do not declare the revenue on their personal income taxes which is illegal.

City water supply, we are already hearing of a water shortage as early as this May. Where is the additional water supply going to come from for all the people we want to move to Calgary over the next 10 years? You have no additional infrastructure for water storage, this is a huge threat to our existing city

Electric cars, with more street parking how are people who own electric vehicles going to charge them at night on the street? Secondly where will the incremental power come from for all of these basement suites? My understanding is the average residential street in Calgary can only support the charging for a handful of vehicles each night

Police protection how will the city fund CPS for your proposed accelerated growth?

Crime in our city is a growing concern in every community. Property tax increases going forward, most homeowners can afford to support another year of huge property tax increases. We have seen what this has done to many large cities in the USA where cities are now shrinking because of taxes

Finally as elected officials you ALL have a fiduciary duty to the citizens of Calgary. I suggest you review what this means from a legal perspective to ensure all elected politicians are delivering on this promise.

In conclusion this whole process has been a Gong Show! What's happened to our great city, when did we give up the value of trust? It's time to pump the breaks and listen to the majority of Calgarians. Thank you



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First name [required]	Dianne
Last name [required]	Cavadini
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 23, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning ditch the idea since it is not good for homeowners neighborhoods
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)

Rezoning idea is not good for neighborhoods, communities or homeowners. Just received a letter stating that rezoning will help homeowners with bills. The high bills homeowners are paying are due to you since you keep raising everything example property taxes along with your share from enmax. Now you want the homeowners to pay for the poor decisions you made. You are not only making neighborhoods not safe with rezoning but there will be more crime and police will not be able to respond since they have bigger issues to deal with. Also it will affect the property taxes. With more people crowded in the schools which already are full will suffer. Parking another issue there is already no parking on my street cars even illegally park on my street. There are other solutions like empty downtown buildings. rent control, empty rooms in hotels and motels and maybe help homeowners by not raising property taxes and enmax bills. Also how are these people are going to be able to pay for rent if they do not have a job or make low wage. Again more crime and more issues for homeowners. DITCH THE REZONING PROPOSAL IS THE SOLUTION.



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First name [required] Sandra

Last name [required] Borowski

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing of Council - Planning Matters

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly against the proposed rezoning in the City of Calgary. I am concerned about the following:

- Increase in R-CG buildings such as townhomes and semi-detached homes in areas of the city with larger lot sizes (established communities) interferes with the appeal of communities with larger lot sizes, more space between homes, lower density, peacefulness.

- Increase in R-CG buildings such as townhomes and semi-detached homes attracts developers that take over buying power of the average person.

- Increase in R-CG buildings such as townhomes and semi-detached homes attracts more rental properties and in turn, renters. Communities affected would see an increase in population which may disrupt the peace in more quiet communities.

- Although green spaces are said not to be developed, they are now going to be re-zoned meaning that green space may potentially be developed with R-CG buildings in the future. This is not OK.

- It is a major concern that city council voted against a plebiscite. I would ask the city to please reconsider and allow all those living in Calgary to vote on this themselves.

Thank you for not moving forward with this.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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



ATTACHMENT_02_FILENAME
(hidden)

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

Thank you for considering my letter.

Dear members of City Council,

I have lived in Strathcona for 42 years – in my first starter home for 8, and my current one for 34. My late husband and I liked the neighbourhood from the start with its variety of housing options.

This brings me to the point of rezoning. Strathcona was built with varying needs in mind – we have multi-family condos, duplexes, and starter homes on smaller lots. This mix has made this area of town desirable to live in so rezoning is not needed as we already have a variety of dwellings. I see no need to rezone the single-family areas for four-plexes or any other combination.

Strathcona is an older neighbourhood, but if time was spent examining the current homes, the ones under consideration for rezoning have been kept up and renovated over the years to maintain the quality and esthetics and even improved upon them from when they were new.

When we bought our homes, the zoning was R-1 – that’s why we bought them – to ensure lasting economic value and stability of the architectural controls. I have seen the mishmash of condos mixed in with houses along 45th Street, 37th Street, and anywhere near a C-Train station. Not an attractive look at all. This is the reason people buy single-family homes in established neighbourhoods – the attractiveness of the area, cohesion of design, and control of overcrowding and parking issues.

The schools in this area are already at capacity, traffic in the neighbourhood is a constant topic among residents, and 69th Street has become quite a freeway as it has also become an access corridor to the new West Ring Road. Adding more density to this neighbourhood and other established areas is only going to cause more over-crowding of our current facilities.

I don’t believe city council should impose these changes on long-term residents; I don’t believe council should even have this kind of power. Why

even have zoning restrictions if they are going to be ignored and / or changed at the whims of council members, most of who don't even live in the affected areas?

There are plenty of houses being built in outlying areas and even in my part of town. Living near Aspen Landing I have been watching the extremely population dense area being built on the southeast corner of 17th Avenue and 85th Street. I see no need to start rezoning Strathcona with all of this construction around us. I have also driven around the city the last few weeks and empty lots are everywhere from the removal of previous commercial buildings – Edmonton Trail and 16th Avenue north comes to mind.

Thank you for your time and please record my vote as a strong NO for any kind of rezoning of Strathcona or Coach Hill.

Susan MacKenzie
4 Strasbourg Green SW
Calgary



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

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

[required] - max 75 characters	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)

Plebiscite should be held; the vast majority of residents that choose to purchase homes in vastly low-density communities do not support the blanket rezoning. Council should not have authority to blanket rezone the entire city, as communities are structured vastly different across the city. Have the 8 councilors that voted in favour of not having a plebiscite to move forward with rezoning in their areas only, use this as a test to see how it impacts these communities. Maybe direct some of the poorly thought-out climate plan \$3.1 billion annually (total \$87B) to government subsidized affordable housing.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Jane

Last name [required] Hillard

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public hearing meeting of council

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am completely opposed to the blanket zoning proposal. What is being proposed is fundamentally a breach of contract. I have lived in Strathcona Park for 40 years, chose the neighbourhood for it's mostly R-1 zoning, and do not want to live amongst multi-housing. The age existing homes, large lot sizes and proximity to downtown, will make Strathcona very attractive to developers. I note that multi-housing in surrounding "inner city" neighbourhoods such as Rosscarrock, routinely sell for upwards of a million dollars so affordability will likely not be addressed. The number of vehicles parked on the streets of our neighbourhood has been steadily increasing (often due to illegal suites) making roads unsafe. This is of particular concern in neighbourhoods such as Strathcona which have two schools.

Please do not destroy the quality of life of longterm residents in order to pursue the dream of creating lots of affordable housing. The only winners will be the already-wealthy developers.



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First name [required]	Gordon
Last name [required]	Paynter
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	Permitting fourplexes across the City is not appropriate
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Housing presentation 22 April 2024.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

Presentation attached.

Fourplex zoning as a blanket designation is not appropriate

- Blanket zoning for all housing plans does not respect the LAP plans for Heritage Communities, developed over several years.
- Gradual densification in these communities is positive. Laneway houses, for example, as seen in Toronto. Or duplexes on an RC1 lot.
- Row-houses and fourplexes will not be welcomed and will have the following consequences:
 - Parking overload: each unit will attract ~1.5 vehicles. A fourplex means 6 additional vehicles per approved lots. Most lots support 2-3 vehicles.
 - Tree canopy: this level of density goes against the City and residents' attempts to improve the density of the tree canopy. No feasible plan for a fourplex will result in preservation of mature trees on those lots.

Consequences

- Mayor Nenshi pointed out that Calgary has a high level of vacant land within the City limits that could be developed. This policy will not encourage development of that vacant land, but rather redevelopment in existing communities.
- Adopting high density as a blanket designation will result in political backlash and ultimately a derailing of the policy by a new Council.
- Current motion should be rejected in favour of gradual densification:
 - Laneway houses
 - Duplexes
 - Secondary suites

What could have been done?

- Focus on moving not just people, but industry, to Highway 2 corridor communities. Long-term, we should be considering the Highway 2 corridor as an economic area:
 - This obviously requires planning at an inter-municipal and provincial level
 - Alberta is very privileged to have land and infrastructure that can support corridor densification. 100 years from now, Highway 2 will be one of the great economic powerhouses in North America.
- It is shortsighted to simply say that cities should grow without limit and that we should attract all industry into the city to support property taxes. Seeking industry to drive property tax growth and urban growth is backwards.



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First name [required] Joseph (Joe)

Last name [required] Wenk

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

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 did not move into this residential neighbourhood in 1988 only to be faced with having to put up with the future possibility of a next-door construction of a duplex, 4-storey, or other multi-family building in the event my neighbour sells his/her house to a developer and the result is another greedy builder erecting such a structure. Granted, there have been changes in this area, notably the construction of the horrendous StonyTrail/Deerfoot interchange and various schools, also the lake, etc., but that was expected and understood. Your proposal, however, would alter the entire community from a peaceful, structured, regulated one to a downgraded level not wanted. I am getting just a bit tired of my taxes being allocated to various pet projects such as the proposed replacement of the Saddledome and now the imperious presentation of the Arts Common, when my street and adjacent roads are full of potholes 10 inches deep, joints in the pavement on larger Avenues and Deerfoot Trail which are completely disregarded year after year, no snow clearing on my street, no Police presence for the ticketing of speeders in School/Playground zones, just to name a few. And now this new zoning arrangement?? More parked cars on the streets?? More pets running around?? More noise, more garbage, more 1/2 ton trucks?? More safety and security issues, etc., etc. Let's not even bring up the lowering of my single home residential property value, i.e. assessment/market value. Are you so damned desperate for increased property taxes by the anticipated building of such invasive construction projects into your pockets? Start by spending the (my) taxes more wisely to where it's necessary, not to where your names will be held up in glory for negative achievements. Fortunately I/we have the freedom to throw you all out in the next municipal election. Start with supporting the citizens that you already have and who you are, so one would believe, responsible to, as you so strongly advocated when you were elected to your positions. Expand the city limits to accommodate new construction and arrivals instead of shoving a rezoning down our throats. I am a citizen of Calgary, this is my home and has been ever since 1978. IN MY HOME YOU DO AS I DO, IN YOUR HOME I DO AS YOU DO. I elected you , you owe me the respect I deserve. No rezoning.....period.



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First name [required] Edward & Diana

Last name [required] Reuther

How do you wish to attend?

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

Date of meeting [required] Apr 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 amendment to Calgary's Housing Strategy

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

ATTACHMENT_01_FILENAME (hidden) Letter to Council - zoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 11, 2024

Re: Citywide Land Use Designation Amendment
Residential rezoning from RC-1 to R-CG

Dear City Council,

In regard to the above proposal we wish to submit the following:

1. Background and Context:
2. Both my wife and I were raised in Wildwood in the mid-1950s and moved away in 1971 after we met. In the interim, we lived in several neighbourhoods with multi-family zoning including lower Mt. Royal, Shaganappi, and then Beddington Heights. When our children were of pre-school age in 1990, we chose to move back to Wildwood. We made this choice because, primarily, it is a safe single-family neighbourhood. It also has larger lots, good school access, as well as good green space, access to Edworthy Park, and good transit and shopping access.
3. During our time in the other neighbourhoods we lived in we experienced living in various housing types, including apartment living.

The issues that arise from your blanket proposal to put as many homes on any given lot are several, and serious.

A) Breach of Trust and Contract:

Firstly, this proposal essentially is a breach of the contract that we believe we had and have with the City as to the reason that we decided to purchase a home in an R-1 / RC-1 neighbourhood, and the trust of the certainty of having single-family homes in a safe neighbourhood.

B) Destruction of Urban Canopy:

The density you propose which, on a 50 foot lot, will allow for 4 units plus a Secondary Suite *and* each with a Backyard Suite will completely decimate the character of our (and many) older neighbourhood(s). This high density will destroy the urban tree canopy of 65 year old trees. Studies have proven that tree cover is essential to the overall health of a city and its citizens. They also help to keep the infrastructure cool and to clean the air.

C) Parking and Time / Family Resources:

This proposed high density will cause extreme parking issues, as you do not seem to recognize that many Calgarians still own at least 2 vehicles (often out of necessity). The City's proposal is unrealistic as to parking. There is no real-world consideration given as to where, with 4 units, each with a Secondary Suite and a Backyard Suite (10 units per 50' lot), these people will park their vehicles. The average vehicle is approximately 15' in length. Parking will be totally unattainable and serious conflict between neighbours is inevitable. Simply attempting to force people not to own one or more vehicles, or not to drive, is neither practical, nor realistic. Many people cannot take 3 connecting buses (and or CTrains) and spend an hour (or more) to get to work across the city, especially dealing with if child care is involved.

D) Conflict and Costs: Policing, EMS, Fire, etc.

Increasing the density to this extreme level will increase the likelihood of conflict between neighbours on use of space on the lot / land, which will have almost no green space given the high number of possible occupants, as well as resultant noise issues.

Neighbour conflict from many arising issues will increase the demands and the costs of Emergency Services such as policing, fire and ambulance. These services, especially EMS and our hospitals and doctors are already seriously under stress. Conflict intervention by police will no doubt increase.

Up to last year when the City published neighbourhood maps showing Crime Statistics for each neighbourhood it was clear to see that the higher the density, the higher the crime rate overall. Almost without exception, R-1 /RC-1 neighbourhoods had crime rates significantly lower than high-density ones (often ½ to 1/3). The added financial costs are significant, and unknown. (What is the reason these crime statistics are no longer available?).

E) Infrastructure Stresses & Costs:

This proposed high density will overtax the infrastructure in older neighbourhoods (many 60+ years old). Our streets, electric and sewer systems, water and storm water systems, are not designed to handle the density proposed. Multiplying the usage of these items by a factor of up to 10x per lot cannot be realistic. To handle this density streets or alleys will be constantly torn up and upgraded to accommodate the proposed added load. The stresses of these factors that will be placed on residents, many of whom are seniors, will be great. The associated costs will be very high, and we will be faced with another skyrocketing assessment and subsequent tax burden. Not realistic! another 8.6% (or anything remotely similar) tax hike is crushing to young, already struggling families, and to senior citizens.

F) Devaluation of Property

Changing the Land Use Zoning from R-1 / RC-1 to R-CG will bring about a significant diminution in individual property values to current owners. The peaceful enjoyment that we have experienced with the certainty of living in a single-family neighbourhood will be gone. The addition of multiple dwellings on a single lot greatly diminishes our property value and a resultant decrease in assessment must follow. Statistics show that single-family neighbourhoods retain a higher market value and desirability than one with greater density.

In Summary:

There are many neighbourhoods in the city which already are zoned for multi-family dwellings, as well as those that are coming on-line, or are proposed. More effectively utilizing the zoning density that already exists in these higher-density areas, or that can be added, is the correct way to approach this issue.

Lack of foresight in planning on immigration levels, as well as addressing the attendant fall-out and subsequent issues at all levels, cannot be downloaded onto those who have fought to have a better and more stable lifestyle for themselves and their families through our planning, financial commitment, and hard work.

Sincerely,
Edward & Diana Reuther
83 Woodlark Dr. S.W.
Calgary, T3C 3H6



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First name [required] Nancy

Last name [required] Casciato

How do you wish to attend?

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

Date of meeting [required] Apr 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 - R-CG

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I DO NOT SUPPORT R-CG ZONING on MID-BLOCK LOTS.
I do support this kind of development on corners and main roads but we need to respect our older, often historic neighbourhoods. Keep the interiors of these neighbourhoods intact.



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First name [required]

Heather

Last name [required]

Calafatis

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

City 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)

Ridiculous proposal which affects every aspect of living and property value in Calgary. This hurts the future of our children and dilutes property value.



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First name [required]

Shawn

Last name [required]

Stimson

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

Not for Re zoning Glamorgan

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Re zoning Glamorgan will change the neighbourhood in a negative way. People live in this Area because of the original zoning laws. The majority of the people in this area don't want the properties to be cut up into row townhomes. There should have been a public vote on the subject. Not changing the zoning to receive federal money.



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First name [required]

Phil

Last name [required]

Morin

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning is not the answer to Calgary's housing needs! The previously-proposed Local Area Plan amendments were strategic and well thought-out as to which area(s) in a community make the most sense to increase density. The blanket rezoning, however, is attempting to paint with too broad of a brush. There isn't any careful consideration to the consequences of free-for-all densification and it eliminates the voice of residents to provide feedback on major changes to their home communities. Increasing housing density is important - don't mistake me as being against it. However it should be done in a deliberate and considered way that benefits *both* new and existing residents.



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Dave
Last name [required]	Wilder
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 21, 2024

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not blame you for trying to create more density, over the past decade I believe the City has done an excellent job of creating density and building more efficiently.

I urge you to continue on that path with new builds, land around existing and planned infrastructure, and communities that want multi family in them.

This is too big and irreversible decision to make without a vote or control at the community level.

Listen to your people, please.

Thanks for listening.

Dave



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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]	Kat
Last name [required]	Macfarlane
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	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 absolutely in opposition to the blanket rezoning of the city. Specifically in the community of lake Bonavista for many reasons one being safety. Adding multi family units with the small streets we have poses a risk to public safety. Also lake communities should be looked at separately. Many of us moved here because of the quiet neighborhood feel and spacious lake. That is all at risk of being stripped away. Please reconsider this decision.



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First name [required] Keith

Last name [required] Conley

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land use Designation

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Mr Demong

We received your update email. While we believe we understand the reasons for the proposed rezoning proposal, it is to be some form of solution to the need for more housing in Calgary, we do not support this proposal to categorically rezone all properties to allow multi unit housing to be built on any parcel in the city. In addition to the certain impact on our property values, this would also have a major impact on the nature of our communities in the event this became a reality in redevelopment of properties within the community. To have this zoning in place in new developments would be understandable. Those buying into that environment would be fully aware of the potential density in the community in which they would be investing and planning to raise a family.

We are opposed to this proposed by law change and encourage you to maintain your opposition to this proposed bylaw. Joyce and Keith Conley 159 Midpark Dr. SE Calgary, T2X 2J2



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First name [required] Brian

Last name [required] Wickenheiser

How do you wish to attend?

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

Date of meeting [required] Apr 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 unused Designation- Rezoning For Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly AGAINST the proposed rezoning plans for our neighborhood, Parkland, and the city residential areas as a whole. This proposal will have a very negative affect by changing the feel of our neighborhood as a community of single family homes. We purchased in this area for that reason. Increased traffic, parking and the potential for an increase in crime is likely to occur. Please vote NO!



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First name [required] kathleen

Last name [required] harcsa

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 of calgary housing strategy 2024-2030

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)

our family firmly does not support blanket rezoning- communities were not built for the extra parking and traffic it will bring into these neighbourhoods, also we bought in areas where there was no multi housing options for a reason- it is completely unfair to change these rules on us after we bought and paid for our properties- example , we have lived in our area for over 30 years! where are OUR rights to live as we already chose to many years ago? also you claim no parking requirements will be needed for backyard suites. what kind of illogical decision is that? so you will add more cars on streets where there already is no extra parking? this council is not listening to the citizens who pay the taxes. remember, you work for us! you can not just make decisions that are not acceptable to the community at large. now we see why this mayor is voted the worst mayor in Calgary's history. our family is digusted.we demand a plebiscite. let calgarians decide. not this ill informed council!



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First name [required] Michelle

Last name [required] Dirk

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 Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the blanket rezoning of residential neighbourhoods in Calgary to allow for secondary and backyard suites. I live in Discovery Ridge in the SW. Schools in our area are at or over capacity, requiring students to be busses to other areas for schooling. It is well established that flooding is an issue, which will be further exacerbated by reduction of green space for additional structures. Current, there is limited room for parking, in fact many homes do not have parking spaces in front of them. The Wedgewood condo residents take up much of the available street parking that is available. Discovery Ridge has been designated a wildlife affected area so additional garbage etc will have a negative impact. Our neighbourhood, much like many Calgary neighbourhoods, simply was not designed with the infrastructure to support an even greater population.



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First name [required] Norman

Last name [required] Luyben

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Re Zoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We are against , re zoning, our street right now is conjested, their are 4 illegal suites , rental property with multiple families living in other homes , excessive garbage is a problem , over loading bins in alley , not properly disposing of garbage and recycling and composting in proper bins garage flying everywhere, birds ripping bags because bins don't close , excessive vehicles , not being able to park in front of your own home , vehicles in alley , excessive noice and crime , multiple calls to bylaw , as homeowners we shouldn't have to put up with this nonsense, Calgary neighbourhoods are a mess now and you want to contribute to this aggravation, shame on you , this is Trudeau's fault let him fix it !!!



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First name [required] Kathleen

Last name [required] Dorey

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to citywide rezoning for the purposes of resolving a housing shortage. This rezoning will have minimal impact on housing affordability, will cause issues with overshadowing, overlooking of existing properties as well as issues with adequate parking in the area. Higher density and affordable housing can be achieved by use of specific targeted areas in the city that are on the perimeters of existing established neighbourhoods.



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First name [required] Cathy

Last name [required] Kaytor

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Yes we need affordable homes in a bad way, we Need Rent Cap. However what about Parking and illegal suits. An example. 1 house illegal suit. Family of 2 live upstairs no car. Family of 3 live down stairs 4 cars. 3 homes away dual suit with garage total 6 cars. 4 homes (from first one) dual again at times 10 cars. So when a Family member comes to visit their elderly parent to take them to appointment that lives in between the above homes can not park in front or close to the house. Lets create Rezoning for Housing and create more of the above problems. Drive around the older communities NE NW and you will see.



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First name [required] Richard

Last name [required] Craig

How do you wish to attend?

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

Date of meeting [required] Apr 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) Letter2Council_240408_final_RJC.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

See attached letter. I am very opposed to the Upzoning promoted by the administration and the developers.

2024/04/08

The Mayor and Councilors
Calgary of City

Calgary Rezoning Public Hearing - 22 April 2024

In my opinion, the Mayor and Council are elected, by the residents of the City of Calgary, to represent the best interests of the residents. This council's current mandate does not include making sweeping changes to the zoning and development rules, as contemplated in proposed bylaw changes, without seeking the informed support of the residents of the Calgary.

While I agree that increased density is desirable and affordable housing is urgently needed, it must be achieved in the context of maintaining attractive, distinctive and desirable inner city communities. Not the boring, monochrome, battleship gray approach taken by the council.

The images, specification and current examples identified in the documents on the city web site paint a picture of high density slums, devoid of significant grass and mature urban canopy. It is already happening in some locations.

Dramatic changes, such as proposed, often have unexpected consequences. Just look at Portland Oregon, who started a similar inner city densification project 20 years ago. To quote Chris Nelson, "Portland is a city under siege. Gone are those pristine walks along the riverbank and the carefree, youthful ambiance of downtown". The picture Chris Nelson goes on to paint is chilling and not in the best interests of any area of Calgary.

Our inner city community was established about 70 years ago. It has developed over the last 40 years, based on the R-2 DC model, into a full spectrum, family oriented, friendly community with a large percentage of semi-detached homes. Its schools are full to overflowing and it is a desirable neighborhood to purchase a home and raise a family. That should be a model for development, not a target for mass H-GO infringement. It is already happening in our community in spite of significant objection from the residents which were ignored.

As I see it, the City Council has abdicated its responsibility to the residents of Calgary. The city website is full of comments about streamlining approvals to appease the developers, who then treat the residents like annoying scum. An H-GO development, struck down in the fall of last year is back on the books. The wear them down approach, the only development process our administration knows. The developers don't live here, so why should they care?

I call on the council to follow through with the plebiscite they flirted with, a few weeks ago. Before you object about the costs, consider that the cost will be a fraction of the money made by the developers in just the next few months and the damage this free-for-all development can do to inner city communities and individual homeowners. Consider the stress inflicted on the residents of inner city communities, faced with an onslaught of unwelcome H-GO etc development, which will be forced down their throats by the developers, the city administration and an out-of-touch council. The is not one councilor who would want to live beside an H-GO development.

Richard Craig
3003 29th Street SW
Calgary, T3E2K9
rjc.yyc@gmail.com



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First name [required] Lan

Last name [required] Gilbert

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am AGAINST any Rezoning of my current property by the city of Calgary. I bought the property as an R1 I want it to stay R1 I have paid taxes all these years as R1 not fair for the city to rezone it because the City has a housing problem for immigrants caused by our federal government. NO to Rezoning



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First name [required]

Elena

Last name [required]

Lavrentieva

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 12, 2024

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

[required] - max 75 characters

STRONGLY NEGATIVE TO THIS PROJECT - STOP IT!!!!

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)

STOP making out beautiful neighborhoods UGLY and making RICH people RICHER.
PLEASE!!!



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]

Wayne

Last name [required]

Thompson

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 2, 2024

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

[required] - max 75 characters

Rezoning For Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not interested in a change of zoning!, it will bring people who have no affiliation or investment into the community and those who are just looking for low rent; how will you monitor sex criminals who move into a basement suite across from a park? It is irresponsible to change a single detached community zoning into a variety of uses and will devalue my home and increase criminal activity. I am not interested and am 100% against it. Do it in new communities or inner city. I live in Tuscany and my parents live in Dalhousie; we are vehemently opposed to any changes.



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First name [required] Janet

Last name [required] Joynt

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City wide rezoning

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

ATTACHMENT_01_FILENAME (hidden) Rezoning Letter of Concern -JJoynt April 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 5, 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

Janet Joynt
Janet Joynt
Viscount Dr NW.



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First name [required]	Iain
Last name [required]	Campbell
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 Bylaw
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	The Calgary Rosedale CA April 2024 Letter with Rezoning Survey attached.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

**THE CALGARY
ROSEDALE COMMUNITY ASSOCIATION**
901 - 11th Avenue NW Calgary, Alberta
T2M 0C2

Website: myrosedale.info

April 8, 2024

Councillor Terry Wong
City of Calgary
800 Macleod Tr. S.E.
Calgary, Alberta T2P 2M5

Dear Councillor Wong,

Re: 2024 Calgary Rezoning Survey for The Calgary Rosedale Community Association

The Calgary Rosedale Community Association (RCA) Board recently conducted a survey for Rosedale residents to find out how they feel about the proposed rezoning outlined on the City website "[Rezoning for Housing](#)". The survey was conducted in March and closed on March 25, 2024.

We received 175 responses, including 84 detailed comments. About 80% of respondents oppose the rezoning, 10% support it and the remaining 10% are either neutral or don't know enough about it. The results of the survey are attached, along with 84 responses from individual residents.

We believe it's important for you to see the results of the survey and the message from your residents in Rosedale.

Regards,



Iain Campbell,

President

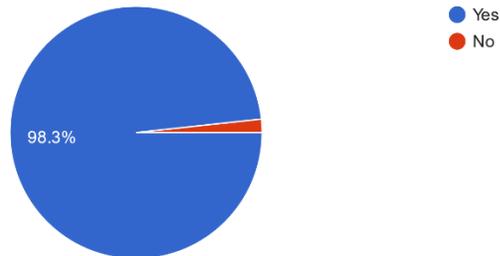
The Calgary Rosedale Community Association

2024 Calgary Rezoning Survey for Rosedale

Question 1

Are you a resident of Rosedale?

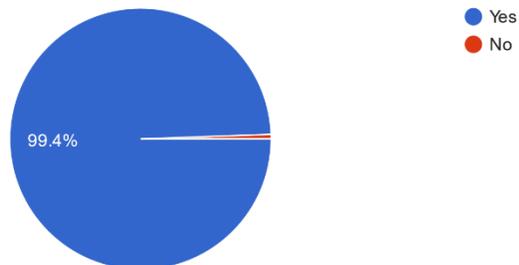
175 responses



Question 2

The City is proposing to rezone all residential properties in Calgary to a base zone of R-CG which will allow for single family, semi-detached, townho...s in every community. Are you aware of this issue?

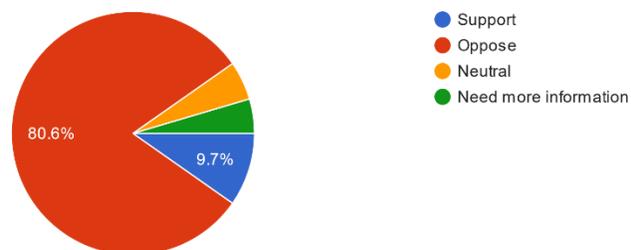
175 responses



Question 3

What is your opinion of the City of Calgary Citywide Rezoning proposal?

175 responses



Question 4

Do you think this is a matter that should go to Public Hearing as intended, or should it be dealt with as a Plebiscite?

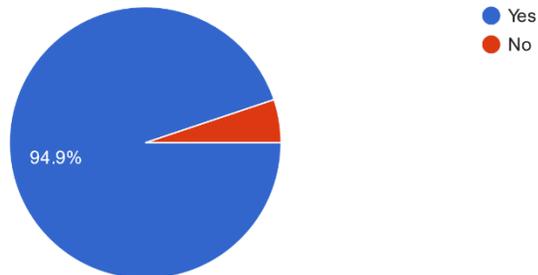
175 responses



Question 5

Over the last few months the RCA Board has sent numerous email communications, written articles in the newsletter and posted information on our F...on our community. Have you seen this information?

175 responses



Question 6

Has the RCA Communication been helpful?

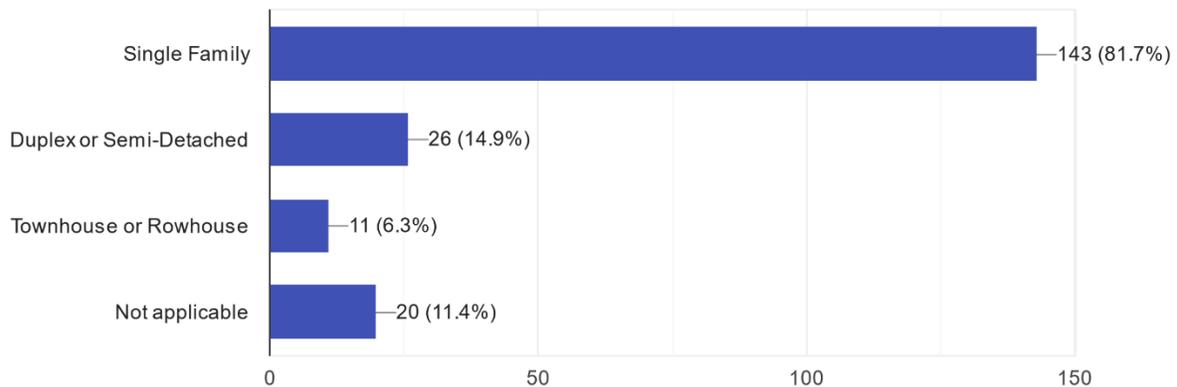
172 responses



Question 7

In the future, what form of home would you like to be able to purchase in Rosedale?

175 responses



Question 8

Please consider sharing your viewpoint with the RCA Board regarding citywide rezoning and how you see this affecting our community. What do you like about the proposal? What concerns you the most? You can also write directly to Council using the [public submission form](#).

There were 84 responses

The proposed rezoning seems a round about way of addressing the affordable housing crisis and many neighbourhoods will be negatively affected
I'm opposed to it

Higher density will lower home prices.
Variety of homes make a neighborhood available to a wider range of inhabitants
We purchased into this community because it is a single family community and does not have rowhouses or townhouses and we would like to see this remain. Blanket rezoning will not address an affordability issue through the city and would continue to encourage poor development concepts as seen in other communities. The removal of a single family home and replacement with upwards of 8 units (4 townhouse units, 4 secondary suites in the basement) has long term effects on the community. Parking for increased density is of concern. Many of these types of redevelopments are owned by out of province/country development firms which does not generate a sense of community and property care in the same way as individual ownership would encourage. Blanket rezoning should absolutely be taken to a plebiscite as this has effect on individual property owners with little input and say over council's decision. Threat over federal funding should not be a deciding factor in this city wide change. We appreciate the time and effort that RCA is taking to address this, and hope that our councillor, Terry, is listening to the concerns of residents.
Parking will be a huge issue and potentially choke the streets. I cannot see how this will possibly work. Also, we bought in this community because it was single family homes - it's not right that this can now be arbitrarily changed.
Rezoning is needed but it should not be a blanket approach across the city. There should be protection for the historic components of some older communities. Also, many homes in Rosedale have restrictive covenants. This is legal issue that will affect the Rezoning plan I would assume. Rezoning Rosedale, may just mean more opportunity for developers to buy lots and build multi million dollar homes. This helps developers for sure (which the city seems to favour) but doesn't solve housing affordability issue. Also, Rosedale has restricted road access. Adding more residents means more traffic. What are the knock on efforts of this density? Does the city have a plan to open access to the neighbourhood from 16th Ave? There are many issues with this concept for sure.
What about the older infrastructure? Has this been assessed to ensure it can handle more load? What is the capacity? School capacity? Who pays for the required upgrades? Even higher taxes? Finally, in a personal level, we paid premium to buy into Rosedale for single family homes, why isn't this deemed important? Our investments matters too. There are many more suitable areas around the inner city where planful and strategic Rezoning could be effective. Find opportunities to do it for the people who need housing in areas that don't just put more \$\$ in pockets of luxury home developers. .
I'm worried my property value will go down
I do like the diversity and much needed housing that rezoning will bring. My concern will be for Rosedale school as some class sizes are already over 30 kids per class and how they will be able to support the larger population. I also am not looking forward to see it become more like Marda loop/altadore area where it is much more dense, parking is difficult and traffic is very busy.
These changes affect the integral nature of this community in a negative way, and it seems that it has been done with little or no consultation or consideration of the people it affects. The proposed changes are also unlikely to achieve what the city intends. This seems like a knee jerk decision that has been made on a global basis without doing anything to consider the real consequences or impact. We STRONGLY oppose this initiative.
We paid a higher price to move here, and have been paying our mortgage for 20 years in the context of single family homes. IT is unfair and inappropriate that the city pretending to consult us, and planning to up zone our neighbourhood despite our wishes. It is unfair to change the rules on the LARGEST INVESTMENT PEOPLE MAKE IN THEIR LIFETIME - THEIR HOMES. This upzoning will materially change our neighbourhood - not for the better.
Older established inner city neighbourhoods like Rosedale should have the opportunity to choose their own path forward.
I checked plebiscite, however in the best of worlds, we have exercised our democratic right & elected

<p>the city council we have. As such, I believe they should uphold their end & do their jobs. This included doing their due diligence to do the best for the citizens they have been elected to represent. In regard to this matter, they have not!</p> <p>They have approached this in a piece meal, reactionary manner putting it forth under the guise of affordable housing for all. What a joke! Do any of us truly believe any houses put up in Rosedale, whether 8- plexs, duplexes or whatever will ever be “affordable”!</p> <p>Also, if put to plebiscite, it is my understanding, that only homeowners will have a vote. It is folly to believe this only affects homeowners. It affects everyone & as such, everyone should have a vote.</p> <p>As an aside, I have sent three letters to the council, as this has progressed. I offered suggestions, names of planners & firms who have experience in city planning. I have also written our alderperson. Thank you for your time.</p>
<p>We have already made a submission to the Council but not to Terry Wong particularly related to parking, loss of greenery and tree canopy and overdevelopment as it applies to row houses (where do all the garbage/recycling/composts bins go?). We are concerned about the HGO proposed designation behind our home on the [REDACTED] block of 4th St NW allowing 3 story high row homes with .5 parking space. Because of the city busy stop in front, we are concerned that parking will be compromised on neighbouring streets. Frankly, we do not support this zoning change for Rosedale. We bought in 1988 in the community of Rosedale to ensure we lived in an R-1 neighbourhood to raise a family. We paid a premium to purchase a home in the Rosedale, otherwise we could have purchased in Crescent Heights. In fact, we moved from owning a home in Hillhurst to purchase in an R1 neighbourhood.</p>
<p>Parking slots will be main issue</p>
<p>Should the rezoning proceed, communities like Rosedale as we know them will become non-existent. This will lead to congestion, parking issues, loss of mature trees and green space. We would be living in a constant construction zone for years to come.</p> <p>Also, severe overcrowding of Rosedale School.</p>
<p>Support well-considered density. A blanket approach reduces the ability to evaluate a proposal on its individual merits and context.</p>
<p>I do not believe a blanket re zoning will solve the housing issues this proposal espouses to do. The land value of property in many of the older inner city neighbourhoods is too high to offer affordable housing. As a result many of our character older homes would be levelled, subdivided by developers, sold at very high prices and would simply create higher density expensive housing - profiting developers only. The idea that more housing would be provided in a higher market value for those who might want to live in these areas is not at issue. There are many high priced homes available throughout the city, according to CREB.</p> <p>These beautifully treed older inner city neighbourhoods need to be protected and seen for the uniqueness they hold. Each neighbourhood has a unique identity and much of that is attributed to the architecture. To create a city with homogeneous housing across the board is to lose that individuality. At some level there needs to be a long term view of how this city will look. It would be a shame if we lost our uniqueness.</p> <p>It is a hard truth but there will always be locations that will capture higher real estate prices for those who can afford it. This is true throughout the world .The idea of subdividing lots in these areas does not provide affordable housing - it simply provides developers with incentive to build expensive infills for profit.</p>
<p>Rosedale should remain single family homes only to preserve the character and community of the neighborhood.</p>
<p>Higher density lowers land values. Causes more traffic only 2 entrances to Rosedale. Will cause parking issues as streets are narrow. Already issues with sewers will cause more</p>
<p>A blanket rezoning is not a thoughtful solution to a housing problem</p>

<p>We bought in Rosedale because we prefer single family dwellings and paid a much higher price to obtain what we desire for a home, school and community, and the rest of the community did likewise because it was already established by our founding relatives, which included many civic employees and leaders. City Council should maybe review their own situations for homes, and think about how they are willing to rezone their situations.</p>
<p>I accept increasing density to a point, I'd be fine with duplexes, infill houses but more than that would over densify the neighborhood that would result in the elimination of a 100 year old structure, a community as we know it. 10 first term counselors should not be allowed to fundamentally change our neighborhoods. A plebiscite is a must. Anything less will create long term division and distrust of the city council powers</p>
<p>I am concerned about this blanket proposal. It is to the degradation of urban planning and will lead to chaos and lack of beauty in building development. Imagine a community with a single family home sandwiched between an 8 plex and row housing. There is no continuity. Designated areas within communities for different types of housing styles allow for flow of design, enhance overall beautification of an area and thoughtful planning to density and the handling of increased congestion. In addition, I think this proposal from the city does not address the true need for additional housing. What is needed is affordable housing. What they propose will not lead to that strictly from an economics perspective. For a builder in Rosedale to buy an original home they will pay anywhere between 800k to 1 million depending on the houses location in the community. The builder then needs to knock down the home and say they build a semi- detached or even a four. For the builder to recoup their costs each new until will sell close to 1 million. This does not provide affordable housing. The true problem of creating housing that the middle class and those who are economically disadvantaged is not being addressed. As opposed to posturing for political sway, it would be inspiring if city hall actually did something practical and reasonable and that works for their constituents.</p>
<p>We chose this community based on current zoning</p>
<p>Concerned that the house values in Rosedale will be diminished. Unless City Council is willing to compensate us for devaluing our homes, this is NOT a good idea!!!</p>
<p>I am concerned with our infrastructure, transit, policing, and whatnot being unable to handle changes to density.</p>
<p>I have provided my opinion throughout the community.</p>
<p>Loss of the Community due to developer abuse and destruction, just look at Crescent road.</p>
<p>This proposal is stunningly lazy urban planning that will not solve the homelessness issue, and will simply result in increased City staff to deal with all the development permit appeals. Many of the inner city properties have restrictive covenants on them - the owners of proximal properties have fundamental rights linked to these covenants which far supersede municipal interference. Newer subdivisions were designed properly to accommodate a range of housing densities and home-buyers knew exactly what these designs were. Inner city areas were not. Any development is done with profit as a main goal and the scope and speed of development is limited by labor, materials and market conditions.</p>
<p>As with any highly complex problem, start at a smaller, reasonable scale. Specifically regarding solving the homeless problem, start with escalating property taxes on developers that are sitting on large EMPTY tracts of land such as that on McLeod Trail opposite the Stampede grounds. The longer the land speculation goes on, the higher the taxes get!</p>
<p>Those currently experiencing homelessness need affordable, safe rental accommodation in close proximity to grocery stores and public transportation. To purchase even a modest condo requires a stable, consistent income of at least \$80,000 to \$100,000. City Council needs a much better planned and mathematically sound approach - this one is doomed to failure from the start.</p>
<p>I believe there needs to be a choice, a variety of communities. Not one plan for the whole city. We</p>

<p>need to maintain a uniqueness to communities and still allow some areas to increase density.</p>
<p>Rezoning should be applied to and limited to areas around C-Train stations and shopping malls where services are plentiful.</p>
<p>This will not solve the housing crisis. It will raise property values more. The cost materials and trade costs are more of a driving factor. Something which the city is unable to try and control. Actually, the cost of future land is also something they can't control. It is a fact of current life. Increases expenses per household such as property taxes or parking permits is in their control yet they continue to skim from people which puts a strain on their ability to afford a home.</p>
<p>My problem is that any higher density causes traffic and parking problems. We paid a premium to live here through real estate cost and taxes. A change now would be changing the rules half way through the game. Are we going to get a reduced property tax bill based on the less appealing aspect of our community? I thought not. We live in an area now where traffic and parking issues have increased substantially in the last 25 years that we have lived here. We ask the city to not make it any worse. We've already talked about moving because of these issues.</p> <p>thanks</p>
<p>There are already disturbing changes occurring in our neighborhood, huge homes, up to three stories, filling the lots, no green spaces, not occupied by many people. We should address this issue. Will the rezoning also include along Crescent Road, which has homes covering up to three lots??</p>
<p>We now have to pay for street parking. More houses in Rosedale means more cars and nowhere to put them. Not all our lots are the size. Land is expensive in our area and so the homes built will not be in the affordable category.</p>
<p>I'm generally opposed to the blanket rezoning, however not overly concerned about impact to this community. Many new single family homes have already replaced much of the "old stock" in this neighborhood, so in my view a few duplexes here or there won't impact the overall character - that being this is mainly a single family detached home neighborhood.</p>
<p>The community doesn't have the infrastructure to support multifamily housing, concerns with traffic, parking, education and adverse property values</p>
<p>I feel our district should retain its character of so many years. I don't think 'affordable housing' can be accessed by forcing a zoning change on areas like ours. Find land more suitable for multi-family housing.</p>
<p>I am concerned that the rezoning will increase the number of residents which will increase class sizes at Rosedale school, make parking more difficult and making the streets busier with vehicles. A blanket approach to rezoning appears to be lazy.</p>
<p>I like the zoning as it is.</p>
<p>The roads in the inner city are becoming a mess and the beauty is disappearing</p>
<p>The rezoning proposal doesn't take in consideration the need to maintain a neighborhood's character while still acknowledging the need to increase density. Allowing attached or multi-family homes in a single family home neighborhood disregards both the character and existing homes in the neighborhood, allowing garden/garage/basement suites both honours the neighbourhood while addressing the need for increased density.</p>
<p>There are many areas within Calgary to allow for increased housing on vacant or properties that could be redeveloped. Speed up the development approval process. There is no justification to blanket rezone. R1 Property values will decline - the City saying otherwise is misinformation. The character of Rosedale will change negatively if density is increased. A plebiscite is the only acceptable means of determining if citizens support this as it affects everyone.</p>
<p>I live with my parents and would like to stay in Rosedale but can't afford to buy a house.</p>
<p>I see no possibility of affordable housing with this scheme - only densification - and the destruction of the remaining homes that represent Rosedale (Calgary's) history. The lack of green space, the loss of gardens and trees, the loss of permeable ground, (overpriced) multi family houses shoehorned onto 50 foot lots, the lack of parking - all of these factors point to potential tenements in the making.</p>

<p>Overcrowding never leads to safe neighbourhoods or a sense of community. On my 50 foot lot I grow a tremendous amount of food for my family. The plants and natural environment provide a safe haven for bees and other wildlife. People stop to chat. Rain and snow seep into the ground. My almost 100 year old bungalow has been upgraded and made energy efficient so it is comfortable. However the original oak, fir and other building materials remain in place - and not in a landfill. This is sustainable living for people throughout their lives. I have been here for 50 years this August but I certainly won't stay if I am overlooked and overshadowed by 8 - 3 story units on the neighbour's lot.</p>
<p>I am completely opposed to this proposal. What concerns me most is the increased density of parking which will inevitably occur.</p>
<p>I am strongly opposed to the proposal, as it offers no practical benefits and significant downside. There is an abundance of city land that could be used to increase the number of housing units available in Calgary, including the massive parcel around the former Ernest Manning High School site. Adding a couple \$1m duplexes in Rosedale would change the character of the neighborhood, without improving housing affordability in any way. Our current infrastructure (including roads, etc) is also ill-equipped to support high-density housing.</p>
<p>I'm an owner of a single detached home in Rosedale. Thinking about myself only, I would obviously come out strongly against this proposal. Preserving Rosedale's single detached zoning maximizes my property value.</p> <p>However, I want to live in a city where newcomers and the children of existing residents have the ability of purchasing a property near the center of the city. In my opinion, higher density (even in Rosedale) is the way to keep our inner city a vibrant and diverse community. Otherwise we risk the donut effect I've seen in many American cities where people live in the periphery where they can afford housing and the inner city decays.</p>
<p>Can appreciate the need for increased density but Rosedale is a unique community with historical home and beautiful trees. It's also expensive, so in no way will it create any additional affordable housing in Calgary.</p>
<p>It would be nice to be able to downsize and stay in Rosedale.</p>
<p>Contextual is very subjective and prone to bias. How is this criterion going to be applied in order to make review of a development proposal more objective? Will neighbours be included in the review?</p>
<p>Several of the homes recently built in Rosedale have an appearance similar to duplexes and side-by-side infills that are built in other communities. I think the appearance (setback, massing, height, etc.) of new homes has a greater impact on streetscapes than whether the homes are single family detached, duplex, semi-detached, townhouse, or rowhouse. I support increased density in inner-city neighbourhoods (and consider that the reverse -- building a single home on two lots that previously held two homes -- should not be permitted). Parking may become a potential concern with higher density, but there appears to be more than enough on-street parking at present to accommodate additional vehicles.</p>
<p>The rezoning doesn't address urban sprawl where it mainly occurs (i.e., outwards from central Calgary areas). We live in one of the 7 residences in Rosedale re-designated as H-GO rather than R-GO. The greatly increased density that comes with H-GO rather than R-GO is undesirable for the following reasons:</p> <ol style="list-style-type: none"> 1. Privacy will be lost (2 x 12m high 'stacked townhouses' permitted on 1 lot) 2. Mature trees will be removed. 3. The back lane is narrow and unsuitable for the increased number of cars that will use it and for the placement of multiple bins. 4. On-street parking is very limited.
<p>I'm not in favour of the City's rezoning proposal in established R1 communities, including Rosedale, and I object with the proposal, completely. My main concerns/issues are: Increased Parking; Increased</p>

<p>Traffic/Noise; Densification; Lower Property Values; Removal/Loss of Trees, Bushes, Vegetation/Landscaping Greenery; Loss of Sunlight/Additional Shade (due to height of buildings); Loss of R1 Community Fabric and Identity (quiet, suburban, single-family homes, safe and friendly neighbourhood); Inadequate number/size of existing Schools. These are just a few points I've listed relative to a much broader, more complex, and very contentious city-wide rezoning proposal by the City of Calgary. Rather than the "blanket" coverage throughout the city, I would suggest the City incorporate this rezoning proposal in communities which have the appropriate mid-to-high density land-use zoning already in place.</p> <p>Let the citizens of Calgary decide through a Plebiscite.</p>
<p>This project has brought the NIMBYs out in full force. Canada is in the middle of an unprecedented housing crisis, Calgary is approaching Toronto and Vancouver for drastic failures of affordability, and anything that increases housing supply in areas above the floodplain will do enormous public good. Not to mention that if Rosedale and the surrounding areas become higher population density, the city will be more likely to provide essential services such as transit access to Rosedale residents</p>
<p>We moved from a neighbourhood with infills to Rosedale to get away from it and have more space.</p>
<p>We used to have a district with architectural integrity until the city relaxed 70 years of rules that evolved for a reason. Look at the impacts. Imagine the loss of light, trees, space and soil with duplexes and high rises everywhere. It will no longer be the community it is and I won't live here when that happens.</p>
<p>Increase in population density will place further strain on our already overburdened infrastructure. Old electrical system, sewer and water systems. Huge costs to upgrade with more density. Will have a negative impact with noise pollution, construction of digging up roads and lanes for services. Work vehicles, traffic congestion, parking issues during construction and with building more properties. Additional recycling bins in our narrow lanes.</p> <p>Destroying character well built homes and heritage homes. All going to the landfill.</p> <p>The new properties in the inner city will NOT be affordable. The only people who would gain from this are the Developers and the City of Calgary who would get more tax dollars, parking fees and services.</p> <p>Keep the R1 communities as they are. Develop on city land so Not to destroy our community.</p> <p>We need to be very concerned on preserving our green space and environment.</p>
<p>For one, I don't think the proposal addresses affordable housing. Rosedale is an upper end neighbourhood. No matter what style the house, it would not be considered affordable. . It would be to a developers benefit only to allow more homes on a lot, not affordability for buyers.</p> <p>When people buy a home, they are buying into a neighbourhood. Density, schools, walkability and more characteristics. To take a well established neighbourhood where people have lived for years, and change the rules without consideration is not what we bought into. If every corner is turned into a 4 - 8 unit townhouse, (without equivalent parking) we will see issues with street parking, traffic, overloaded schools, etc. it will become a different environment than we all looked for when buying.</p> <p>We are not a Toronto or a Montreal. We are Calgary. Our universities and hospitals and businesses are not concentrated downtown. It has developed over the years as a unique city. And people live here because we like it.</p> <p>Maybe the answer is to like the status quo, and not constantly look to growth. Maybe we are big enough. None of the rezoning discussions have addressed the strain on infrastructure and resources. The growth has happened without the needed infrastructure to support it.</p>
<p>This is a shortsighted action which will destroy the character of older neighborhoods like Rosedale, Elboya, etc. As a resident who's lived in the neighborhood since 1968 I'm quite sure this would increase the value of my property, but I'd rather see the neighborhood retain its character.</p>
<p>My largest concern with blanket re-zoning is there is no assurance that there are amenities to support a change in density. In Rosedale for example the elementary school is already at capacity and there has been no increase or renovation to recreational facilities owned by the city. There is no forethought on</p>

<p>how an increase in population will affect these services or planning ahead to make services available.</p>
<p>Rezoning for Rosedale is unlikely to contribute positively to the affordable housing issue in Calgary. There are neighboring communities that are already making progress with respect to the kinds of housing that is being encouraged by the city.</p>
<p>We do not like anything about the proposal. Concerns are high density where infrastructure cannot support proposed rezoning as well as loss of land value when high density housing is mixed with single dwelling residential areas.</p>
<p>I would like to be able to stay in my community and downsize. The way the community is building now, there is no room for those who have called Rosedale home for years but find single family home ownership has become burdensome. Crescent road is turning into an embassy row and the rest of the community seems to be following suit to a certain degree - huge homes for two to four people.</p>
<p>Rosedale is quickly becoming a Resort Community - where only foreign investors and wealthy individuals can afford (to tear down lovely homes and are build oversized houses). There is no option to stay in Rosedale if you have a desire to downsize. Densification is inevitable, we live in a city - get used to it. There is only so much real estate on the planet.</p>
<p>It is important that the city builds additional housing. One of the reasons that my family chose Rosedale to buy a house in (versus Mt Pleasant or Tuxedo) was due to the multi family housing situation in those other communities. My concern is that if Rosedale starts to increase multi family housing, the property value (and our retirement fund) will decline as it's not as desirable a neighbourhood to live in. The other consideration is that the school is at capacity - increasing density in the community will require expansion of the school. The ramifications for these inner city communities and related school capacity needs to be contemplated prior to making these sweeping decisions.</p>
<p>Blanket rezoning destroys each individual community's character.</p>
<p>I recognize the need to allow this rezoning to make housing more affordable in Calgary... I don't have a better solution unfortunately but do generally like the idea of Rosedale remaining single family homes... however I don't think there is anything we can or should do to block this... I think the city should make this decision on the basis of what they think the city needs (i.e. more affordable housing)...</p>
<p>The housing issue is complex and allowing density in areas seems to make sense. The concern is that the City sees Zoning as the solution and the rest will fall into place. What other elements are there? Infrastructure (water, sewer, utilities), garbage, recycling, green bins (multi family buildings in Calgary often don't have recycling or green bin programs) builders, trades to build, how to recycle single family houses that will be torn down and end up in land fill (we have seen many examples of this in Rosedale, although the single family homes have been replaced by mega houses). These are a few simple points that should be part of a plan. How will they measure? Has the City considered a pilot program rather than doing it all once program?</p> <p>In summary, it seems that the plan is well intentioned and could use further work to be more complete. Is there a clear problem statement? Solving the Housing Crisis is a headline, and to build on that: what is the problem that the City sees, the impact of that problem and what has been tried to date.</p> <p>I have written to City Council in the past and that seemed to be an ineffective use of time. I asked questions about previous plans, What problem they were looking to solve, is there a baseline, had the City spoken with other jurisdictions about how they approached the issue, what they learned, what they were applying, how they would measure success, to name a few. The response was these questions weren't important to them.</p>
<p>their proposal is junk , solves nothing and will not create more affordable housing</p>
<p>Our community has a special character that should be preserved. However, our community is already facing significant change to its character and livability. The Area Plan for the northwest communities including Rosedale allows for RC 1N. We now have an application approved by the City to allow a subdivision of a 50 foot lot on 9 Street to two 25 foot lots with a garage suite for each 25 foot lot. So</p>

in effect, our community is for all practical purposes a community that will ultimately be filled with 25 foot lots just like the R2 zoned neighbourhoods around us. I argued against the proposed subdivision, and sent my written submissions to the City and to Rosedale Community executives. I received no support. No community opposition was organized. So while I oppose what is proposed by the City, and recognize that the blanket zoning proposal will allow even more density, I guess conclude that we are fighting an advocacy group (or groups) that have won over the City without any evidence based studies that support their claims that allowing blanket zoning in our community will provide affordable housing for all.

I also do not believe that our community really cares much about this issue. I will go tonight to an event sponsored by the City to obtain input from citizens (the event I will go to is in the Southwest, since I believe people in the southwest care more about this issue). I will listen and if necessary speak against the proposal.

The silver lining is that when I am ready to sell in a few years there will be zoning allowance for a 6 or 8 plex on my large lot (over 62 feet). As a result of the blanket zoning the land value I will receive on sale will be higher than otherwise if the zoning only allowed a single dwelling. A builder will pay me more to tear down what I have now, and build a 6 or 8 plex.

No single family will be able to compete on price, or even want to if they face that sort of building next to them. So our community character will change significantly, and not for the better. Yet the pricing of the six to eight units built by a developer on my lot will not relieve any affordability issues. They will be priced at a premium. Affordability is best addressed by other means, not destroying the character of older established communities.

I feel strongly that single family zoning requirements should stay as they are. We, among many others, bought here because we wanted to live in a single family residence only neighbourhood. We have lived here since 1980. There are neighbourhoods all around us that have different zoning that accommodates various types of residences. Our neighbourhood of Rosedale is very small. We do not want more density than is here. Our alleys are narrow and cannot support 2 different types of suites with no parking restrictions. This would create a terrible living situation for residents already here. Also if the city wants more density why did they allow enormous houses to be built on Crescent Rd stretching between 2 lots in which 2 people live? Where is their idea of density there? 2 or 3 houses could have been built on these lots. I am 100% against changing the zoning. It is frustrating enough that the city does not enforce community restrictions rooms as it is.

Parking on some streets in Rosedale can be a challenge right now and it will only get worse with more density. If more properties set up rental space on their lot, will the tenants be provided with their own 3 bins and what will this do to the alley space and appearance. Our alley has a number of renters on both sides of the lane and you can tell which homes they are.

I am not that opposed to duplex, or semi detached, or even backyard suites. I think each individual location needs to be assessed. That goes for Backyard suites as well. Any other higher density Buildings I am adamantly opposed to.

We don't feel this is the solution to affordable housing in Calgary. We also think it unfair to rezone areas to this degree when residents have invested in a community think that it would remain lower density. If the city suggested up zoning to duplexes or infills this would be considerable, but row housing in established communities in Calgary is out of the question. In new master planned communities it is fair as people invest knowing what they expect to be built. Eight units on a 50 ft lot will create parking, shadowing, traffic and infrastructure issues and has the potential to destroy the remaining character of older established neighbourhoods with tree loss and lack of any heritage guidelines.

We are a beautiful historic neighborhood. Calgary has to keep some of its history and beauty. If you want to see the effects of the new proposed law just go to Mt Pleasant neighborhood and see some of

<p>the single lots that now have 8 residences on one single lot. The builders don't care it's just money in their pockets for them. Our streets would become over run parking lots as they don't leave room for any parking. Why not start with areas like the old midfield trailer park, that could be a major housing complex and leave our history areas alone</p>
<p>We strongly oppose the rezoning. In Rosedale it is not going to make housing more affordable, just open things up for developers to do whatever they want and make more money. If anything, it will make housing less affordable as we lose more and more of the older bungalows that are cheaper to buy or rent. We are also concerned about the loss of green space on lots and the tree canopy, the added traffic and parking as more population is added to a smaller neighbourhood is also an issue, the loss of privacy and shading on your own property, as well as impact of air conditioners, dryer venting and other utilities placed in side yards (which is already an issue), now increased with potentially multiple units on one lot. The loss of neighbour connections also occurs, as with multiple units, or even townhouses you no longer have neighbours out working in the yard as so much of the lot is covered by housing. We bought in this neighbourhood due to the location & walk ability, green space & trees, and the character of the neighbourhood, as well as the current zoning for single family homes. I have already been deeply saddened by the direction of the new developments in our neighbourhood (most especially the Crescent and Maillot homes), I hate to see what is built in this neighbourhood if the city changes the zoning and further opens things up to developers. I honestly can't think of anything positive regarding this rezoning. I am so fatigued of construction in our neighbourhood already and the lack of rules.</p>
<p>My concern is that this rezoning won't make housing more affordable in Rosedale, and developers will take advantage of this.</p>
<p>mixed opinion but would like to see evidence that rezoning will maintain community spirit and identity.</p>
<p>It concerns me that there could be up to 8 units built on a 50 foot lot with 0.5 parking stalls required. I did not buy in this neighbourhood to have 8 + neighbours beside me and the street in front stacked with vehicles. The only ones who will benefit will be developers. They can buy a 50 foot lot and at minimum split it and build 2 infills to sell for close to \$1,000,000 each. If the city's push is for affordable housing, this is not it.</p>
<p>I am not completely opposed to rezoning, however doing this as a blanket across the affected communities is not the way to go. Residents and communities should have the ultimate say as to how they want to see their communities progress. This rezoning does NOT alleviate the affordability of home ownership, and in fact I believe it does the opposite. Blanket rezoning and affordability are 2 different issues with 2 different solutions. I have previously lived in infills from split lots in neighbouring communities and had no issues with it; however I specifically moved into Rosedale for the single house zoning. I paid more to live here for a reason and the thought that the city councillors are disregarding their citizens is frustrating, but very typical of the jokers that were elected in.</p>



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First name [required] Giselle

Last name [required] Feddema

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

My husband and I have lived in Lake Bonavista for 30 years. We chose this neighborhood because it is zoned R1 and it is a Keith Construction planned lake community. The change in zoning to R-CG will be detrimental to our community in many ways. Allowing semi-detached homes, backyard suites with the potential of 6 units on one lot, and rowhouses will have many negative effects on the streetscape with the removal of original homes. Developers will optimize the potential for profit by building the largest building on the lot thereby moving the building closer to property lines, building a 2 or 3 story unit where a bungalow existed before and removing existing mature trees to do it. I have a property in Altadore I have owned since 1994. I have witnessed the changes to the streetscape with the removal of affordable rental units of duplexes, fourplexes and single family homes by developers. What has replaced this traditional affordable housing are single family houses, semi-detached homes and row houses that are priced at a million dollars and higher. They are large homes with garages that cover a large percentage of the lot, shading and overlooking smaller neighbors. Many large mature spruce, poplar and heritage elm trees in Altadore have been removed to accommodate these large houses.

On 50th Avenue east of Central Memorial high school is a fourplex with a lane house behind it currently being built. The front facade is close to the sidewalk to allow room for the lane house behind. The neighbors on either side have their streetview reduced to the side of the new building. The new buildings overlook the neighbors down the property line front and back.

We do not want this development to happen in Lake Bonavista. We do not want what has happened to Altadore to change the streetscape and population density in our neighborhood. In my opinion I do not believe rezoning Lake Bonavista will provide affordable housing. The blanket rezoning is unfair and has too many negative effects with no proven ability to provide affordable housing.



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First name [required] Zachary

Last name [required] Cawston

How do you wish to attend?

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

Date of meeting [required] Apr 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 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)

This is absolutely horrible what City Counsel is ramming down Calgarians throats!!! I have a lot to say however it will probably just fall on deaf ears however I STRONGLY OPPOSE THIS City Wide Blanket Rezoning Proposal!!!! I see what rezoning and the devastating effects it has done in Capital Hill, Marda Loop, Bowness/Montgomery Area ... there is no parking, over populated and complete mayhem. We live in Canada, we have winter in Calgary and the council thinks that building Row Housing, for example, with 20+ bedrooms = 40+ people on one city block and FIVE parking stalls is OK because were all going to ride bikes ... take our kids to hockey practice with a hockey bag on a bike, bring groceries home on a bike, get my drift?? And what about the older folks that need a car to get around, the cycling days are! This is absurd!!! How can anyone on Council think that Blanket Rezoning is a good idea????? And of course if won't be affordable either!!!



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First name [required] **Brenda**

Last name [required] **Lang**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Residential rezoning proposal**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The proposal, as presented, will not alleviate the affordable housing crisis but may very well negatively impact established neighbourhoods. It requires further study and meaningful citizen participation.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I am concerned that allowing secondary housing on a single family lot will degrade the value of housing in my neighborhood. I am also concerned that the existing infrastructure will not be adequate for the increased population. I would not like to see an influx of lower income tenants in a neighborhood that I have enjoyed for over 40 years.



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First name [required] Stephen

Last name [required] Schroeder

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Our city has a great unmet need for denser housing. The rezoning will not dramatically change the housing situation immediately, because all the rezoning does is remove a 'ban' on more dense housing. It enables people to have the option of living in more dense housing, and help satisfy the great demand for housing in the city. This is not to even mention the money that the city could receive for affordable housing if city planning policies like this one would pass.

I sincerely hope that the city does do the rezoning, and give people the option of living in the housing they want and need.



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First name [required]

John

Last name [required]

Mercer

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Densification of single family zoned 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)

I believe this is the worst idea ever devised for Calgarians. Council just want to grab federal money (borrowed) without any regard for the destruction of the neighbourhoods. I attended a meeting in Lake Bonavista where misleading placards were on display. One example showed single family houses at \$1.64 million dolloars. In reality March's average price was \$802,203. Using scare tactics will not win over support. The large crowd at this meeting was over overwhelmingly against this plan. Listen to the citizens that actually live hear and not to Justin Trudeau who is just trying to win over votes from all the new immigrants.



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] George

Last name [required] Barnes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC202

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Council;

I do not support the proposed zoning changes as they are currently being proposed. I do not believe it will have the desired effect of addressing the housing crisis. For example, putting in a fourplex into upper Mount Royal or Belaire will not result in affordable housing; it would still be expense housing. Note the small apartment unit in Eagle Ridge is not exactly affordable while it did increase the density of that neighbourhood. I believe the blanket wide rezoning will only benefit developers who will now be able to put up residences with profit seeking motivations. They will be able to piggy-back off existing infrastructure (for sewer, water, power etc) who's cost has been incurred by the existing property taxpayers. As well, over development in an existing area could over burden existing infrastructure that is not designed for any increased density. Should this occur, it will require infrastructure upgrades whose cost existing taxpayers would unfairly incur - this is tantamount to an indirect subsidy to developers. If developers build in greenfields, they have to incur costs of development which is fair and they can recover the costs for those who buy new residences. Calgary has lots of space at the edges of the city to build new affordable housing. The City should be looking to ease the requirements for greenfield housing to address the housing crisis as well as work with surrounding municipalities.

Again, this rezoning will not address the issue of affordable housing and will have many unintended consequences aside from the developer subsidy mentioned above.

Respectfully,

George Barnes



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First name [required] Ian

Last name [required] He

How do you wish to attend?

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

Date of meeting [required] 2024-4-22

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

[required] - max 75 characters RC-G blanket up-zoning bylaw

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

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.



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First name [required] Robert

Last name [required] Leonhardt

How do you wish to attend?

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

Date of meeting [required] Feb 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 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 believe that the Blanket Rezoning Proposal proposed by City Council may become one of the worst mistakes ever committed in the history of the City of Calgary. It has the potential for creating numerous adverse consequences, including the destruction of some communities. People may move out of some communities as the reason for living there no longer exists. Most people living in R-1 (single family housing) areas moved into that sort of neighborhood as that was the type of housing they wanted. I believe that a City wide plebiscite should be held on this issue as it is too important to be decided by a simple majority of City Councilors. Unfortunately, some councilors may tend to endorse their personal opinions over the opinions of the electorate. This issue effects everyone in the City, so everyone should have a say. Another issue is parking. In some areas there are already too many cars parked on the streets. This can be a safety issue, especially for children. With the expected increase of Electric Vehicles, where are all of these vehicles parked on the street going to get charged? Furthermore, the manner in which City Council is trying to rush this proposal into law is an insult to the People of Calgary. When we bought our house, it was based upon the rules that were enforce at that time. Changing the rules now is unfair and unjustified.



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First name [required] Nicholas

Last name [required] Cawston

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Nicholas Cawston

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

This is going to destroy the neighbourhood that I grew up in and love. My mother was born and raised in Calgary, she is so sad to think how rezoning will change the landscape of the city she grew up in and loves! The fact that City Council and Mayor (whom wasn't even born or raised here) is ramming their agenda down our throat should be against the law!!! In what world does the Mayor and Council think that rezoning will result in affordable housing???? Have they looked at the price of real estate in this city, even the row houses?? How are they affordable?? But lets just destroy neighbourhoods so developers can make a profit however still leaving most people unable to afford a home or rent!! I always planned on purchasing my parents house one day however if this rezoning goes through I will most definitely LEAVE CALGARY together ... the city that I was also born, raised and still reside.



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First name [required] Gordon

Last name [required] Woodman

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Decades of studying and efforts have gone into the current planning and zoning regime.

What expertise, planning and real work went into this hasty decision by council to override this bedrock of planning? Has council fully explained and planned against the risks of this project? Why rush into something of dramatic and long term significance? Typically the electorate expects to vote on such dramatic changes, however this did not form part of campaigning of the councilors in the previous election.

The best democratic method would be to put it to the people, council appears to have their own agenda aside from their mandate.



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First name [required]

Gary

Last name [required]

Steffen

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Land Use Designation (zoning)

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 totally against the city proposal to make zoning changes to existing neighborhoods! I have paid a market price for my home due to the existing zoning and if it is changed to accommodate the failing housing climate then I am the one punished for political failures! To diminish my home value and desirability for a quick fix to housing is totally wrong and shallow!



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First name [required]

Dale

Last name [required]

Hladiuk

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Meeting

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour as the residential streets are already crowded where there are single family homes. By adding the ability for secondary and backyard suites, parking for homeowners will become more difficult. Many families are already using street parking as their children are able to drive and children are staying home longer.



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First name [required]	Michael
Last name [required]	Staveley
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 11, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

To whomsoever this concerns,

This letter is in response to the application for Land Use Amendment we have received regarding the property at 5023 Nesbitt Rd.NW. Calgary (North Haven).

We wish to voice our vehement objections to the proposal that our designated Residential-Contextual One Dwelling (R-C1) District be changed to Residential-Grade - Oriented Infill (-CG)District.

We do NOT want this area to become rezoned to accept a higher density of population simply because it is already overcrowded and you as our council have an expressed duty of care to keep it as promised when we originally purchased the land.

1. Traffic will be increased past the North Haven school and past the Play School at the Community Hall. Activities at the hall already utilize parking on North Haven Drive.

2. There is no means for through traffic along North Haven Drive as it is cut off by the bus trap to the north. The bus trap was originally set up specifically to prevent excessive traffic on North Haven Drive past the school and through a residential area..

3. The intersection at John Laurie Blvd. and 48th Ave. is very dangerous with two lanes converge into one lane leading into North Haven and there is no through traffic leading into 14th Street. Higher density population with exacerbate this.

4. North Haven Dr. duplexes (48th Ave to Bus trap) are now already fourplexes creating high intensity bumper to bumper parking on the street already.

We have lived in our one family home at 5023 Nesbitt Rd. since 1976 and have participated in community events over these years. We do NOT want the character of our neighborhood or community altered.

Finally we expect that you realize you have a DUTY OF CARE to the citizens of Calgary who have bought their homes in good faith many years ago and have contributed to the good of the communities, and keep their property stable as was expressly intended by Calgary City Council.

Instead of burdening the citizens of Calgary with this outrageous blanket rezoning, perhaps a simpler solution would be to extend the boundaries of Calgary to include those areas more conducive to a larger population and keep the quality of life we were promised by earlier more considerate councils. Sincerely Michael & Sonya Staveley

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



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First name [required] Jessica

Last name [required] Deck

How do you wish to attend?

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

Date of meeting [required] Apr 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/Public Hearing on Planning Matters

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The proposed rezoning directly impacts my home, and I'm adamantly against it. Our community already grapples with frustrating traffic and parking issues due to our limited access points. I've seen firsthand the negative consequences of relaxing regulations on secondary suites, with crime rates rising and tensions flaring among neighbors due to parking shortages. I deliberately chose to live in an area that prohibited multi-family units and basement suites, so it feels incredibly unjust for the city to suddenly alter these rules. Where's the consideration for us, the residents? We'll be thrust into a construction zone, forced to contend with even scarcer resources. It feels like no one from the City cares about our quality of life, and it's scary that they have this much power to negatively affect it, while raising property taxes.



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First name [required] Michael

Last name [required] Mysak

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Meeting respecting proposed blanket rezoning.

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am a 20 year resident of an established, inner city neighborhood that is currently zoned R1. I am a former member of my neighborhood's community association, playing specific roles on our development committee.

I am strongly in favour of the proposed blanket rezoning.

Calgary needs to increase its density. This is both economically sound (greater land area increases the cost of service per resident) and important to develop and enhance the city's character (sprawl does not create great communities or cities).

The current process of presumed R1 (or R2) zoning, which must be challenged on a case-by-case application basis is poor. Any resident can argue that *their* circumstances are unique and that in *their* case there should be no change to the existing housing. Dealing with each such application is both an inefficient use of city resources but risks unfairness and arbitrary rules. By contrast, blanket rezoning will allow the market to decide where and when increased density is appropriate. Where is there demand? Where can it be done affordably? The market can make these decisions far more than counsel or administration can on a case by case basis.

Frankly, this sort of change is long overdue. I was delighted to see the city propose this change, I urge counsel to maintain its resolve and implement it.



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First name [required] Kelly

Last name [required] Church

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not agree with the rezoning of Calgary and its communities in any shape or form. This will be a huge mistake for the city and its people!



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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] Carl

Last name [required] Graham

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning is the wrong approach and will do little to benefit people needing homes. Developers will benefit. Your area west of Sarcee will not be affordable. Affordable housing should be built in lower valued real estate areas. Similar to why the City builds very little west of Sarcee because the cost is too much. Take a step back and make a plan that is actually affordable? Or is this just to get federal money? Affordable homes- maybe build in Curry Barracks that is basically vacant and inner city with easy commute. You are not solving the problem by building expensive infills in expensive areas?



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First name [required] David and Joanne

Last name [required] Burton

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 Rezone in Silverado

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)

When a planning engineer designs a neighborhood. He does so with a formula that allows for the amount of people that will be supported with transit, traffic volume, water and sewage sizing, refuse and recycling pick up, street parking, bylaw enforcement, emergency services coverage etc. etc. these services provided by the City of Calgary can see much higher demand with an increase in population to a density too high for designed function. If I converted my basement to a secondary suite, where would they park? Where would they put their black blue and green bins? How would the increased demand on water and sewer affect the existing infrastructure when multiplied by a much larger population. One or two houses on a street would probably not be a problem. I worry about the high demand for rental property causing home owners to supplement their mortgage payments with secondary suits. It could solve affordability issues but it can also put an unwelcome strain on the existing system.



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First name [required]	Doug
Last name [required]	Drysdale
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Amendments to the land use bylaw 1P2007 Bylaw 21P2024
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I have several concerns with the proposed re-zoning plan.

The zoning and density of existing neighbourhoods in Calgary has been carefully developed over many decades. The infrastructure; including roads, water, sewer, gas, and electric services was designed to accommodate the original planned population density of these communities. A dramatic increase in population density could overwhelm these services, creating outages and the need for costly reconstruction. The proposed re-zoning plan does not appear to address these issues.

In neighborhoods where density has increased there has been a dramatic rise in parking congestion and traffic. Adding density to our family oriented communities will create street traffic that put our children at risk.

I realize the Federal government hope to turn our nicely planned communities into tracks of fourplexes, believing this will address a housing shortage caused by a flawed immigration strategy. The vague promises of funding for this are a poor reason to sell out the citizens of Calgary who have invested in homes based on the current zoning regulations.

A fundamental change to the structure of our city is being proposed. Surely if a city wide vote was deemed necessary to add fluoride to our water, an issue of this magnitude deserves equal consideration.

I have been a civic taxpayer for the past 27 years, and have never previously reached out to city council. I hope the fact that I am doing so conveys how deeply disturbed myself and, many of my neighbors are with the zoning proposal. I implore you to pass a motion that will subject this change in zoning regulations to a city wide referendum