



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]

GARRY

Last name [required]

SHOULTS

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am in total disagreement of the City changing the Rezoning Housing Strategy 2024, this Council and Mayor are completely out of touch what the Citizens of Calgary want and need. The next election cannot come fast enough for us to elect new people and put Calgary on the right track.



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First name [required] Nicholas

Last name [required] Lau

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed Land Use Designation Amendment: default zoning R-C1 to R-CG

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

ATTACHMENT_01_FILENAME (hidden) 20240411 -Submission rejecting Blanket Up zoning.pdf



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 proposed blanket up zoning that defaults zoning from R-C1 to R-CG which permanently affects homeowners who were not given a chance to vote on this matter. The city council comprising a handful of individuals do not have the authority to make such a major change on behalf of all homeowners or Calgary. Such an amendment would have irreparable damage and negative impacts on established neighbourhoods, and yet will not address the housing issues that the City is claiming to solve.

April 11, 2024

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

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

Dear Sir:

We write as 24 year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as "Blanket Rezoning", would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

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

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

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

Sincerely,



Nicholas Lau



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First name [required]	Tari
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 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 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

Tari Cawston
403-708-2464



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First name [required] **Claudio**

Last name [required] **Dalldonne**

How do you wish to attend?

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

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

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

[required] - max 75 characters **City Wide ReZoning Proposal**

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

ATTACHMENT_01_FILENAME (hidden) **Calgary Rezoning Letter -3.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

As a long time resident of Varsity (28 years) I strongly oppose the blanket rezoning of Calgary properties. I have attached a copy of a letter sent to council voicing my concerns and how I feel this proposal will negatively affect my beautiful community of Varsity as well as many mature well established single family zoned neighborhoods in Calgary.

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,

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Thank You
Claudio Dalledonne
cdalledonne@icloud.com
403-815-9303



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First name [required]	Tara
Last name [required]	O'Hara
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	The application of Blanket Rezoning proposed by the Council needs to be car
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 application of Blanket Rezoning proposed by the Council needs to be carried out in a democratic, respectable, and sensible way because it involves Calgary's population and homeowners. The decision of blanket rezoning should be made by Calgary's homeowners because they are the ones who will be directly affected and will incur economic harm with future developments of row houses, duplexes, secondary suites in their vicinity and in their respective neighbourhoods. The vote carried out by council, with a majority of 9 councillors for the proposed by-law, is undemocratic and does not represent the vast number of homeowners in Calgary. A plebiscite would be a more preferable and democratic option. There is no need for a civic election to execute a plebiscite since Calgary does not have a by-law that regulates that a plebiscite should be held in conjunction with a civic election. Take the following example: Calgary Civic Election held in 2017 and Plebiscite in 2018 vote against Calgary holding the 2026 Olympics.

In the past, compared to European and North American cities, Calgary did not demonstrate its ability to plan and zone its land use with foresight. Now is the time for the city to consider rezoning with acumen, respect, sensibility, and democracy. Rezoning along bus routes, service roads, LRT locations, and areas closer to the downtown core can be an initial alternative for the city to examine in the near future. Once the city assesses the outcome and impact of such rezoning, it may even consider expanding the initial rezoning, depending on the need. Not only is Progressive Rezoning a process that respects the rights of owners in Calgary, but it is also a process that will protect Calgary's green spaces and tree canopy.



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First name [required] Wayne

Last name [required] Goddard

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Bringing this rezoning bylaw into effect will reduce the property values.

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)

Bringing this rezoning bylaw will reduce the property values of many of the current homes as there will be no regard to privacy, parking availability in the case of multiple dwellings. There should still be a restriction of where and how these multi-resident dwellings as no consideration will be given to noise, privacy and safety of our current streets. Calgary has plenty of property outside the downtown core so why is there a need to change the current structures.



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First name [required] Scott

Last name [required] Corner

How do you wish to attend?

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

Date of meeting [required] Apr 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 housing rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I wanted to let you know that I am absolutely livid that the City of Calgary is ramming through the new blanket rezoning of Calgary. Not one councilor or the mayor campaigned on this and if they had, they would not have gotten in. I believe there should be a plebiscite before any major changes like this go through as I believe it would not pass.

I live in a small cul-de-sac in Parkland that has very little parking as is. My neighbour has 5+ adults living in their house and they have 6 cars in their household. All parked on the street. While I do have a garage in the back, I have difficulty having guests over, especially my parents as they are seniors and often have to park a far distance and have mobility issues. If we begin to add more housing to our street, parking will become a zoo.

I also have children who play out front in the street. There are already too many cars speeding on the street. Increasing the amount of residents would only make the problem worse.
Neighborhood traffic would also increase.

Please do not go forward with the blanket rezoning. At least wait till the next election to run on it or hold a plebiscite. Everyone I have spoken to in my community feels the same way. Plus, adding duplexes into the neighbourhood isn't going to create affordability, it's going to create more money for developers.



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

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First name [required]	Angela
Last name [required]	Lau
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed Land Use Designation Amendment to default zoning from R-C1 to R-CG
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	20240411 - Submission rejecting Blanket Up zoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the Proposed Land Use Designation Amendment. The Mayor and Council does not have over reaching authority to make such a change that affects all home owners in Calgary. Such a major amendment should require the votes of the citizens of Calgary, especially since this amendment could result in irreparable harm to home owners and was not a platform for which the Mayor of Councillors were elected. Please refer to attached letter that explains the reasons to reject this proposal on April 22, 2024.

April 11, 2024

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

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

Dear Sir:

We write as 24 year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as "Blanket Rezoning", would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.

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

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

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

Sincerely,


Angela Lau



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the City doing a blanket rezoning to increase density. Any increase to density should be targeted (ie: such as near LRT stations and/or downtown) to ensure the benefits outweigh the impacts. In addition the City has unrealistic expectations on limiting parking. Living in Calgary requires the vast majority of us to have cars and policy should reflect that. For the street I live on going from one residence per lot to potentially 8 units is way too much.



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First name [required] Donna

Last name [required] Zibresky

How do you wish to attend?

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

Date of meeting [required] Apr 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: Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I'm going to read back to you your own statement "The purpose of The City of Calgary is to make life better every day." If that is a true statement, you would not be proposing citywide rezoning. Those of us living in neighborhoods with predominantly single family homes DO NOT want high density living. This does not make our lives better in any way, shape or form. We choose to live in these neighborhoods so we aren't surrounded by highrises or multi-family condo developments. Some of us greatly value our space and privacy. I find it extremely offensive that I received lettermail from the City telling me Calgary needs more homes, and this is your solution. It's a very poorly thought-out proposal and you will be hard pressed to find any single family home owners in favor of this initiative. Furthermore, our roads are riddled with potholes, it has never been so bad. The City of Calgary is so poorly managed at this time, and this rezoning initiative is another example of how out of touch Council is with the people of this city. My dad worked in the City planning department for 30 years. It's a major disappointment to see the direction we are headed.



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



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. 53rd Street and Varsity Drive, for example, are already congested every day during school drop off and pick up, and vehicles on Shaganappi Drive are 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

Dave Exley
111 Valencia Rd NW
Calgary, AB
T3A 2B7
exleyd@gmail.com



Public Submission

CC 968 (R2023-10)

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First name [required]	Kristin
Last name [required]	Pon
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Item 1 Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	Rezoning for Housing City of Calgary.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Please see the attached written submission.

April 11, 2024

City of Calgary Council

Re: Rezoning for Housing

Calgary is experiencing a housing crisis. One in five Calgary households is unable to afford where they currently live, and 2782 people were experiencing homelessness per the latest point-in-time report (Calgary Homeless Foundation, 2022). It is our understanding that one of the proposed actions being taken to address this emergency is citywide rezoning to a base residential district or zone. The proposed change is intended to increase the supply of housing to meet demand, reduce costs and timelines for permit approvals and allow for greater housing options for Calgarians.

We endorse the use of an evidence-based public health approach to building healthy communities as local community planning and design directly affect health and well-being. [Healthy communities by design](#) (HCBD) creates stronger social connections; reduces injuries, chronic diseases and cancer; and makes communities safer and more resilient by promoting healthy lifestyles and creating healthier places for people to live, work and play. By prioritizing HCBD concepts like **neighborhood design** and **housing** into the proposed rezoning for housing strategy, the City of Calgary demonstrates interest in creating a variety of safe and suitable housing options that meet the needs of diverse households. Planning complete, compact, and connected communities positively impacts physical, mental, and social health.

The rezoning for housing plan relates to 'Home is Here – The City of Calgary's Housing Strategy' and vision which states that everyone in Calgary has an affordable place to call home. The proposed plan lays out a few reasons why zoning matters. We endorse the following design concepts:

1. **Rezoning to improve choice and affordability:**

The rezoning plan states that a variety of abundant housing is fundamental to affordability and that citywide base zoning allows new community builders to respond to housing demand efficiently and without the need to rezone land parcels when consumer preferences change. The city expects this plan will also support the creation of more walkable communities, opportunities to age in place and increased transit options.

- We encourage incorporating safe, healthy and varied housing options into land use planning. A variety of housing options (tenure and type) that support the development of diverse neighborhoods and mixed housing models have been found to improve housing conditions, community attractiveness and the stigma of subsidized housing (CMHC, 2019).
- We endorse compact, interconnected development to support improved access to services and amenities and reduce car dependence (CIP, 2018).
- We support offering housing options or encouraging the development of a mix of housing types so that as residents age, they will be able to remain in

their community and close to family and familiar amenities for a longer period (AMA, 2018).

2. Rezoning supports climate action:

The rezoning plan indicates that encouraging housing in existing communities is one of the most powerful actions the city can take to achieve their climate goals. Allowing more housing within the existing footprint of the city improves sustainability by allowing more people to live in new and more efficient homes; decreasing the distance between trips to work, school or amenities; creating opportunities to get around the city by walking, biking, or taking transit; and preserving natural grassland and agricultural land on the outskirts of the city.

- We support infill development as it can help create walkable communities, reducing the reliance on automobiles as a means of transportation. This, in turn can improve air quality and reduce greenhouse gas emissions as more compact development can minimize trip distances and reduce driving (University of Delaware, n.d.).
- We encourage municipal zoning regulations that minimize urban sprawl, preserve natural and environmental assets and protect existing agricultural land which improves food security and climate resilience (BCCDC, 2018).

Thank you for the opportunity to provide comments from a public health perspective on the rezoning for housing proposal and highlight alignment with the Healthy Community by Design pillars we endorse.

Cortney Hlady

Cortney Hlady
Public Health Inspector-Land Use Specialist
Calgary Zone, Alberta Health Services



Carol Brittain
Public Health Inspector-Provincial Coordinator
Healthy Physical Environments, Safe Healthy Environments

Medical Officers of Health
Calgary Zone, Alberta Health Services

References:

Calgary Homeless Foundation (2022). Calgary Point-in-Time Count Report 2022. Retrieved from <https://www.calgaryhomeless.com/wp-content/uploads/2023/01/CHF-PiT-Count-Report2022.pdf>

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BC Centre for Disease Control. (2018). Healthy Built Environment Linkages Toolkit: making the links between design, planning and health Version 2.0. B.C. Provincial Health Services Authority: Vancouver, BC. <http://www.bccdc.ca/health-professionals/professional-resources/healthy-built-environment-linkages-toolkit>

Canadian Institute of Planners. (2018). Policy on Healthy Communities Planning. Retrieved from <http://cip-icu.ca/Files/Policy-2018/policy-healthy-eng-FINAL.aspx>

Canadian Mortgage and Housing Corporation. (2019). Housing Research Report: Developing Socially Inclusive Affordable Housing. Assessment of Socioeconomic status-mix models that better support the viability of affordable housing. Retrieved from https://eppdscrmssa01.blob.core.windows.net/cmhcprodcontainer/sf/project/archive/research_5/hrr_developing_socially_inclusive_affordable_housing.pdf

University of Delaware. (n.d.). Infill and Redevelopment. Retrieved from <https://www.completecommunitiesde.org/planning/landuse/infill-and-redevelopment/>.



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First name [required]	Brent
Last name [required]	Stewart
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	New Citywide Rezoning for housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am not actually sure if I am completely opposed to the rezoning, or if I am in agreement with qualifications. I live in a property you have rezoned from R-C1 to R-CG. The explanations on the website don't make it very clear the real difference between the two zoning designations. From what I gather, single-detached homes are allowed in this zone, and my home is a single detached home. Now I can see value in people who wish to add a rental apartment to their property, or such, will be able to do that. However, I know my property well, and it is NOT large enough for a semi-detached home, or row houses, the property is far too small for either. And the house style itself couldn't support a basement apartment. I am certain that no one will be forced to turn their house into a row house, or a duplex, or have forced apartment development -- if that is the city's plan, I would strenuously oppose it. However, if it is simply allowing people to create such things, and when a house sells to a new owner, to then develop the land in a different way, allowing a house that can have an apartment, or an apartment above a garage, or even replace the existing house on that property with a duplex, I see the value of that. I simply hope your desires are not to force home owners to do those things. I simply don't trust this city council or government at all. Simply make sure my apprehensions are addressed. I have lived in this house for sixty years, and way back when it was built, this area did allow for basement apartments and the like. And some people in this area had them. However, through time, that was disallowed, and those with such apartments were no longer allowed to rent them out. If we are just returning to the zoning of the time when this house was built, that is not such a bad idea, as it worked then for those whose houses were designed so they could do that, or put an apartment above their garage. If it is simply going back to the time such things were allowed, but not forcing people to do it, then that is not so strange to me nor is it disagreeable. I just don't want you forcing me to do what I don't want to do. But if you are simply opening the door for other opportunities, then the idea is rather good, for as I said, we had the opportunity long in the past to build apartments in our basements, or on the garage before. Thank you for your time.



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

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First name [required] John & Diane

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 Public Hearing Council Meeting. 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)



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] ISHFAQ

Last name [required] HUSSIAN

How do you wish to attend?

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

Date of meeting [required] Apr 24, 2024

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

[required] - max 75 characters CITYWIDW 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 OWNER OF HOUSE 88 CITYSCAPE GROVE NORTH EAST CALGARY ALBERTA I AM IN FAVOUR OF CITYWIDE REZONING



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First name [required] Marlene

Last name [required] Hirst

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed land use bylaws

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 submission is in support of the Valley Ridge Community Association (VRCA). Their vision statement is "Valley Ridge, surrounded by nature, provides vibrant and peaceful community living encouraging neighborly pride and caring for residents of all ages." The proposed changes would challenge this statement.

The VCRA recommends that "Area plans with public engagement, be developed for all neighborhoods in the City of Calgary. These area plans would identify specific areas/sites to be re-zoned for duplex, townhouse or row housing. Density is most appropriate near LRT stations and closer to the City Core, which does not align with the community of Valley Ridge."

I support the VCRA's recommendations.

Valley Ridge is an area that we chose to live in due to its pathways, trees and natural open spaces. As a resident, I am dismayed by the City's land use proposal, and urge City Council members to retain the current re-zoning process with public input.

Respectfully yours,



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First name [required] Jessica

Last name [required] Gaskell

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 11, 2024

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

[required] - max 75 characters The blanket rezoning of housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Myself and husband are completely against the blanket rezoning of the city of Calgary to try to accommodate more housing. We live in Sundance. We chose to move here from Kensington as we did not want to live in an overpopulated area. We wanted to raise our family in an area that gave us space and amenities that we could easily access without major population.

We are whole heartedly against the idea that our neighbours could sell their home and then some developer can walk in, tear it down and build a multi family unit in that space. Instantly eroding why we chose to move here versus an inner city neighbourhood.

The urgent care in our area has already reduced hours as it is overwhelmed by the need as under staffed, how on earth are they going to be able to offer quality care and services to the area once the population keeps growing at a rate and in away that was never designed for. Where are all of these people going to park their cars? I understand that we need to create more housing options in Calgary - but I do not believe this is the way. Also, as a taxpayer and someone who has worked very hard to own our home, live in a safe and desirable area, I don't understand why as a city we would want to erode those areas by squishing more people in. What about schools? Where do you plan on putting more kids when our schools are already maxing out? This feels like a very rushed and uneducated decision.



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First name [required]	Tim
Last name [required]	Gingerick
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 very concerned that if city wide rezoning goes ahead, it will have a detrimental impact on our neighborhoods. Rezoning needs to be carefully considered on a case by case basis to prevent issues such as overcrowding, parking shortages, lack of space for garbage bins, traffic jams, loss of green space and lowering of property values.



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First name [required] Katherine

Last name [required] Dalledonne

How do you wish to attend?

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

Date of meeting [required] Apr 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) Calgary Rezoning Letter Oppose (1).pdf



ATTACHMENT_02_FILENAME
(hidden)

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

As a long time resident of Varsity (28 years) I strongly oppose the blanket rezoning of Calgary properties. I have attached a copy of a letter sent to council voicing my concerns and how I feel this proposal will negatively affect my beautiful community of Varsity as well as many mature well established single family zoned neighborhoods in Calgary.

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

Katherine Dalledonne
4958 Vantage Cres NW
Calgary AB T3A 1X7
Katherine.dalledonne@telus.net
403-969-9442



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First name [required]

Glenn

Last name [required]

McConnell

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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

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)

Increased housing density should be pursued through more condo buildings in the inner city and in new subdivisions -- NOT in established single family residential areas.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Limited street parking spaces is already an issue in some areas of Silver Springs. In the single family homes that surround my house every household has at least two cars and the average number of cars per household is more than three as many families have older children.

Rezoning that allows single family homes to be replaced by multi-family houses can not be the right way to address the housing shortage as it will making the street parking problem worse. In the older residential areas of the city people expect to be able to park in the street outside their homes.

The proposed rezoning fly's in the face what used to be the city's criteria of preserving the quality of lifestyle and character in older residential neighbourhoods.

Any reduction in the consultation required with local residents and the lowering of the bar by no-longer having to go through a rigorous process to change the zoning of a site on a case by case basis should be unacceptable to our elected councilors.



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First name [required]	Anne
Last name [required]	Martinot
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council regarding Proposed 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 adamantly opposed to Citywide Rezoning as proposed. I believe strongly there should be oversight on a case by case basis, and the current requirement to obtain a permit and application for rezoning should continue; I want full transparency and strong oversight by the City as to what can be built. Those impacted by proposed developments should be made aware and have a say as to what is built in neighborhoods. Beauty and aesthetics are important, even to those who don't live in the stately older areas. It isn't NIMBYISM, just common sense. What is proposed near the Viscount Bennett school site, or Glenmore Landing makes sense as it is already near a busy transit corridor and a good example of adding density in an established area. My primary concern is with older, historical districts across the city. I am afraid the character is going to be tainted by putting in modern ugly infills/townhouses/duplexes/rowhouses that don't suit these areas/cost \$\$\$\$. I don't visit Inglewood to see row houses or 4 plexes. Large stately homes, in areas like Britannia should not have multi housing dumped into the middle of their streets. Calgary has a wonderful mix of development which adds to the beauty of our city. I can't afford to live in expensive areas, but that doesn't mean they shouldn't exist and stay as they are. There are many options all over the city in different price ranges. By all means, locate affordable high -density housing close to Universities, Transit hubs, downtown, etc. Our issue in Calgary isn't going to be fixed by changing the zoning bylaws, the main issue and problem we are facing in Calgary is the lack of affordable housing. The focus should be on how we can best address that and the answer is not a blanket rezoning policy for the entire city. I currently live in a suburban area where a mix of high density housing is already in place in the well planned 20 yr old community. The proliferation of basement suites being built here can be problematic as there isn't enough parking, and safety concerns with higher traffic in playgrounds, and issues with problematic renters. I also have concerns about water, sewer, utility infrastructure and the cost to upgrade these when adding more density. I don't believe you can force what is primarily a suburban development plan, into older areas; often these are not affordable higher density developments which is what is needed. And Airbnbs. Stop and better regulate those against short stays.



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First name [required] Jeffrey

Last name [required] Hirst

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed land use bylaws

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)

This submission is in support of the Valley Ridge Community Association (VRCA). Their vision statement is "Valley Ridge, surrounded by nature, provides vibrant and peaceful community living encouraging neighborly pride and caring for residents of all ages." The proposed changes would challenge this statement.

The VCRA recommends that "Area plans with public engagement, be developed for all neighborhoods in the City of Calgary. These area plans would identify specific areas/sites to be re-zoned for duplex, townhouse or row housing. Density is most appropriate near LRT stations and closer to the City Core, which does not align with the community of Valley Ridge."

I support the VCRA's recommendations.

Valley Ridge is an area that we chose to live in due to its pathways, trees and natural open spaces. As a resident, I am dismayed by the City's land use proposal, and urge City Council members to retain the current re-zoning process with public input.

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

The Trudeau federal government's open door policy towards immigration is creating crowding and huge demands for increased infrastructure. Although I am in favour of immigration, there is a limit that when exceeded, contributes to homeless problems.

The recent federal infrastructure fund announced to give our taxpayer's money back to communities for housing construction comes with strings attached. It should be seen for what it is: shallow promises from a failing political party and an attempt to meddle in provincial jurisdiction. My opinion is that the federal offer, in its currently understood form, should be soundly rejected!

City Council must reflect on how the character of residential neighbourhoods will be forever altered by a decision to pass this re-zoning proposal. Once changed there will be no turning back. Consider that when more accommodation is provided, the greater attraction will result in ever more crowding problems. We are living in a time when river water flow rates are decreasing and residential utilities are becoming stretched and expensive. Please think about the longer term demands of increased infrastructure costs to us all, and how much population growth we can reasonably expect to accommodate into the future.

Respectfully yours,



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]

Tim

Last name [required]

Gingerick

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

City wide rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am very concerned that if city wide rezoning goes ahead, it will have a detrimental impact on our neighborhoods. Rezoning needs to be carefully considered on a case by case basis to prevent issues such as overcrowding, parking shortages, lack of space for garbage bins, traffic jams, loss of green space and lowering of property values.



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First name [required]	Marilee
Last name [required]	Nakano
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing in 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 strongly opposed to the rezoning of neighbourhoods that has been proposed by council. Our neighbourhoods have been designed to house a certain number of residents, and we already have multi family housing built into our neighbourhoods (which was planned when the area was built). Our streets and amenities have not been designed to suddenly add in multi-storey multi family dwellings right beside single family dwellings. There will be issues with parking and traffic not to mention what these types of builds will do to the aesthetic value of our neighbourhood. We chose where to buy property in our city based on how the neighbourhood looked, and this rezoning proposal will put every Calgarian at risk in terms of never knowing when the house next door is going to become an apartment building. This will destroy people's property values and will make resale very difficult.



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

No to the rezoning! My wife and I were at Peter Demong's open house on Tuesday evening. The gym was packed with hundreds of people, a lot more than Peter was anticipating. At one point, there was a quick pole taken and an overwhelming majority said NO to the rezoning. No matter how the city or city administration spin it, we do not want a large 4 plex or 8 plex in the middle of our communities.

My wife and I bought in Deer Run over 25 years ago. We could've bought in the inner city but we prefer the quieter neighborhoods like Deer Run. We want it to stay that way. Having a 4 Plex next door will affect property values, will add to traffic and parking congestion and will affect the infrastructure.

It seems very unjust and sanctimonious of the city to be all of a sudden concerned of the housing crisis. Where were you in previous years when the flood gates of immigration were opened? Now, you are preaching to us to accept the rezoning. When in reality the feds are offering cities cash with conditions. The conditions were the rezoning. It angers me the Feds bypass the province and went directly to the cities. Housing is a provincial jurisdiction. It angers me more the city council accepted this money and conditions without feedback from us citizens or a plebiscite.

The public spoke at the crowded open house and ninety percent said - No! It's time to listen to the citizens, the taxpayers, the people who pay your salaries. No to rezoning!



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First name [required] Roberta

Last name [required] Scherman

How do you wish to attend?

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

Date of meeting [required] Apr 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 project

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

ATTACHMENT_01_FILENAME (hidden) 2024 Blanket upzoning.rtf



ATTACHMENT_02_FILENAME
(hidden)

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

To: Office of the City Clerk
calgary.ca/PublicSubmissions

Submission

**by Roberta Scherman to Calgary City Council re: 2024
Blanket upzoning**

I am submitting this letter to express my opposition to the City of Calgary Housing Strategy approved by City Council the 16th of September 2023.

The R-CG residential zoning city wide by law will have extraordinary negative implications for single family residential property owners. In the implementation

of this bylaw there was no consideration given to the personal impact to individuals and the future of their homes and nestegg.

A rezoning decision of this magnitude should not have been made without extensive research where statistics were compiled, studies implemented and economic and environmental assessments completed. What about increased traffic on residential roads, inadequate sanitation, loads on power grids/sewage and drainage systems.

In addition there is nothing to suggest these changes will do anything to achieve the goals of increased affordable housing. Sadly it is far more likely that developers will be the only ones who benefit.

I would request that council revisit this decision and not proceed with the upzoning plan.

Roberta Scherman



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

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First name [required]	Jason
Last name [required]	Delaney
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]	May 15, 2025
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)

my comments are simple! first off drop the DEI immediately councils responsibility is to fix potholes, collect garbage, and make transit safe to use, and keep expenses in check. you can't even get this right. furthermore you have absolutely no mandate to introduce such legislation. what makes any of you think with the measly voter turn out to make changes that far above your paygrade? you all seem to forget "you work for us, not the other way around"!!! you absolutely do not have the authority to implement any such blanket rezoning end of discussion.



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First name [required] Shekh

Last name [required] Sohail

How do you wish to attend?

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

Date of meeting [required] Apr 24, 2021

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

[required] - max 75 characters citywide Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

i am owner of 141 cityscape garden north east calgary alberta t3n 0m6 and i am in favour of citywide rezoning thanks



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First name [required] Shannon

Last name [required] Piche

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning residential areas of Calgary

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The proposed rezoning of my community, Lake Bonavista, concerns me. Lake Bonavista isn't just a collection of lots; it's woven with unique qualities that give it character. Spacious properties, big old trees, and quiet streets create a peaceful environment. The friendly, family-oriented vibe here fosters strong bonds among neighbors. Amenities like the lake and neighborhood schools enrich families' lives. Lake Bonavista is where people raise their children and grow old. Numerous children who grew up here return with their own families. We chose Lake Bonavista to raise our young family for all these reasons. Like many others, we worked hard and made sacrifices to live here. The rezoning wouldn't just alter the landscape; it would erode the very essence of our community.

The strain on our infrastructure, particularly our electrical grid, is a concern. As more people switch to electric vehicles, the power demand will skyrocket. The rezoning will bring in more people, more cars, and more need for electricity. While solar panels are a sustainable option, their reliability, especially in winter when buried under snow, is no good. We've had solar panels on our house for a decade, and they only benefit us half the year when they're clear of snow.

Would subdividing lots in Lake Bonavista truly offer affordability? Our neighbor could sell his property for \$900,000, be subdivided, and sell each for \$600,000. Would this help reach the goal of more affordable homes?

Lake Bonavista is a treasure that people flock to. Rezoning will change that appeal. I urge you to consider the long-term consequences for our community. Thank you for the opportunity to express my thoughts.



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

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

[required] - max 75 characters	Rezoning feedback
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Are you in favour or opposition of the issue? [required]	Neither
----------------------------------------------------------	---------

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The only reason I am not in favor of this approach to rezoning is because of how many neighborhoods are already being ruined by large volumes of cars parked on street. While I am in favor of more housing development to address the housing crisis in the city, there needs to be more consideration given to reducing on-street parking. This is particularly true when many residents in my neighborhood in Ward 8 tend to park on the street instead of using their double car garage. More housing in Calgary is a good thing, but the city needs to do something about better managing on street parking. Public property (ie. roadways) should NOT be used for storage of personal vehicles. When people talk about the concept of "Neighborhood Character" being impacted by this rezoning initiative, I feel like a good portion of this discussion is focused on how many vehicles will be unnecessarily clogging up public streets. This needs to be addressed by council in a more meaningful way.



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

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

[required] - max 75 characters	House crisis and rezoning
--------------------------------	---------------------------

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am interested in understanding the impact of the proposed solution for the housing crisis (rezoning) on the city's water supply as it accommodates more houses and people. It appears that this is the second consecutive year that the city of Calgary has issued water usage advisories to encourage conservation.



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

See attached

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

Judy Gee
59 Varsity Ridge Terr NW
Calgary, AB
T3A 4y2
Email: geewhiz@telus.net



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required] LINDA

Last name [required] FOSTER

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 Major safety issues regarding the proposed City blanket rezoning of R1.

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

ATTACHMENT_01_FILENAME (hidden) Concerns about blanket rezoning to R1 in a cul-de-sac.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see the attachment above.

Concerns about blanket rezoning to R1 in a cul-de-sac

We are a senior couple living in a cul-de-sac with one way in and one way out. And it's not just a regular cul-de-sac as it involves driving one block east, turning right, then heading south to the end of the street where we live. We have no garage, no back lane and have to park on the street. Should a 4 plex with secondary suites etc. be built anywhere near us, we would like to know HOW any emergency vehicle would ever get into this street amidst a sea of vehicles and garbage/recycling bins?? A house would burn down BEFORE any emergency vehicle could ever get near it. The same scenario would happen with any ambulance trying to get in here. There are ALREADY too many vehicles parked on this street; the house across the street has four vehicles alone and the one beside it has three. This is a very serious situation placing EVERY resident at risk living on this street. The City of Calgary has absolutely no right placing the lives of its citizens in jeopardy, let alone the lives of senior citizens. It would appear that NO ONE at City Hall has thought any of this through.

We attended a recent public information session on blanket rezoning. We were both so worried and concerned over the photographs we were shown with current developers building all these 4-6-8 plexes with secondary suites that neither one of us could sleep that night. With each suite only being assigned .5 of a parking space, WHERE are all these people supposed to park their vehicles?? And who do you know who owns .5 of a vehicle?? With most families owning two cars these days, a 4-plex could potentially have 8 vehicles, and that's without any secondary suites. Our question to you is this: WHERE do you expect us to park our own vehicle?? Are we expected to park 1/2 block to an entire block away just TRYING to get groceries to our own front door AND in all kinds of weather-rain, snow and heat?? Is this how the City of Calgary intends to treat its senior citizens-people who have devoted decades of their lives to this city?? The lack of THOUGHT on the repercussions of blanket zoning are staggering. We trust the City has very deep pockets for all the ensuing lawsuits over personal injury claims alone. SHAME ON THE LOT OF YOU WHO VOTED TO PUSH THIS THROUGH WITHOUT EVEN THINKING OF THE CONSEQUENCES. And thank you to those six councillors who AT LEAST showed some semblance of common sense in wanting a plebiscite for this most serious situation.



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First name [required]

Mike

Last name [required]

Shaikh

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

blanket rezoning

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

In opposition

ATTACHMENT_01_FILENAME (hidden)

blanket rezoning_0001.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

i firmly oppose the blanket rezoning for the City of Calgary. pls add more staff for de

Mike Shaikh

April 8, 2024

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

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

Dear Sir:

We write as 23-year residents of Upper Mount Royal, to register our opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as "Blanket Rezoning", would negatively affect us and our property. For the reasons outlined below, we submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

Mike Shaikh

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

In addition to the above detrimental outcomes, Council must recognize that the process by which this

Mike Shaikh

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

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

Sincerely,



Mike Shaikh, OC



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First name [required] **Walter & Jessie**

Last name [required] **Zuk**

How do you wish to attend?

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

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

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

[required] - max 75 characters **The proposed Land Use Designation being redesignated to R-CG**

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)

Thank you for sending us a letter and giving us an easy opportunity to comment. I think the newly proposed R-CG is a realistic and desirable zoning for parts of Silver Springs but not for some of the groups of properties in and close to the properties in the higher price range which should remain Single Family zoning. Our property should remain Single Family zoning. Respectfully, Council is trying to oversimplify a complex zoning issue and should rethink their position.



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First name [required] Shirley

Last name [required] Moule

How do you wish to attend?

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

Date of meeting [required] Apr 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)

The issue of changing to a blanket rezoning is a major change for the lifestyle and community spirit of the City of Calgary. The fact that Council has chosen to not take this issue to the citizens of Calgary through a plebiscite is wrong. I bought a house over 20 years ago in a neighbourhood that is in category R1. I feel that changing the community that I live in to RC-G would lower property values, cause infrastructure issues, parking issues, social issues and most importantly negatively change the unique fabric of each of the neighborhoods we have built throughout the years. Each community is unique. The people that own their homes in my community take pride in our community, homes and yards. I am not sure why the City feels it necessary to push this change through, as there is concern that this change to RC-G will not fix the problem of the housing shortage. I feel that city council has pushed this issue through without considering other solutions to the housing issue and without proper consultation with the citizens of Calgary.
Please vote NO to this blanket re-zoning issue.



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First name [required]

Tom

Last name [required]

Becker

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Citywide Rezoning Proposal

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Thank you for moving forward with the Citywide Rezoning Proposal. Moving forward with citywide rezoning is the correct decision for the city, province and country. Some-time unpopular decisions are the best and leadership has to make the tough decision.

Thank you for moving this forward and making the tough decisions. Tom



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First name [required] Walter Zuk

Last name [required] President of Rocky Mountain Holdings Inc.

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation amendment proposing to redesignate our parcel to R-CG

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Thank you for sending us a letter and giving us an easy opportunity to comment. I think the newly proposed R-CG is a realistic and desirable zoning for Capitol Hill and our property.



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First name [required]	Laura
Last name [required]	Exley
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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
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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 strong oppose the citywide rezoning proposal. We are not close to the core and do not feel that higher density is needed in our community in the NW suburbs of Calgary. If those projects are proposed community members should be part of the review process and be able to express their concerns.



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First name [required]

Paul

Last name [required]

Rogers

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Citywide 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 opposed to blanket rezoning for housing in Calgary. Zoning should be dealt with on an individual community basis to properly take into account the impact on existing properties. I am very concerned about: 1. Negative impact on property values in my neighbourhood, 2. Increased parking and traffic issues, 3. Increased noise, 4. Unsightly, inconsistent buildings and structures with significantly varying sizes in close proximity to each other, 5. Overcrowding of existing infrastructure in my area due to population densification

I purchased my home many years ago after careful consideration of the existing neighbourhood attributes and beauty. It is blatantly unfair and inappropriate for city council to force these unwanted changes upon homeowners in all areas of the city.



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First name [required] Kathleen

Last name [required] Turnbull

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The proposed rezoning of older areas in calgary has been done in Vancouver with significant negative impacts. All the traffic, parking problems, high density rentals, unsafe environment for families and their kids leads to an unhealthy community. Rentals properties do not have a vested interest in ensuring the safety or general upkeep of the property. The infill properties are never built with any type of quality construction. Most buildings become unlivable after 15 years.

Matures trees are removed to make room for these poorly built structures. Trees are the lungs of any community



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First name [required] James

Last name [required] Strange

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

To: Sonya Sharp, Councillor, Ward 1

Subject: Concerns Regarding Proposed Blanket Rezoning

Date: April 10, 2024

Dear Councillor Sharp,

I am writing to voice my concerns about the proposed blanket rezoning initiative by the City of Calgary. As a Varsity Acres resident, I foresee significant negative impacts on our community due to this "de-zoning" approach.

While I recognize the need to address urban sprawl and support the general principle of redevelopment and densification, I strongly disagree with leaving such redevelopment solely to "developers". These entities, primarily focused on profit through property flipping, do not share the community's vested interest in preserving the qualities that make our neighborhood appealing.

The current language from the City suggests developers have a benevolent intent to alleviate housing shortages and improve affordability. However, the reality is that developers are drawn to Varsity and many other communities for their inherent value and the lucrative opportunity to maximize profits by constructing multiple units on single properties, disregarding affordability.

The consequences of unrestricted rezoning—increased parking issues, noise, and the potential devaluation of adjacent properties (serves the interests of the developers), will be the legacy the neighborhood inherits.

Therefore, I implore you to stand against the blanket rezoning proposal and prioritize the perspectives and desires of Ward 1 residents. Developers have significantly influenced the City's Blanket Rezoning proposal. It is time for the constituents of Ward 1 and other Wards to be heard by the City Council, ensuring that the will of the voters takes precedence.

Sincerely
J. Strange



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] Daniel

Last name [required] Collins

How do you wish to attend?

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

Date of meeting [required] Apr 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 Blanket 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)

Dear Council,

I would like to strongly ask the City Council and Mayor to take more time to reconsider the proposed blanket rezoning for the city of Calgary. The proposed changes are analogous to a very big hammer being used to fix a complex piece of electronic equipment. Housing markets, neighborhoods, community, property rights, climate change, homelessness, affordability, immigration and the rule of law are complex things and blanket rezoning feels like a very blunt instrument to fix such a complex eco-system. I would encourage the City Council to consider what could go wrong, what exactly is the problem the city is trying to solve and what are all the tools that may be available to solve them. Private property rights are the core of democracy. Do you really propose to tread all over these rights when existing rules and bylaws exist to change zoning through an existing system that has worked to protect the right of Calgary citizens since the founding of the city? How arrogant are you to think you know that Blanket Re-zoning is only right answer to these complex questions. I would encourage you to take your time and reconsider a more measured approach to address these problems that does not involve risking the fabric of the neighborhoods that make up this great city that you swore an oath to protect.



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First name [required] Michael

Last name [required] Reville

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council meeting - Public hearing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Good Morning,

I continue to wrestle with this agenda for rezoning. I agree, Calgary needs housing, I disagree, it has to be on existing properties and long time established neighbourhoods, along with property values that are in the millions and then we are looking to put row housing into them. It does not blend in and will affect current home values.

The topic of rezoning that is this big and that can have direct implications to citizens property dollar values and additional street parking congestion needs to go to a City of Calgary citizens vote on the next municipal city council vote outlining rezoning with a yes or no vote by Calgary citizens.

I do not believe that the City Council has the final say on our property dollar values and has to be voted on by the citizens, it is this important and is not a council decision to reset property values through rezoning.

Housing, that we can develop with would be the current city planner for new neighbourhoods, along with new apartment towers or remodelled from existing towers not being used to be continued downtown and around the city that the current zoning supports this sort of housing to be built. Towers have built into them appropriate parking and the current zoning for them is designed for this sort of development. Our current zoning is not been zoned for (piling on) each property with additional housing of some sort and expect the infrastructure to support it when it was never designed for this housing choice in the first place. Parking, congestion will all detract from resale value. Over populating current neighbourhoods that have been in place for years is not the first choice to look for problem solving our housing crisis that all metro cities in Canada has.

Other cities and there are studies out there from other countries that you (Council) are aware of has proven this is not a good option, towers and its infrastructure along with new development neighbourhoods being designed with this growth in mind is the the right option under the current zoning and what this zoning was put in in the first place. A citizen of Calgary city wide vote on this subject is needed and not council only.

Thank you, Michael Reville



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Hello,

My name is Andrew and I'm a 28 year old Business Analyst working in Calgary. I was born, raised and educated in Calgary - it is the city that I call home.

My parents provided a loving, supportive and encouraging childhood for myself and my brothers. I look up to my parents and have always wanted to follow in their footsteps. That led me to working hard in school, enrolling in university, graduating with a Bachelors in Finance, and ultimately securing a full-time, professional job.

I thought I had taken the proper steps to set myself up right and provide myself the opportunity to achieve the life experiences that my parents had - to have my own home and to have children.

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

My partner and I have abandoned the goal of having children due to how prohibitively expensive it has become to raise a child. I'd rather not give up on owning a home in the city I love, but current trends seem to point in that direction if there isn't a correction.

It's so incredibly discouraging to feel that you've listened to good advice and tried to do everything right, and in the end, there's nothing to show for it. I've spoken with my peers and the consensus seems to be that there is widespread discontent and mental health issues amongst us. While I can't attribute that entirely to the state of housing and the economy, I can assure you that being unable to afford something as basic as a home is not helping.

That's why I'm asking council to vote in favour of the motion. Please help the younger generations in our city to have some hope for the future. Please help reinforce that working hard does pay dividends. Please help.

Thank you,
Andrew



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

As a current resident of the Crescent Heights area where infill developments routinely turns single family homes into 4-row houses, I fully support the new rezoning regulations. I find that higher density of the neighbourhood to have really awakened the commercial streets of Edmonton Trail and Centre St. These revitalized sectors improved access to diverse selection of stores. With more unique storefronts, I find that I do not need to drive as much and feel more connected to the neighbourhood as I walk to more destinations in the area. While I'm enjoying the benefits of a denser neighbourhood, I have yet to experience negative changes such as increase in crime with increasing density in the area.



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First name [required]	Jigna
Last name [required]	Desai
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	I am not in favour of rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	image.jpg



ATTACHMENT_02_FILENAME
(hidden)

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



NOTICE OF PUBLIC HEARING ON PLANNING MATTERS
calgary.ca/development

03 0 0005700*

NIHAR DESAI;JIGNA DESAI
275 LEGACY MOUNT SE
CALGARY AB T2X 2G7

Why did I receive this letter?

The City of Calgary has initiated a citywide Land Use Designation (zoning) amendment to implement the Home is Here: The City of Calgary's Housing Strategy approved by City Council on 2023 September 16. The proposed Land Use Designation amendment proposes to redesignate your parcel to the Residential — Low Density Mixed Housing (R-G) District.

Please visit the following website to learn more about the Rezoning for Housing project and look up your address, learn your existing zoning, your proposed zoning, and view a map of your parcel.

calgary.ca/rezoningforhousing

As the owner of an affected property, you are hereby advised that City Council will hold a Public Hearing in the Council Chamber, Calgary Municipal Building 800 Macleod Trail SE, at the Public Hearing Meeting of Council on **Monday, April 22, 2024**, which commences at 9:30 a.m. Please also note that if the item has not been completed by 9:30 p.m., Council may reconvene at 1:00 p.m. on the next business day, or as otherwise directed by Council.

Can I review the application in more detail?

An official copy of the proposed bylaws and documents relating to these items may be inspected between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 - 7 Avenue SE. To request viewing of the official documents, please contact the City Clerk's Legislative Coordinator at PublicSubmissions@Calgary.ca or by phone at 403-268-5861. For ease of reference, electronic copies will be available on The City of Calgary website: Calgary.ca/PlanningMatters. The information available on the website is not provided as an official record.

Can I submit my comments to City Council?

If you want to submit comments concerning these matters you may do so electronically or by paper, and include the name of the writer, mailing address, e-mail address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not published in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 12:00 p.m. (noon), **Monday, April 15, 2024**, shall be included in the Agenda of Council. Submissions must be addressed to the Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5.

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at calgary.ca/PublicSubmissions.



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

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

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



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 agreement with the proposal to blanket up-zone the City of Calgary! Calgary has long been a haven in Canada for high quality of life and low cost of living - that will not continue if we don't take steps to make housing more affordable. Similar initiatives in other cities around the world have shown that upzoning does not decrease property values, but rather makes for even more attractive and desirable neighbourhoods. I am in strong favour of this proposal. Thank you



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First name [required] Robert

Last name [required] Attwood

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Information regarding impact to communities, rezoning and building standards is currently lacking.



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First name [required]

Li

Last name [required]

An

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 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)



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First name [required]	Isobel
Last name [required]	Hawker
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 ward 6
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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 am in opposition of the rezoning in Ward six. I do not agree that this is a good idea to change zoning. I wish to keep the zoning as it is to keep my community as is



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First name [required] **Bruce**

Last name [required] **Mitchell**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Plan to rezone residential communities in Calgary**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

While there is a known housing shortage in Calgary as in other large Canadian cities, rezoning would negatively affect our residential areas in a number of ways.

1. Loss of trees. The new rules would allow buildings and concrete to cover a much higher percentage of property space. From 25 - 40% now to almost double that. I have over 100 mature spruce trees on my lot.

2. The new rules would definitely cause a parking shortage which already exists in many areas. Statistics show at present there are almost 2 vehicles per household in Canada and the number is increasing each year. The suggested council plan to charge for street parking is not a desirable option for present single family home dwellers.

3. In our quiet Ranchlands single family home dwellings, we don't want tall fourplex or even eightplex buildings that would be allowed under the new zoning laws. Certainly the community name Ranchlands would no longer be relevant.

4. Adding a significant number of multi-family buildings could put a strain on our infrastructure such as electrical, water and sewer; certainly on our playground spaces.

In our area of Ranchlands we did not buy a high density living space; nor do we want one. There is adequate space around Calgary to build homes for many years to come. After all, this is not Manhattan!

Some would argue that the suggested zoning changes represent an opportunity for wealthy developers who frequently live on an acreage to make big dollars; I don't know about that.

Thanks for reconsidering the idea to change the zoning laws in response to the many long time Calgarians who care about preserving our communities as wonderful places to live.

Sincerely
Bruce Mitchell
587-581-9512.



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

We are opposed to blanket rezoning of all residential properties across the city. We are sympathetic to the housing crisis but this “broad stroke” approach is not the appropriate strategy to address the problem.

We chose to build our home in the community of Scenic Acres on the basis of the existing zoning bylaw and this bylaw should not be changed as an afterthought. Unlike homes in desirable inner city location, the value of our home in the suburbs will decrease if situated beside/between/behind high density buildings.

Many of the homes in our community are in cul de sacs which have no back alleys. Both of these situations make street parking challenging and rezoning will exacerbate this problem exponentially. The city’s recommended solution of issuing parking permits is unacceptable. We do not want to pay for such permits as is already the case in communities which have been rezoned.

Furthermore, with no back alleys, our homes back onto other homes. With increased density and homes occupying more space in each lot, there will be even less buffer space between neighbours to allow for privacy. It will require all neighbours to be more tolerant of noise, smoke from outdoor fires, smells from cannabis usage, etc. and inevitably cause more complaints for the city.

In summary, we believe that this “one size fits all” proposal is not the solution to our housing crisis. Instead it is a formula for much future backtracking and the making of exceptions.



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

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First name [required] Dorothy

Last name [required] Hanson

How do you wish to attend?

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

Date of meeting [required] Apr 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 neighborhoods

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)

April 10, 2024

Dear City Clerk's Office,

I am writing in response to the notice I received regarding the proposed rezoning of my neighborhood, Eagle Ridge. As a long-standing resident of this area, I must express my vehement opposition; I strongly believe that rezoning our neighborhood from R-C1L to R-CG would have detrimental effects on our community.

One of the primary reasons I chose to live in this neighborhood is because of its current zoning. A city neighborhood characterized by predominantly detached homes and spacious yards typically attracts individuals of a socioeconomic status characterized by financial stability, neighborliness, community engagement, and a commitment to uphold properties with pride and care. I willingly pay high property taxes to live in this area, which aligns with my lifestyle preferences and provides a neighborhood aesthetic that I value.

There can be no doubt that the proposed rezoning allowing for rowhouses, duplexes, and secondary suites would fundamentally alter the character of our neighborhood. It would surely introduce a more transient population, just as the recent introduction of the large bus shelter on 14th Street has done, potentially compromising the stability and cohesion of Eagle Ridge. In my experience, neighborhoods with a higher proportion of renters tend to have less invested residents who may not prioritize the well-being of the community to the same extent as homeowners.

As a homeowner who has diligently paid high taxes for many years, the prospect of the neighbourhoods devaluation through rezoning is extremely unpalatable. If the city chooses to move forward with this proposal, I would like clarification on how longtime taxpayers who have for years paid for the privilege of living in a community such as this, will be compensated.

Please ensure that my objections are formally recorded and considered during the Public Hearing on Monday, April 22, 2024. I also request information on any additional steps I can take to oppose this rezoning initiative.

Thank you for your attention to this matter.



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First name [required] Gail & Ed

Last name [required] Starratt

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We purchased this property in 2005 on the understanding that zoning was single homes only. We do not think the City has any right to change zoning without a vote by the people. We live in the Hamptons and the owners of the Golf Club (rumored) will be the first to come forward and close golf course and use land for high density housing. This will cause property values to decrease. The shortage in housing is not caused by normal influx of people coming to Calgary to work but is caused by short-sighted views of politicians. I think that a vote should be held by PROPERTY OWNERS to vote on the issue and not decided by city politicians or planners in the City of Calgary.



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First name [required]

Robert

Last name [required]

Marescaux

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

We fully support the Blanket Rezoning proposal for affordable housing.

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

In favour

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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



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

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

[required] - max 75 characters	Notice of Public Hearing on Planning Matters
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

More thought and consultation with the public need to be done ahead of approving the blanket rezoning initiative. City infrastructure (road ways in and out of communities, available street parking, and community amenities are not currently set up to support increased density in the city as city council wants to do. This rezoning is going to put too much pressure on the communities as they are. Please stop this initiative now. You do not have community support



Public Submission

CC 968 (R2023-10)

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First name [required]	Michael
Last name [required]	Duggan
How do you wish to attend?	In-person
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	I wish to comment on the City Council's Rezoning for Housing proposal.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	MWD to Mayor and City Councillors 090324.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

On March 9, 2024, in collaboration with my colleagues on the Meadowlark Park Community association, I circulated to the Mayor and all members of the city council this statement. I shall not comment on it in my five minute statement to City Council.

Michael Duggan
64 Malibou Road S.W.
Calgary, Alberta
T2V 1X1
michaelwduggan@shaw.ca (Via email)

March 9, 2024

The Mayor
City Council
City Clerk
The City of Calgary
800 Macleod Trail SE
Calgary, AB. T2P 2M5

Re: Public submission for Public Hearing April 22, 2024
(Blanket up-zoning of residential properties to RC-G)

Dear Mayor Gondek and City Councillors,

My name is Michael Duggan. I reside in Meadowlark Park. I write you today to voice my strong opposition to the proposed Land Use Bylaw amendment before you on April 22, 2024, which seeks a blanket up-zoning of residential properties (including mine) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

On March 4, 2024, the Meadowlark Park Community Association wrote City Council outlining community concerns with the proposed up-zoning. I agree with the concerns outlined in the Board's letter and support their recommendations. Please see the attached letter here:

<http://www.meadowlarkpark.org/city-rezoning.html>

Therefore, I strongly urge all members of City Council to vote against the proposed blanket up-zoning before you on April 22. At the very least, refer this matter to the Chief Electoral Officer to prepare a plebiscite question on the matter to be decided by voters in the October 2025 municipal election. I also request the City Clerk to include this submission as part of Council's agenda package for the Public Hearing and to include it as part of the public record for this meeting.

Sincerely yours,
Michael Duggan

64 Malibou Road SW
Calgary Alberta
T2V 1X1
Canada



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First name [required] Florence

Last name [required] Tse

How do you wish to attend?

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

Date of meeting [required] Apr 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
(hidden)

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

Blanket citywide rezoning will not solve the problem in providing affordable housing to Calgarians. It will rather provide opportunities to developers to maximize their profits. Blanket rezoning will indeed create lots of negative impacts to the neighborhood such as insufficient street parking as multi unit housing usually does not have garage or enough garage space. It will also affect lights coming into houses next to multi units as the multi units tend to be taller and higher. The mix of multi units and single units everywhere will make the street appearance look awful.



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First name [required]	Diane
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	Blanket rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Some concerns in brief:

- With regard to parking, Council appears to think, "Do not build it and they will bike or take the train." There is no evidence that the lack of parking space will have a positive outcome.
- The city-wide canopy of trees will be reduced by construction as a result of rezoning.
- Blanket rezoning that results in random construction will ruin the character of neighbourhoods as well as relations among neighbours. Even in cases where single-family houses have been renovated, not destroyed for the insertion of denser housing, I know of damage that builders caused to adjoining houses but did not remediate.
- The sewage infrastructure in old neighbourhoods is not suitable for increased population. Installing low-flow toilets in old houses can already be problematic, because the format and placement of the pipes were calculated on a certain amount of water volume and pressure for evacuation of solids by flushing. I have not seen this matter addressed in any discussion of rezoning.
- Basically, blanket rezoning seems like a lazy way to address a problem that has many aspects caused by many factors. The City Council is only slightly responsible for the present situation, but the residents of older neighbourhoods are not at all responsible for it. The Council appears to be downloading the problem onto taxpayers instead of taking time to find equitable solutions.



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First name [required] Farkhod

Last name [required] Fayzullaev

How do you wish to attend?

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

Date of meeting [required] Apr 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)

I support blanked rezoning. I am a homeowner and I want more people to be able to buy a house.



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

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'm writing to tell you that I do not support blanket rezoning.

This blanket rezoning policy does not allow the citizens of our city to have a say in how we develop our communities. The impacts of blanket rezoning to allow fourplexes, townhouses, and duplexes in established single family communities will negatively impact existing homeowners in these areas.

The negative impacts I see impacting my family and I are: traffic, congestion, noise, pollution, property value erosion, destruction of green space & established trees, loss of privacy due to three story buildings, parking issues, sewer and infrastructure deficiencies, and visually unappealing with mismatched houses (bungalows and three story infills beside each other).

You as Council, are not listening to the people of our city. You were not mandated to rezone our city and Council members did not run on this platform. Consultation from the City on this issue has been completely deficient. At an absolute minimum, this needs to go to a vote at the next election. We do not want this in our community, and this will do absolutely nothing for affordable housing. The developer's have nothing but profit in mind, and they've proven that over and over again.

I ask you to think about how this will impact our quality of life and get back to work to come up with a better solution that works for Calgarian's. We need to look at housing at a community by community level, blanket rezoning is lazy and reckless. This is absolutely not the answer.



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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	Rezoning for Housing
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Are you in favour or opposition of the issue? [required]	In opposition
----------------------------------------------------------	---------------

ATTACHMENT_01_FILENAME (hidden)	2024-04-08 Rosedale Survey and Letter.pdf
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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

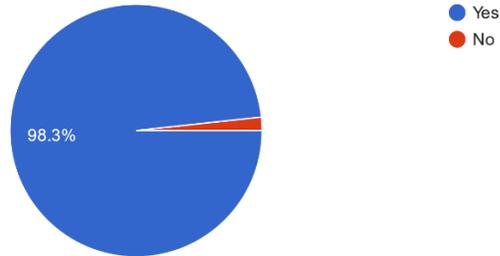
The Calgary Rosedale Community Association

2024 Calgary Rezoning Survey for Rosedale

Question 1

Are you a resident of Rosedale?

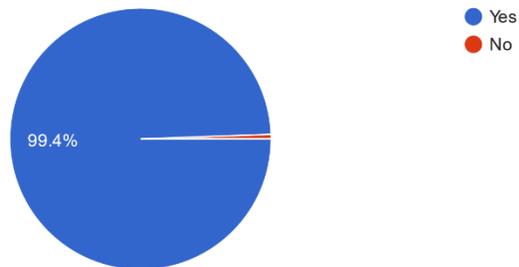
175 responses



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?

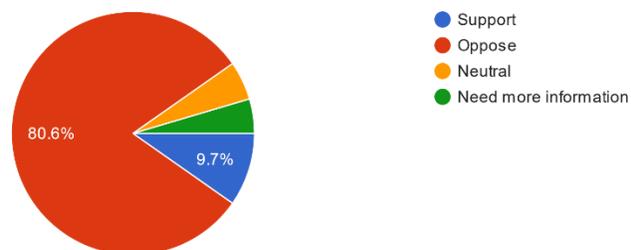
175 responses



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?

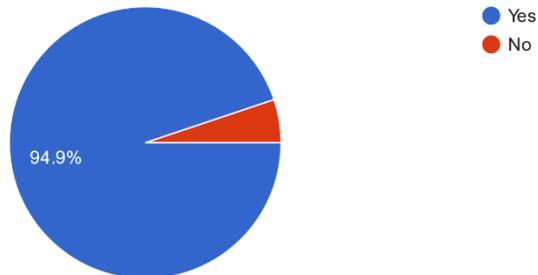
175 responses



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?

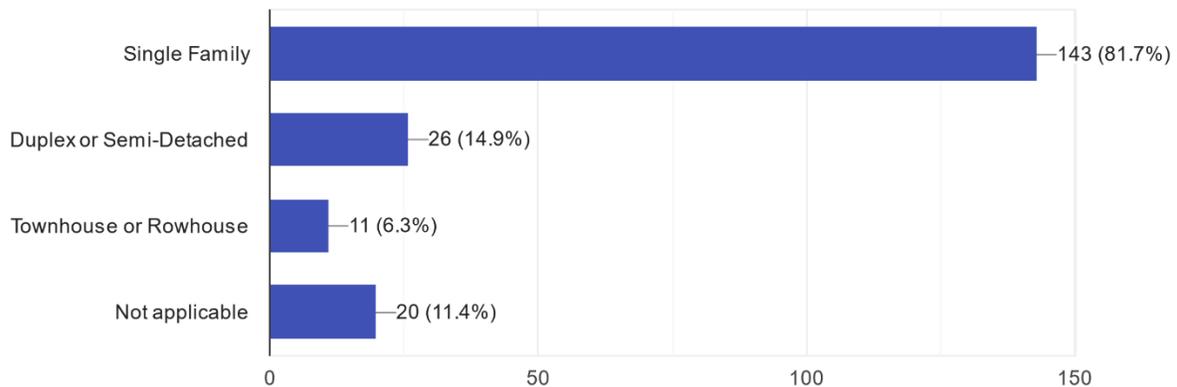
172 responses



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

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First name [required]

Diane

Last name [required]

Ablonczy

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the proposed rezoning for housing.



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First name [required] Theresa

Last name [required] BYE

How do you wish to attend?

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

Date of meeting [required] Apr 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] Debbie

Last name [required] Hone

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 Property Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favor of rezoning of residential areas. It allows for the city and greedy developers to buy up properties in established areas to built low income and multifamily housing and there by it has the potential to decrease property values. I bought my property and it should be up to ME each individual land owner to apply if they need their property rezoned. This is a terrible idea. Council and the mayor need to come up with other ideas. As a property owner it is not my job to provide housing for those coming to Calgary legally or illegally. Another epic idea fail by Mayor Gondek and councilors if you support this idea.



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First name [required] Cameron

Last name [required] Finkbeiner

How do you wish to attend?

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

Date of meeting [required] Apr 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 completely against a blanket rezoning of every community in the city. This is such a large decision that affects the entire city and therefore should have been raised on the election platforms of the city councillors. I am not against rezoning in the city in general, but we need to ensure that we have proper infrastructure in a community before approving rezonings. We need traffic studies, need to ensure there is room in our schools so our kids aren't taking 40 minute bus rides every day (think of all the emissions!), ensure our utilities have enough extra capacity to expand, the list goes on. At the end of the day we need more thought into this than a blanket rezoning of the city, which frankly let's be honest the rezonings we have seen in other communities get scooped up by developers who charge \$850k for each side of a duplex. Not so much affordable housing there.



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First name [required] Debbie

Last name [required] Hone

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters REZONING OF PROPERTY

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] Mark

Last name [required] Kapiczowski

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Citywide rezoning was not an issue in the last municipal election. The housing issue is important, but this is a fundamental change for the city. I am not convinced that city-wide rezoning is necessary, nor appropriate. This process needs to be slowed down so citizens are fully able to consider the impact this will have on neighborhoods, and to consider and propose alternatives. Ultimately, the issue should be put to a plebiscite.



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First name [required]	Lila
Last name [required]	Mickelson
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Planning Matters for Public Hearing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Comments from Lila Mickelson.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the housing rezoning, and parking bylaw changes proposed. Please see my comments attached.

April 10, 2024

To: City Council

RE: Public Hearing April 22, 2024 - Rezoning proposal

I am opposed to the proposed changes to residential zoning. I am disturbed at the process followed by elected officials when this issue was not tabled as an election issue, and then a plebiscite was also voted against by City Councillors on this issue that affects all city voters.

The proposal for R-CG moves us from R1 to ultimately R12, without neighbourhood specific engagement. I chose to invest in, and live in, a suburban area where homes have yards and are lived in by the homeowner where pride of ownership is apparent. Understandably, with community involvement, higher density has evolved, such as in Parkdale and South Calgary, and this engagement needs to continue, relative to inner city growth.

Within communities that have moved to higher density (eg. West Hillhurst, Parkdale, South Calgary), home prices have not fallen to affordable low income levels, rather, R2 homes sell for the same price as the original R1 home they have replaced. This proposal is not about affordability or accessibility.

This proposal is overly simplistic and says nothing about how it will assist low income needs or homelessness. Making non-strategic, blanket changes to zoning leaves the development decisions to be determined by developers and homeowners who, understandably, will make profit-oriented decisions (ie. maximum density for maximum return on investment) – isn't this why zoning exists in the first place - to manage this potential behaviour? Rezoning to R-CG, as defined, I strongly believe, will erode the quality of life in our current R1 community simply for profit.

Another bylaw change "quietly" revealed in the rezoning information is the removal of required parking for secondary and backyard suites. While I agree walking, biking, and public transit should be encouraged, we must reflect that we live in a northern climate where, without a vehicle, we cannot live or work safely. We are not geographically, environmentally, or culturally like Europe or New Zealand. Let's see all City Councillors sell their vehicles and commit to travelling on bikes or public transit 100% year-round before you force this on your voters! I am against this proposed bylaw change.

Sincerely,

Lila Mickelson
Homeowner in Ward 7, and City of Calgary taxpayer for 46 years



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First name [required]

h

Last name [required]

lau

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 project

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] Steven

Last name [required] White

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide 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)

Dear City Council,

I am writing to express my concern about your plan to Re-Zone all of Calgary for higher density housing. This appears to be a highly irresponsible plan to deal with what you are labelling as a "housing crisis". It seems that many of the residents of Calgary are very concerned about this plan and rightly so! Increasing density without first improving the infrastructure including roads, electricity grid, gas, water and other areas can lead to huge problems for current residents as well as any new residents. It is simply not fair to push this on people who have already purchased their homes in certain areas to avoid this type of thing.

Specifically, my neighbourhood of Inglewood is known for its charm and highly sought after but increasing the population density here by 4x or more will cause traffic jams, power outages and who knows what else.

There are plenty of areas of the city that can be expanded and built up, without causing massive congestion in these existing areas that already require upgrades!

I urge you to listen to the people of Calgary and not to proceed with this blanket Re-zoning. This should be done only on a case by case basis and will be impossible to reverse once it becomes apparent what a mistake this would be. There are other ways to deal with the situation before destroying our beloved city!

If affordability is the issue what is being done about utility companies that gouge us all with 2/3 of their bill being fees? Grocery stores that are posting record profits and claiming "high inflation"? More taxes than anyone knows what to do with!! There are many reasons why people can't afford to live anymore, but our city Zoning is not one of them!

Thanks,
Steve



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I appose city of Calgary rezoning "Calgary needs more homes". Please look for other ways.



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First name [required]

Ken

Last name [required]

Gorra

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]

May 15, 2024

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

[required] - max 75 characters

I disagree with 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)

Concerns with established sub divisions having zoning changed. Traffic will increase and no parking.



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] Suzanne

Last name [required] Humble

How do you wish to attend?

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

Date of meeting [required] Apr 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 Planning Commission Report CPC 2024-0213 Calgary's Housing Strategy

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I feel the spirit Calgary will be lost when you decide for everyone and leave no room for compromise and community involvement in this decision. That to me is the defining characteristic of this great city. People care. People get involved and help when needed. The uproar shows that Calgarians know you are about to change the city for the worse. There should be areas that zoning is changed but not a blanket rezoning of the entire city. It seems rushed, it seems pushy, it presumes that it will be better for the city but I truly believe we will lose our community spirit and unique spaces in the long run. The community spirit won't flourish like I observed when I moved here from Toronto over 15 years ago. This is unique to Calgary. I rave all the time about the communities and how I know so many different ones because they are unique and they each represent their community members - bigger isn't always better, it really does change communities. I also don't want high density in the city because right now my daughter has no guarantee she will get a spot at her high school - Western Canada. They talk of busing the students to the NW. It makes no sense- bring families and people in and then send them back out for schooling because the population is too high to allow students who live near their school to enrol. Better planning needs to be done.



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First name [required] Drew

Last name [required] Stannard

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I support the motion to amend zoning across the city. Calgary's population is growing at a rate not seen in decades and with that comes an increased demand for housing. We need to avoid urban sprawl and to do that, we need to allow more density of the land already occupied by the city. This will not solve the need for new construction, but it will remove barriers preventing that construction from taking place with increased density.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I oppose this proposal as no mandate was given to council to make such wide ranging change. There are procedures currently in place to evaluate rezoning requests on a per case basis.

Blanket city rezoning can have detrimental effects on communities and individuals. Firstly, it can lead to the loss of neighborhood character and cultural identity by homogenizing diverse areas. Different neighborhoods often have unique architectural styles, cultural amenities, and historical significance. Blanket rezoning could erase these distinctions, undermining the sense of place and belonging for residents.

Secondly, blanket rezoning may exacerbate gentrification and displacement. When entire areas are rezoned without careful consideration for existing residents and businesses, it can pave the way for rapid development and rising property values. This, in turn, can force long-time residents, particularly low-income families and small businesses, out of their homes and neighborhoods, leading to social and economic upheaval.

Furthermore, blanket rezoning may overlook the specific needs and preferences of different communities within a city. What works for one neighborhood may not be suitable or desirable for another. Blanket rezoning fails to take into account the nuanced dynamics and aspirations of each locality, potentially stifling innovation and creativity in urban planning and development.

Instead of blanket rezoning, a more thoughtful and inclusive approach to zoning is needed. This approach should involve meaningful community engagement, thorough impact assessments, and consideration of social equity and environmental sustainability. By involving stakeholders in the decision-making process and tailoring zoning regulations to the unique characteristics of each neighborhood, cities can promote responsible growth while preserving the diversity and vitality of their communities.



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First name [required] Kyle

Last name [required] Shepherd

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am writing in opposition of the proposed rezoning for Calgary. The main reason for opposition are:

1) This will not create affordable housing, and instead will make it easier for developers to profit. Developers are likely to buy up the most affordable lots in the neighborhood and after demolition and construction costs are considered they will create multiple units more expensive than the original. So it appears the only ones really benefiting will be the developers.

2) The existing streets and infrastructure in older communities are not designed for the increase in density and will result in overly crowded and often unsafe streets. The developers who tear up the road do not usually do enough to patch them drive through marda loop and you will understand this.

3) It is unfair to existing home owners who made large investments based on current rules and regulations. To say that home values won't be impacted is disingenuous, I sold a place in the inner city where the other half of a duplex got 15% more 8 months earlier after a multi unit development was approved across the alley.

City planning should be more nuanced than a blanket solution. Density is not appropriate in every community, and a solution like this will have knock on permanent impacts that are not being anticipated and will not be realized until it's too late.

Thanks for your consideration.



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First name [required] Grayson

Last name [required] Owen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I'm writing to express my support for the changes proposed in the new City of Calgary housing affordability strategy, including the changes being proposed to RC-1 zoning. I feel as though the most vocal detractors of these proposed changes don't represent me or my opinion, nor do they present arguments that prove that they understand the issue of affordability or how the strategy aims to begin addressing housing affordability in Calgary. I would be remiss if I allowed them to tacitly represent me as a citizen of Calgary.

There are far too many reasons why our city's zoning needs to be reformed to list in this comment. As a younger homeowner, I do want to say that we didn't sleepwalk into a housing crisis. Decades of delay, obfuscation, and frustration in regards to policy reform have brought us here, and those delays are primarily barriers put in place by an ageing population that simply does not understand the modern realities of home ownership. In addition to public perception and misinformation, corporate real estate and large scale developers have played their part in pushing home ownership further and further from the average Canadian. Many people and companies over many years have done much harm in collecting real estate resources into fewer and fewer hands, and it is up to all levels of government, perhaps mostly importantly municipal, to move the needle in the other direction.

I will be as brief as possible in saying that I support the changes proposed in the strategy, which was developed by people considerably more knowledgeable than I am on the intricacies of city planning and development. I trust that those experts have put forward changes that will truly benefit all Calgarians, present and future, including me and my family. Thank you for taking my comment.



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First name [required] Grayson

Last name [required] Owen

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Date of meeting [required] Apr 22, 2024

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

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

ATTACHMENT_01_FILENAME
(hidden)



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

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First name [required]	Diane
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	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)



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 wondering which version of the proposed rezoning is being considered by Council. The pamphlet inserted in the earlier notice of the public hearing on rezoning says: "An R-CG property could have a maximum of 4 units on a typical 50-foot lot, with the potential for each unit to have a secondary suite and a backyard suite." In other words, 12 families could move into units next door to me (4 units, 4 secondary suites, 4 backyard suites with no parking). The card I received today tends to imply that the secondary/backyard suite rules are meant to apply to a single-family home, not to row houses. Are councillors at least aware of which option they are proposing?



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First name [required] Catherine

Last name [required] Freiday

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We have attended the information session April 9 at Lake Bonavista Community Centre and read the above material. We don't believe blanket rezoning this a viable solution to improving housing supply and and believe it detrimentally impacts both current owners and future owners.



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First name [required] Pamela

Last name [required] Giesbrecht

How do you wish to attend?

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

Date of meeting [required] Apr 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 - Land Use Designation amendment

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the new Land Use Designation amendment that is proposed that will affect my neighbourhood. We chose to live in a quiet neighbourhood for our mental health. We also require a quiet neighbourhood as we work from home. Increasing the density in our neighbourhood will create additional noise/traffic, which will make it more challenging to work. Increased density should be restricted to areas such as downtown, immediate vicinity of train stations, easy access to transit, etc. Putting increased density indiscriminately throughout the city will only increase traffic problems, and increase the need for more vehicles on our roads. This is not an environmentally friendly proposal. This proposal could also affect us financially - if someone puts a four-plex next door to our house, the value of our house/property will decrease significantly. Also, the infrastructure in our area is not designed for increased density as our roads are narrow. Increased parking and increased traffic will make our neighbourhood a lot more challenging to drive in and less safe for the kids playing in their yards and biking on the road. Please have an amendment that is more environmentally friendly (by not increasing the need for cars), that takes the infrastructure of the area into account, and keep the quiet neighbourhoods as they are. We want Calgary to be a place that people want to live in, not just a city that crams people in wherever it can.



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First name [required]	Peter
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	rezoning for housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to the rezoning of housing proposed by city counsel, particularly how it will affect my neighbourhood of Lake Bonavista. I grew up in this community and I have worked hard to buy back into this community with my family. The rezoning will hurt this community much more than it will help.



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First name [required]	Diane
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	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)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Here is another excellent letter that appeared in the Calgary Herald. Although I voted for the current mayor, I was not impressed by her condescending claim that residents didn't understand the zoning changes. With regard to the issue of parking addressed in the letter, do most councillors believe that development with inadequate parking space will not cause problems?

Julio Savoia, Calgary, in the Calgary Herald

Mayor Jyoti Gondek seems to think the public is misinformed about blanket rezoning and that the public hearing on April 22 will clear the whole thing up. I would suggest that she and other city councillors who support this proposal are the ones who are misinformed.

By expediting the rezoning process so developers can build four-unit row houses with secondary suites in established communities, they have abdicated their responsibility for development in Calgary and taken away the ability for homeowners to have any input into what is developed beside them.

Essentially, the developers will dictate what is built within our communities and homeowners will have little or no say in the matter.

I understand that a developer would not be allowed to build a multi-storey apartment beside me, however, a smaller eight-unit complex with inadequate off-street parking is still unacceptable.



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

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First name [required]	AL
Last name [required]	KORMOS
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 hearing on Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Submission-Blanket Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please distribute this document to all of City Council prior to the meeting

**SUBMISSION TO CALGARY CITY COUNCIL
FOR THE BLANKET RE-ZONING POLICY HEARING
TO BE HELD ON APRIL 22, 2024**

I STRONGLY OPPOSE THE BLANKET RE-ZONING POLICY ON THE FOLLOWING GROUNDS;

AFFORDABILITY

1. This policy will not improve affordability for the following reasons;
 - a) Developers are purchasing older homes on 50-foot lots, then demolishing the existing home.
 - b) The developer replaces the existing home with two in-fill homes and sells each one for the same price paid for the existing home. The only one who benefits is the Developer and the City who will collect double the taxes on the same property.
2. This example is common in the Charleswood Community, which results in profits for the Developer but does not add any affordability.

RESPONSIBLE DEVELOPMENT

1. The Blanket Re-zoning Policy is an abdication by City Council of their responsibility to manage the way developments happen, particularly in residential communities.
2. Profit driven Developers will be allowed to build whatever is the most profitable, not necessarily what is best for the community or its residents.
3. Previous policy was based on Transit Oriented Development as a means of reducing traffic, encouraging the use of public transit, which is a good policy. Blanket Re-zoning ignores this policy.
4. Demolishing existing homes and replacing them with in-fill housing leaves no room for green space or trees, both of which offset climate change. The Blanket re-zoning policy contradicts the mayor's recent environmental policy goals.

REDUCED QUALITY OF LIFE

1. Residents in low density communities paid for the privilege of living in a low-density community. We paid more for our properties and have paid more in taxes for many years.
2. This is where we live; unconditional development that is not approved on a site-by-site basis can have a negative impact on the quality of life for residents.
3. Taking responsibility for the flavor and quality of our communities out of the hands of elected officials and putting it in the hands of profit driven developers will result in diminished quality of life across the city, with residents having no recourse but to leave the city to live elsewhere.

COUNCIL HAS NO MANDATE TO IMPLEMENT THIS POLICY

1. None of the current City Council campaigned on this policy, therefore Council has no mandate to enact this policy. To do so without a mandate flies in the face of Democratic principles. We do not give elected officials uncontrolled power to do as they wish when we elect them.
2. It is reasonable for residents to expect City Council to follow established policies on re-zoning, which have been addressed and discussed many times in the past. We have a right to expect our elected officials to act responsibly and be transparent and predictable, especially on an issue as far reaching as blanket re-zoning.
3. City Council voted against holding a referendum on the re-zoning policy, citing unacceptable delays as the reason. Enacting this policy will have far more negative **and irreversible consequences** to residents than the negative impact of delaying implementing the policy by holding a referendum on the issue. Clearly, the correct decision would have been to choose the option with the least harm.

WHAT RECOURSE DO CITIZENS HAVE?

1. We will elect a council in the next civic election that understands that this city belongs to the residents, not to City Administration or City Council.
2. We can elect a council in the next election who will over-turn this policy and restore responsible development controlled by elected officials, not profit driven corporations.

ALL OF WHICH IS RESPECTFULLY SUBMITTED

KOR



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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 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)

Developers create communities based on and controlled by a city's master plan adding nuances to create an atmosphere and understanding that when buyers are buying they know what they are getting. If it's single family, row housing, semi detached or across from a retail development or school which is basically buyer beware but what some of city council is saying to the city's population, developers and populations everywhere master plans don't mean anything and it's open game to multifamily where it was once not permitted and that the unique and diverse differences created when communities were first developed is mute.



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First name [required] Courtney

Last name [required] Kachur

How do you wish to attend?

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

Date of meeting [required] Apr 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 Planning Commission Report CPC2024-0123 Calgary's Housing Strategy

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 concerns about changing the base residential zoning to R-CG in Calgary from the perspective of overloading infrastructure and the hidden costs that will be borne by all Calgarians to address our infrastructure system, which is already at its max in a lot of cases (e.g. roads, water supply, sewage).



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First name [required] Joanne

Last name [required] Lennon

How do you wish to attend?

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

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 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)

for example: 'Target', Nordstrom', Tim Keane's 'Blanket' Rezoning' policy are all American businesses that 'might' function well in the US. History has shown how Target and Nordstrom worked in Cda. Let's not repeat history and mess up Calgary with a policy that is not right for our amazing city. We need to come up with a strategy that can work in Calgary/ Cda. Does Atlanta or Boise have 14 unique lake communities, etc? What is good for the US is not nec right for Calgary. The city needs to take more time and get this right, NOT done fast with people encouraged to walk in -30c. IE; how about more trailer parks that happen to keep getting closed down (affordable housing). We all as a city, cn help with this brain storming on what works for our city.



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First name [required] Joe
Last name [required] Galloway

How do you wish to attend?

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

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 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)

Hello

25 years ago we purchased our home in Calgary zoned detached residential as that is what we wanted for our family. There were other areas we could have chosen if we wanted another style of homes beside us. We also did not vote for this change nor was it a campaign on issue. Our homes are our greatest investments and when changes like this are proposed we the tax payers deserve the ability to be heard and have input into such changes. If the city wants to move to this type of density plan start in new developments where buyers know going in. I have many concerns such as possible tax grabs for parking in areas that have good parking already. Increased density comes with increased crime something the city needed help with province already. In closing do not move ahead with zoning changes without current tax payers having a vote



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First name [required]

Collin

Last name [required]

Hnetka

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am very much in favour of blanket rezoning. This will help with the housing crisis and make the city better for future development!!! IT IS CRUCIAL!



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First name [required]	Wes
Last name [required]	Mah
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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.
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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 oppose the City of Calgary's blanket rezoning proposal.
My wife and I worked hard to save enough money to buy a single family home to enjoy all that associated with living in a single family home community. The city has no right to take that away from us.
We faced 12% mortgage rate when we bought our first home, so no one should ever think it was easier to own a home. Owning a home is not a given right, you have to work for it.



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



ATTACHMENT_02_FILENAME
(hidden)

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

As a born and raised Calgarian with a young family I am deeply concerned about the potential impacts of this rezoning both in the Community in which I live and for the broader City.

We can all agree affordable housing is required however what concerns me most is a) how a significant change in bylaws could proceed so quickly without seeking comprehensive input from all stakeholders or being put to a plebiscite and b) the disregard for potential, and likely, negative impacts this rezoning will have on our city.

The proposed blanket rezoning would remove an important public engagement tool that is in place to ensure that communities are well represented in the growth of our city by providing community context with each rezoning request.

What I see is missing is deeply affordable non-market housing options. Blanket up-zoning wont resolve this. Allowing density housing in fact will create a host of other problems (i.e. lack of community resources, parking, overcrowded schools, safety concerns, etc.).

Considering these observations, I 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.

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,

As a born and raised Calgarian with a young family I am deeply concerned about the potential impacts of this rezoning both in the Community in which I live and for the broader City.

We can all agree affordable housing is required however what concerns me most is a) how a significant change in bylaws could proceed so quickly without seeking comprehensive input from all stakeholders or being put to a plebiscite and b) the disregard for potential, and likely, negative impacts this rezoning will have on our city.

The proposed blanket rezoning would remove an important public engagement tool that is in place to ensure that communities are well represented in the growth of our city by providing community context with each rezoning request.

What I see is missing is deeply affordable non-market housing options. Blanket up-zoning won't resolve this. Allowing density housing in this manner will in fact will create a whole host of other problems (i.e. lack of community resources, parking, overcrowded schools, safety concerns, etc.).

In the eyes of those requiring affordable housing, living in a duplex in the middle of an older neighborhood in Calgary doesn't in fact help. These communities do not have the right surrounding infrastructure to support their day to day lives. In many of the communities the schools are already full, there is little access to things like public transportation and amenities. If we need high density housing, it needs to be properly designed or it simply won't work.

Considering these observations, I 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.

Sincerely,

Leo Marcuk



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First name [required]	Lorelei
Last name [required]	Stefanyshyn
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	blanket rezoning for housing in Calgary, specifically Thorncliffe to R-CG
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the blanket re-zoning in Calgary. People want to live in a certain neighborhoods for a lifestyle that would be erroded by greedy developers coming in and packing lots to overflowing. We value being able to park in front of our house, the quiet streets, and the feel of older homes and big trees. I lost complete respect for the City when they kicked out the follks in the trailer park on 16 Ave and Deerfoot trail N. You bullied people out who can hardly afford to live. Where are they now? I don't imagine it's a good luck story. Shame on Calgary council. Calgary has plenty of land to build on - leave it as it is.



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First name [required] Frances

Last name [required] Anderson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 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 strongly object to the concept of blanket reasoning in residential areas of Calgary. The fact that such a massive undertaking would be considered without input from the public is an abomination. A home purchase often becomes the single largest purchase an individual may make. The recommendation that the city have the right to redefine a single property and potentially change the climate of a community is unreasonable. There are significant empty spaces throughout the city, particularly along major roads where multiple housing could easily be inserted so it only makes sense to consider those areas rather than rupture established neighbourhoods. The point of this proposal is to increase affordable housing, so build where there is easy access to services, not in long established residential communities which make up the blueprint for the Calgary environment.

I am very concerned that a council elected to represent the voices of Calgarians, chooses to operate without fair consideration to the wishes and needs of communities. I use Glenmore Landing as a perfect example of false promises. Council asks for Calgarians to speak to them, yet the submissions of 2900+ negative replies were overruled by council when 6 submissions supporting the demise of Glenmore Landing garnered what the Council deemed in its wisdom to be a community show of support, as well as having a councillor representing our communities who mirrors the mayor's wishes and I who is totally disconnected from her constituents. And this is called democracy? I hope my comments do not fall on deaf ears and I hope you will reconsider your blanket zoning plans. There is a better way. Seek input, do not be influenced by federal politics ramping up to secure votes. Keep Calgary beautiful!



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

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First name [required] Austyn

Last name [required] Schutta

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning is taking a sledgehammer to the entire City where a paintbrush is needed in key areas.

I believe Council, and the staff at the City, are more than capable in developing amazing communities and targeted density involving due process without the brash approach of blanket rezoning,

I also believe Council is wise enough to see beyond a federal funding carrot because their constituents, whom this term's Council represent, are getting the stick.

While not agreeing to a plebiscite was disappointing, I strongly encourage Council to serve the interests of those they serve, Calgarians of today, not the possible taxpayer of tomorrow. Enhance the voices for the majority you serve, do not rule by decree.

I wish the former director of city planning, Josh White, success in his new role in Vancouver, as blanket rezoning is something not worth seeing through or standing behind. I urge Council to follow in Mr. White's footsteps and abandon this proposal with haste, run away from this as fast as you can, and strongly oppose this motion.

Thank you for your time and consideration.



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First name [required]

Monica

Last name [required]

Huybregts

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 10, 2024

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

[required] - max 75 characters

Regarding rezoning of subdivisions in Calgary

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Both myself and my spouse are very much opposed to the city-wide rezoning plan which was developed without in depth due diligence or input from all Calgary citizens. New housing needs to have much better planning. Calgary needs the additional affordable housing, but not in existing mainly single family communities which will suffer the aftereffects on almost every level. Schooling, parking, transportation, public utilities, green spaces, public safety and services will all be adversely affected if this blanket plan is pushed through. Creating appealing affordable housing doesn't happen by rezoning entire communities but by planning new communities or existing unused/ undesignated lands with affordability, ecological impact and sustainability as the foundation so that our City remains the beautiful, vibrant place where every hardworking Calgarian is proud to live.



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First name [required] **Jamie**

Last name [required] **Darroch**

How do you wish to attend?

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

Date of meeting [required] **Apr 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) **City Re-zoning Letter April 11, 2024.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

The private facility operated by the Lake Bonavista Homeowners Association will be severely impacted by blanket rezoning as it was not developed to accommodate high density due to single parcels becoming potentially 12 unit dwellings. While not opposed to increasing density, a more strategic approach to allow homeowners association authority over permits should be considered.



Lake Bonavista Homeowners Association

To whom it may concern

The Lake Bonavista Homeowners Association Ltd. is the not-for-profit corporation that exists to manage the lake and park in the Lake Bonavista neighbourhood in SE Calgary. We are not the community association which represents the broader community of Lake Bonavista.

With more than 3000 dues paying property owners we are one of the largest and most utilized lake communities in Calgary. In any given year, in excess of 200,000 discrete visits by members and guests will occur – a busy weekend in the summer will see up to two-thousand people use the facility per day. Our membership is diverse across socio-economic backgrounds, but we all share the same desire – to protect, preserve and share the unique community we live in.

As an older community (established in 1968), we would be subject to and impacted by the City's current blanket rezoning proposal that would move Lake Bonavista to R-CG.

After extensive board discussion on this matter, a meeting with our Councillor Peter Demong, consultation with similar associations and abundant feedback from our members we feel that we need to express our concern about this proposal.

Specifically, we do not feel enough consideration has been given to what impacts this type of rezoning would have on unique properties and/or associations in Calgary that provide recreational facilities such as our lake, particularly with respect to membership levels, traffic and safety. From where we sit, engagement on all these matters with affected organizations similar to ours from the City has been lacking. We find it puzzling that such an important change in by-laws would not seek out input from all stakeholders.

We would ask therefore that City Council defer a decision on this blanket rezoning change until such time as a broader and more encompassing consultation with all affected stakeholders can occur.

Regards

The Board of Directors
Lake Bonavista Homeowners Association

cc. Peter Demong, Calgary City Councillor Ward 14 – via email.



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First name [required] **Heather**

Last name [required] **Marcuk**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **City Council - letter on rezoning.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

As a born and raised Calgarian with a young family I am deeply concerned about the potential impacts of this rezoning both in the Community in which I live and for the broader City.

We can all agree affordable housing is required however what concerns me most is a) how a significant change in bylaws could proceed so quickly without seeking comprehensive input from all stakeholders or being put to a plebiscite and b) the disregard for potential, and likely, negative impacts this rezoning will have on our city.

The proposed blanket rezoning would remove an important public engagement tool that is in place to ensure that communities are well represented in the growth of our city by providing community context with each rezoning request.

What I see is missing is deeply affordable non-market housing options. Blanket up-zoning wont resolve this. Allowing density housing in fact will create a host of other problems (i.e. lack of community resources, parking, overcrowded schools, safety concerns, etc.).

Considering these observations, I 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.

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,

As a born and raised Calgarian with a young family I am deeply concerned about the potential impacts of this rezoning both in the Community in which I live and for the broader City.

We can all agree affordable housing is required however what concerns me most is a) how a significant change in bylaws could proceed so quickly without seeking comprehensive input from all stakeholders or being put to a plebiscite and b) the disregard for potential, and likely, negative impacts this rezoning will have on our city.

The proposed blanket rezoning would remove an important public engagement tool that is in place to ensure that communities are well represented in the growth of our city by providing community context with each rezoning request.

What I see is missing is deeply affordable non-market housing options. Blanket up-zoning wont resolve this. Allowing density housing in this manner will in fact will create a whole host of other problems (i.e. lack of community resources, parking, overcrowded schools, safety concerns, etc.).

In the eyes of those requiring affordable housing, living in a duplex in the middle of an older neighborhood in Calgary doesn't in fact help. These communities do not have the right surrounding infrastructure to support their day to day lives. In many of the communities the schools are already full, there is little access to things like public transportation and amenities. If we need high density housing, it needs to be properly designed or it simply won't work.

Considering these observations, I 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.

Sincerely,

Heather Marcuk