



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] Kathy

Last name [required] Austin

How do you wish to attend?

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

Date of meeting [required] Apr 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) April 22 Council Meeting Submission - KMA.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Dear Mayor and City Council,

I understand there is a need for higher density housing, affordable housing, and more rental units in Calgary. I'm under the impression that home builders and developers mainly choose to construct high-end homes.

My husband and I bought a lovely bungalow in Southwood ten years ago. We chose this neighborhood for its 1960's charm, older residents, and mature trees. We loved our treed views from our bedroom window and patio door to our backyard. Maybe nine years ago the neighbors to the west sold their house and the new owners cut down the fifty-year-old weeping birch I admired which gave us shade and beauty. Maybe three years ago the owners of the house to our east sold their property to a man who took out all the trees before flipping the property. Displaced by this destruction were a family of magpies, a robin family, and a native red squirrel. Also in the winter the sun brightens my kitchen too much. Now I have a view of the Superstore instead of fifty-year-old evergreens.

Obviously the concern I have of the blanket rezoning is the loss of more mature trees which protect our street from sharp north winds and noise. I enjoy listening to the birds and don't want the nuisance of all-night parties. Lastly, I want the character of our street to remain.



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

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

[required] - max 75 characters	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)

We live at 684 Woodpark Blvd. SW T2W 3R7. We are against the rezoning of our community. Woodlands is already one of the most diversified communities in Calgary having practically every type of available housing, so we do not need more variety nor do we want our neighbours to have the right to transform radically our community. Woodlands has modest to luxury single family dwellings, duplexes, four-plexes, town-homes, apartments, subsidised housing, & a delinquent youths home, and hence, our property values are typically lower than in communities zoned for mostly single family dwellings. This proposed re-zoning would depress values in our adequately diverse community even further. Our community is a model of diversity for the rest of Calgary, so you ought to leave us alone & focus on less diversified communities such as Lakeview Village, Eagle Ridge, Pump Hill, Lake Mackenzie, Mahogany, Mount Royal, Britannia, & Lake Bonavista, to name a few, yet we know that will never happen due to the concentration of wealth in those communities, besides, everyone aspires to live in those upscale communities so no one really wants to see them ruined. The real answer to the lack of housing is to stem population growth. It is a great mystery to us why so many seem attracted to Calgary when our economy simply isn't robust enough to support them. The petroleum industry is necessarily destined to contract significantly in the future; just look to California for evidence of diminishing future petroleum demand, yet that is something Calgary & Alberta refuse to acknowledge. Tech growth alone cannot supplant all those currently employed in the petroleum industry, so we should make Calgary less attractive to continued unsustainable population growth. We presume that the current excess demand for housing is exacerbated by the progeny of prior successful generations that are now seeking independent housing, which might naturally decline yet with a deceptive time delay. The elderly are also staying in their houses much longer than in the past due to improved health care & longevity, so there is likely a significantly large amount of single family housing pending turn-over in the coming decade or two as those owners pass away. We want to ensure that Calgary does not expand unwisely & unnecessarily into a very uncertain future.



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First name [required]	Peter
Last name [required]	McAleer
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 CPC2024-0213 Calgary's Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City Letter for Zoning April 24, 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Dear Mayor and City Council,

In regard to the Council's plans to blanket re-zone the entire City, I would question both the Mayor and Council's willful disregard for the citizens of each of these communities who indicate that they do not want their communities rezoned.

To enact or carry out an action that is not what the people of the communities want is willful disregard. The biggest asset we own is our home, and to have the Council acting in bad faith to rezone the community and dramatically affect property values is insidious.

The fact that the Council and the Mayor are tone-deaf and carrying on must mean there is another insidious finger pulling your puppet strings.

The puppet string is the federal government. They are actively engaged in creating the housing crisis so they can get into the business of government housing. Forcing municipalities to carry out zoning and density that is against the will of the people living in the city. I would suggest the Council and the Mayor should actively be pursuing the Federal Government for an equal share towards housing and not follow mandate messages from the Federal Government.

Rezoning or Upzoning, or whatever you may like to call it, is a public referendum item. To carry out the intent of zoning changes against the consent of the citizens is a step towards the totality of Communism or Marxism. It's the destruction of choice.

In the previous municipal election, the Council and Mayorship did not run on platforms of "Climate Change" and "Rezoning your Neighborhoods" to allow a 4-plex in an RC-1 community.

In our community of Elboya, its distinct character and value is the absence of multi-family dwellings. Its beauty is in the great sweeping parks and trees that create the value. Your unguided blanket rezoning is opposed, averse, and not wanted here.

We purchased in Elboya in 2014 and purpose-built the home to the city zoning as well, the restrictive covenant. Can the Council and the Mayor speak to why they disregard restrictive covenants and the legality of doing such? We complied as we take commitments such as a covenant seriously.

Can the Council and the Mayor speak to the fact that when certain communities with restrictive covenants were built and designated, these covenants were put in place to protect us from the day where you think re-zoning will negate the covenant?

In this case, as you allow my community to be built out in whatever cruel fashion the Government of Canada will fund, my property value will drop. We (myself and many in

the community) intend to hold the City of Calgary responsible and especially in the case of the restrictive covenant.

My wife and I are born and raised in Calgary. The message you are sending is that our voice is not important and that we are no longer welcome here. This is not about affordable housing, it's not about housing density, it's about government trying to control housing.

Perhaps it's the builders who are also having fantasy dreams fueled by the irrational logic of City Hall.

The rational side would say that re-zoning should be a community-specific item and that each community may decide if they would like to be re-zoned before forcing it down the entire city's throat. Council should re-consider taking density back to the drawing board to come up with a better plan.

We will hold all people in this community to the restrictive covenant and the City of Calgary. If you proceed with this unpopular vote, we intend to hold the City liable for any property value losses due to this negligent act, and the same in kind for future builders who try to break the covenant. I hope the city is prepared for the deluge of lawsuits and the expense of this ill-thought, poorly conceptualized approach to forcing some left-leaning dream on the citizens and communities that are the very fabric of why Calgary was a special place to live.

Please remember that your role in governing this community and its homes does not confer ownership over them. There are public responsibilities and Council has no business in personal properties nor does the Government of Canada.

Regards,

Peter and Kristiane McAleer 343 46th Ave SW Calgary, AB T2S 1B5



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

Hello Jasmine and the council members,

I am completely against the Rezoning for Housing action. There is no future plan(s) for this Rezoning for Housing action. Calgary's planning committee has a history of being recognized for its very poor planning and it's the unfortunate responsibility of the home owners that brunt of the continuous mistakes being made by this committee.

Where is the full, thought-out plan for this Rezoning action? Calgary is expanding in every direction with no proper long-term planning or goals being made except for those in the very short term. These plans cost a tremendous amount of money from services and what not in order to accommodate all of these changes, and when they don't pan out (which they often don't with Calgary's planning) then again, the homeowners need to bail them out time and time again. Other cities make proper planning for many years to come, like a 10 or 20 year plan, but we have absolutely nothing planned. And again, from this poor planning, and inflating housing prices, the homeowners will be forced again to pay even more property taxes.

I don't agree at all for rezoning of existing communities. It will reduce the value of the houses in those areas because if I live in an area with only detached homes and an apartment building is planned in that area, it will reduce the value of my house, which I don't accept. Additionally, this will encourage different class of citizens to come to the neighbourhood that might cause other problems. So, your mayor is on top of her head to suggest this poor planning action. Let us instead start with where she lives and her community first then think about other communities. I completely expect that if you petition this action by community you will not find the support of many communities, if even any, and that my community will deny support for this action.



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First name [required] Michael

Last name [required] Briggs

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed general rezoning of existing residential areas

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

While I appreciate efforts to make housing more affordable, that cannot be done at the expense of existing homeowners. People buy their homes with the expectation that their community will have a certain character, including as reflected by zoning and area structure plans applicable to their neighbourhoods. Allowing a global change to increase density contravenes those reasonable expectations. Instead, the City should find a way to streamline the process of reviewing individual applications by property owners to alter their zoning to allow greater density.



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First name [required] Janet and Murray

Last name [required] Spelrem

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters public hearing regarding proposed 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
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First name [required] John

Last name [required] Baron

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters public hearing on city wide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Dear Mayor and Council;

Thank you for your efforts to work on behalf of and in the best interests of the citizens of Calgary, which is the reason that each of you was elected. I am sure that a majority of you would agree that the purchase of a family home is likely the most important and likely the greatest investment that a person will make in their lifetime. In that regard, Calgarians very carefully review neighbourhoods where they may purchase their home and discard those that they view as not suitable for them. Things like congestion, traffic, parking etc come into play.

This recent total city wide rezoning motion put forward by Council very clearly ignores and I will also say, is in total disregard to many Calgarians on what is their expectation for their neighbourhood. This is such a serious decision and it is very clear and apparent that Council is not interested in any consultation with Calgarians whatsoever, on such an important matter!! A quick reminder, please re-read my opening email statement. Also, please see my earlier email on this subject to Councillor Sharp, below on this matter, which further expands on my thoughts about this.

May I remind you that fairly recently there was a recall motion in Calgary. Why, because Calgarians are extremely displeased with how our City is being run!! My, how quickly some memories fade and have now actively decided to pursue this issue in the face of Calgarian discontent!

This brings to mind the city of Chestermere and issues with it's city council. I wonder if maybe Calgarians will now decide to pursue similar action? I will let all of you be the judge of this.

I look forward to the potential withdrawal of this motion and to an initiative that will not anger Calgarians and leave their neighbourhoods alone! Perhaps focusing on the newer areas of municipal development. Thank you for you time and consideration of my thoughts on this issue. Hoping for a response.

Sincerely;

John BaronHi Councillor Sharp, I am amazed that such a carte blanche approach is being taken by Council, without any prior in depth consultation with the citizens of Calgary. I am totally against this measure. Most Calgarians very carefully select the neighbourhood that they want to be a part of and now you are planning to take that away! I did not realize that we had transitioned to a Communist state, municipally!!! I respectfully request an oppportunity to discuss this with you as quickly as possible. thank you

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



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First name [required] Marcus

Last name [required] Threndyle

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 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)

Dear Council,

I am 30 years old and have called Calgary home for over six years. I first moved here to attend law school, and now practice criminal defence law. Approximately half of my clients are unhoused.

The gaps in Alberta's social supports are exacerbated by the lack of housing supply. Every week I speak with Calgarians who want to attend addictions treatment, want to get a job, and want the stability of a home, but they are on wait-lists several months long for housing. Shockingly, I have spoken to Calgarians who have lived in our city unhoused for over a decade. Though these human difficulties look very different from my own inability to purchase a home in our city, they are not unconnected. We need to increase the housing supply in Canada, in Alberta, and in Calgary. This is not seriously disputed by anyone. The need to increase housing supply is the universally accepted context in which this zoning discussion occurs.

The current system is failing. Change is needed. You will hear many arguments against change in this public comment. Wealthy Calgarians will forget all of their rhetoric about personal freedom and individual liberty as they implore you to uphold an arcane system in which property owners require municipal approval to construct dwelling units on their own land. The status quo is a 20th century system designed for 20th century needs. It serves only those who continue to live off the avails of 20th century money.

Calgarians elected you to lead. You as council, and Mayor, have the jurisdiction, authority, and mandate to make this zoning change. These decisions are yours to make for your entire term, for the benefit of your constituents. Do not be cowed by suggestions that making bold decisions within your authority is in any way undemocratic. Our city needs more housing. This zoning change is a legitimate, intelligent, defensible step toward achieving that goal.

We need leaders to address the problems in our city. I implore you to rise to your office and lead.



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First name [required]

Brian

Last name [required]

Chappell

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]

Feb 22, 2024

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

[required] - max 75 characters

Rezoning - RC1 to RCG

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 can see 2 -3 suites but not more than that
No structure above 10 M high and observe distances from property Lines - not absolutely more than 45% of property surface
Also 1 parking space for each accomadation - Parking can be allowed in a grage on the property - street parking must be available for each abode



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

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First name [required] Pam

Last name [required] Mangat

How do you wish to attend?

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

Date of meeting [required] Apr 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 strongly oppose the city agenda to introduce this rezoning. I feel it is undemocratic, dictatorial and Intrusive on property owners.



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First name [required]	michael
Last name [required]	colborne
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 City wide blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

There has been a total lack of community input and no mandate for blanket rezoning. City councilors did not run on nor seek voter consent for blanket upzoning and have no mandate for it. Blanket upzoning removes your input in what can be built on neighboring properties. This change eliminates community development input, we should have a say in what happens in our own community. This unilateral decision making stifles community engagement and denies residents their right to participate in shaping the future of their neighborhoods, eroding trust in local governance processes. In addition, there has been a lack of public engagement, especially with our councilor and court. This is a bad plan, we need something better. There should be a strategic view to densification, not a blanket approach. Over 20 years ago TOD was touted by our City, what have they accomplished, my understanding we only have 3 active TOD sites today. That's where our efforts should be, how about all that vacant land the City owns.



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First name [required]

Tonny

Last name [required]

MacKillop

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

Tonny MacKillop

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning across Calgary does not take into consideration the diversity that is already in place.
For example. Midnapore, in Ward 14, has a cross section of low cost housing, subsidized housing and all housing from condos, attached units, duplexes, and single family houses. The single family housing is also diverse in costs from low income to high end homes on the lake or on Fish Creek park
There are certainly subdivisions that could benefit from rezoning and that would facilitate more housing.
Please do not vote for a blanket, one fits all approach.
It does not fit all
Respectfully
Tonny MacKillop



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First name [required] Marissa

Last name [required] Mitton

How do you wish to attend?

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

Date of meeting [required] Apr 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 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 am strongly opposed to the blanket rezoning proposal as it currently stands. While I appreciate the need for densification, our infrastructure cannot handle the increased demands. Our water and wastewater systems, especially the wastewater pipes, were designed for single family dwellings, maybe duplexes in some of the older neighborhoods. If we start building 4-10 units per lot, that is a substantial increase that will result in sewer backups - damaging homes, affecting the environment and costing the City hundreds of thousands of dollars when citizens submit claims for the sewer backup caused by the undersized pipes.

I am also very concerned about traffic and parking. It is already challenging to drive down some streets with cars parked on either side - how will buses or emergency vehicles get through when there are 4 times the number of cars parked?

I agree something has to be done, but this is not the right strategy for the City of Calgary.



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First name [required]

Tait

Last name [required]

Hoyem

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 Plan

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)

When I own my own home, I want to have more freedom on the land I own than to only keep a single family home on it. If the opportunity or circumstances arise such that a backyard suite or duplex makes more sense, I hope that I will be able to build what I need for my family—without needing to consult with people who don't even live on my street. Let home-owners be free to build what they want (within reason) on their property.

I'm fully in support of this motion.



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First name [required] Margo

Last name [required] McConachie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RE ZONING

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

To Mayor and City Council

We are vehemently opposed to the rezoning of Arbour Lake, and in particular, our street. When we bought here over 30 years ago we bought into an R-1 residential neighbourhood, and paid a hefty premium for doing so. We expect it to stay in the same zoning we paid for. There will not be ANY "affordable" housing built if they pull down any house on this street and build 4-plexes apartments or whatever. AND, where are all these extra people going to park? We don't even have a sidewalk on our side of the street, and every house has a double garage. This would change or lives drastically, and the only people who would benefit are the developers. What should happen is that any new communities that are developed should be zoned for multi-housing options, and then people know from the start what to expect. You can't move the goal-posts half way through the game! It would also drastically effect the value of our homes.

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

This matter is way too big, and way too important to be decided on arbitrarily by City Council, and has 100% to be put to a plebiscite . This is our, and our children's future you are putting in jeopardy.

Arbour Glen Close, Calgary, AB., T3G 3Y8

Margo and Ian McConachie, 156,



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First name [required] **James**

Last name [required] **Sharpe**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The amendments of the land use bylaw will add an increase in sewage, runoff, less green space and an increase in traffic in communities not specifically designed to handle it. The City has not clearly demonstrated that the zoning changes will actually increase the amount of affordable houses available to the demographics that can actually afford them. Increasing housing density in the City does not actually increase the affordability of houses, if those houses to be built, are already unobtainable to the vast majority of people. The City has also not provided any tax changes to the affected owners who have bought into R1 and R2 zones. Blanket rezoning only encourages more profitable houses to be built by developers, land owners and landlords and doesn't increase the amount of affordable houses available. A more targeted approach with credible evidence is needed before solution and implementations can be done. The City cannot afford to miss the mark creating affordable housing, and currently the plans in place have not garnered any confidence that it will solve the affordable housing supply crisis.



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First name [required] Michelle

Last name [required] Mitton

How do you wish to attend?

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

Date of meeting [required] Apr 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 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)

Understanding that there is a housing crisis, rezoning the entire city essentially creating a free for all in terms of development will not under any circumstances relieve the housing crisis we are seeing.

Anyone can look at any neighbourhood in the city to see the old houses being torn down and new infills or duplexes going up. These new houses are selling for double what one house would sell for. The increased cost of these houses will not help people find housing it will actually make it so much worse.

Not only will the cost of housing increase exponentially the consideration of the servicing for these new developments must be taken into account.

Has there been consideration of how the increase in housing will affect the water, sewer, and power infrastructure. The water and sewer pipes were not designed to handle an exponential amount of usage, so will everyone just have sewer in their basements? Or will taxes increase exponentially to pay for the increase in capacity for these services?

The traffic to these areas will increase substantially, can our roads handle it? Will transit need to be increased to service these development? The roads are already in bad shape and the funding for transit isn't there to maintain their fleet much less add more buses. Our taxes will increase yet again to pay for this. So how does that make it more affordable for everybody?

Perhaps a more sustainable option should be looked at like the conversion of the empty office towers or create a fair rent strategy that stops landlords from gouging their tenants.

Something needs to be done to increase the availability of housing, but creating a development free for all is not the way to do it.

Please listen to the people that elected you and find another way.

Sincerely,
Michelle Mitton



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First name [required] George

Last name [required] Bibeau

How do you wish to attend?

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

Date of meeting [required] Apr 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 understand the need for affordable housing. However the federal government allocation of \$228 mil is still taxpayer money tied to municipal governments rezoning areas in a faster manner. I believe a plebiscite should be required to make a broad decision on this which affects a large number of homeowners who bought in these affected areas for a variety of reasons. From the 2 meetings I attended this week in Ward 14, it appears that few, if any of the HOA s were involved to provide stakeholder input of the affected communities in our area. I believe increased density is the way to go but it should be done in newly planned communities and communities in redevelopment phases. Much of Ward 14 is not in redevelopment so I understand approximately 6800 homes are requires over the next three(3) years. I caution council to slow down on this process, as you are affecting many lives and the constituents of these areas are not interested in this. Council should examine the small town of Whittier, Alaska, population of approximately 300 people and they have two(2) large buildings for accommodation, schools, business offices, gymnasium, dentists etc. In Calgary downtown , we have LRT, buildings that could be repurposed in the same manner, many already joined by tunnels or plus-15. I believe this council is not hearing or listening to its constituents. I fear this council will make a decision to access the federal funds that have been floated rather than making a good decision based on what Calgary constituents want. A poor decision lasts a long time. Thank you.



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First name [required] Brandy and James

Last name [required] MacInnis

How do you wish to attend?

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

Date of meeting [required] Apr 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)

My partner and I are opposed to the blanket rezoning of our property at 8023 4A Street SW and the blanket rezoning process that has been followed by the city. We believe we should have a say in the rezoning process, providing local context with site specific considerations involved. We believe the blanket rezoning in Calgary is not responsible planning and will lead to unintended financial impacts throughout the established area as infrastructure breaks down due to density but without the density needed to fund the replacements. This will have grave financial impacts on taxpayers and landowners in years to come, further impacting our future generations. We do not support the blanket rezoning and the process followed and we do not support the city initiated rezoning of our property.



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First name [required] Soheir

Last name [required] Makhlouf

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Community rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

do not agree about the rezoning process. The city started expanding left and right without any plan or goal. Just to say we are bigger. Of course the expansions costed a lot from services and inner and outer highways. Don't forget homeowners who always pitched in with higher property taxes to alleviate the budget shortfall that this city council is always experiencing by inflating house prices to get away with it. So city planners don't know what they are doing with no roadmap for expectation and future in the next twenty years like other cities are doing. They go with the flow. Everything is on the fly. If the plan is not right , let's brake it and reconstruct again and again. I'm seeing that all over the place. That's why we are in this mess right now. No supervision or accountability for the work to be done and budget allowed. It looks like a miniature liberal government who spend left and right with no end in sight.

I don't agree at all for rezoning existing communities. It will reduce the value of the houses because if I live in all houses community and an apartment building is planned in my neighbourhood, it will reduce the value of my house which I don't accept plus will encourage a different class of citizens to come to the neighbourhood that might cause other problems. So your mayor is on top of her head to suggest that and let's start with where she lives first then think about other communities. In my opinion the whole city planning devision has to be fired including project managers and project controllers who do not care about the outcome of projects at hand and future ones.

I'm sure if you petition by community mine will vote neh.



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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We invested in our "for ever" home with explicit attention to neighborhood character and zoning. A single family home neighborhood (r1) was more expensive than alternatives but worth the increment for us. A unilateral , ideologically driven decision, by this council is tantamount to taking value from our largest ever investment, and giving it to high density home investors. This council did not run on this platform. Informed voters could not have known this was the intention of this activist mayor and council. More housing may be required, but blanket rezoning is an extreme measure destroying my homes value. Find another alternative utilizing undeveloped corridors or city property. Destroying character neighborhoods is an unacceptable solution.



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First name [required] Pat

Last name [required] Rollock

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Re-Zoning

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

ATTACHMENT_01_FILENAME (hidden) We DO NOT support Blanket Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

We DO NOT support Blanket Rezoning. We do not agree it will solve the affordable housing problem.

- The people who will benefit from Blanket Rezoning are the developers, NOT the people who need affordable housing. All it will do is reduce one step of red tape for the developers and some of their costs. Look around the city where the same type of re-development has already happened. These new houses are NOT affordable.

- Blanket Re-zoning will allow the construction of an infill or row house combined with a back yard guest suite, or a 2 – 8 plex built right beside single family dwellings with no input from the home owners. What about the added congestion, noise, aesthetics, parking, garbage bins?

- This plan is without consideration for current home owners, like us, who made conscience decisions to live in a single family community and have paid taxes accordingly for many years. As previously stated - The only ones who benefit from Blanket Rezoning are the developers. This is NOT acceptable!

- It appears the Council is seeking easy answers. Before jumping to such a sweeping decision, ask yourselves 'What is the problem we're trying to solve?' And what are other possible solutions? Such as using publicly owned land. Many of these areas are conducive to multi-family housing and will have minimal impact on established neighborhoods.

- City Hall shouldn't be making decisions of this magnitude that will impact so many. A PLEBISCITE IS WARRANTED!

- Remember who you're working for – it's the people who voted you in. Not just the developers.

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First name [required] Melodie

Last name [required] Sigaud

How do you wish to attend?

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

Date of meeting [required] Apr 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 coucil meeting on blanket up-zoning

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

ATTACHMENT_01_FILENAME (hidden) Rezoning letter.pdf



ATTACHMENT_02_FILENAME
(hidden)

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



April 14, 2024

Your Worship, Members of Council

Re: Blanket Up/Re-zoning Public hearing April 22, 2024

I am writing to express my grave concerns regarding the blanket Up-zoning proposal before Council. If implemented the Up-zoning proposal would unlawfully remove existing restrictive covenants that homeowners paid a premium on to guarantee enjoyment of their home for years to come. It would not meet all the goals of laid out in the MDP such as focussing on growth nodes and it would put a strain on existing city and provincial services critical to daily living, as well as to sensitive tree canopy and natural environment. It would have long-term negative impacts that the city would need to rectify in years to come using taxpayer's money while in the short term developers will profit and the need for more affordable housing would not be met.

Impacts of UpZoning on Mount Royal and nearby neighbourhoods:

1. Stability in established neighbourhoods not respected

I have lived as a renter in 6 and an owner in 2 Calgary neighbourhoods over the decades and have lived in Mount Royal since 2012.

I moved to this specific neighbourhood to allow our kids to walk to schools offering programming of their needs. We fell in love with the established nature of the neighbourhood, the history, the gardens, trees and river paths nearby. The decision was a difficult one since we had to seriously stretch our finances to move here. Our choices were an attached modern home in Altadore for the same price as the older home in Mount Royal. We chose established neighbourhood with great walkability and physical accessibility for a disabled member of our family over new duplex for the same outrageous price in a constantly in flux neighbourhood. We were comforted by the existence of a restricted covenant, that we paid a premium for, that would protect us from any changes to the neighbourhood by the standard building practices that had taken root in Calgary inner city neighbourhoods.

Those practices could and still can be observed through out the Calgary core, namely teardown a single 500K home to build two \$1 mil dollar homes (by now the prices have increased).

I now feel worried every day that someone will start developing next to me. I am only hoping we can hold on for another two years until my kids graduate even though our original plan has been to stay put and allow our kids to stay with us. Already one unit was bought across from us that had 2-3 groups of lovely renters living in it for years. The plan was for two 2 million dollar infills to replace the existing affordable rental home. I am surrounded by other homes that would be targeted. Those homes are separated from mine with a 4 foot fence, no back alley. Our backyards are very narrow and porches are just a few meters apart from each other. I have currently 4 neighbours that are directly influencing my privacy, noise, sun light and enjoyment of my backyard and kitchen and living room. Any new developments would at least double that and would build to the maximum allowable footprint and height. Construction, including landscaping for these units takes anywhere from 2-4 years. Not only will my next decade be one of constant construction noise, but multiple huge air-conditioners, excessive lighting, outdoor kitchens and speakers, maintenance crews with loud gas powered machines, etc. seem to come with each new home regardless of size. This outcome will negatively influence my enjoyment of my home and the resale value of my home since now it becomes a land-value only sale without the benefit of a restrictive covenant. Just like in the 1950s, our family and others will move out of the city core and build single family homes in areas that are not overrun by disruption.

2. Affordable housing not achieved

The Housing Task Force and its supporters are focussing public sentiment on the “housing crisis” and affordability. In our neighbourhood condos and attached homes have been selling for 1.5 - 2.5 million. That is not affordable and mostly cost more than my single family home. I am already preparing my children that they will never be able to afford that style of home and need to rental units and shared units in other parts of the city once they are on their own. In reality they will continue living in our home for many years to come if we can comfortable stay put, especially since one of them is physically disabled and the city has a serious lack of those type of units near accessible transportation and shopping nodes.

I have lived in parts of Europe and in the places I've lived 20% rental inventory is developed by the government build on land that was government procured. These units are pleasant, well-build and in locations that are walking distance to daycares, schools, public transportation corridors and

stores. It is acknowledged that developers would not build such units since it is not in their purely profit oriented self-interest. Calgary and other municipalities will have to start looking at the empty lots that have been undeveloped for years. I previously lived in Crescent Heights and drove by some of those lots for a decade or more wondering why no one would build rentals on prime lands.

By implementing Blanket Rezoning, the City would abdicate its rightful control over planning decisions to developers, who do not share their or the public's 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 Altadore and Marda Loop, where instead of affordable housing units, developers are constructing rows of luxury apartment blocks and multimillion dollar infills that are mostly unsuitable for families and only attract high-income singles or couples. Initially envisioned as condominiums, many of these units are now being re-marketed as "luxury rentals." Even the cheaply built units in direct control zoning have price tags that hardly qualify as affordable housing.

As a student, I lived in older single family homes with 5 roommates, with my first job I afforded a studio in an old 12plex, It took me until I was 30 to afford my first 100 year old home. I was lucky, most of my university cohort took until they were 35 or married. I don't think a brand new condo, apartment or home is what should be termed affordable home. Those are the wrong expectations. There should be cheap rentals and subsidized homes to allow families to live without fear of becoming destitute and without the need to choose between food or accommodation. You should look at the lowest income earners and see if they have enough housing supply to live decently with public transport access to work, schools, recreation and shopping. Those should be addressed first and an oversupply should be built. Everything else is not an affordable housing issue but one of expectations, trade-offs and inflationary pressures.

3. MDP goal for more Housing Choices in our neighbourhoods already achieved

The Mount Royal Community Association was established 90 years ago. It includes 17th Ave. as a mixed-use district, Lower Mount Royal as a transition area from high-density Beltline and South-Calgary districts to the single-family homes of the Estate Area and the Garden Suburb Area of Upper Mount Royal. Our housing choices are robust. Thirty-three percent of our housing is single and semi-detached housing (the City average is 61%). Fifty-

five percent of our residents are renters (the City average is 31%). Mount Royal has matched or exceeded the principles of choice outlined in the Housing Task Force study.

Mount Royal has increased its housing stock by almost 29% over the same period. Our schools are away over capacity. Western Canada High is now using a lottery system to allocate spaces. One of my boys is in classes of 43-45 kids trying to get support from teachers that are beyond frazzled forcing us to compensate heavily at home. William Reid rejected us twice about during the elementary years because they had hid their 35 kids a class limit and so did St Mary's. We were asked to bus elementary school kids more than 30 min. We had to find our non-preferred school choice in an acceptable range and it has been trying. The recreation choices are also at capacity. Any further population increases have to come with significant recreational and educational investments.

Our community meets today's standards of a 15-minute neighbourhood, provides choice in housing, has a stable population, has significant tree cover, and combines a blend of historic and modern designs. Our community, like the others in Calgary, is unique. Blanket upzoning will destabilize our neighbourhood and other neighbourhoods in Calgary while not meeting its stated goals.

4. Homogenizing established unique character neighbourhoods

Upzoning will 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 and tourists value and seek out when they choose where to invest in a home and raise their family or to visit a city. Mount Royal attracts many tourists and locals to explore its historical buildings, its lush parks and lovely shaded streets. I have seen walking, biking, scooter groups come past my home office window in addition to the photography buffs out to capture the deer, bobcats and fall foliage.

Implementation of Blanket Rezoning would throw all of this away, for what are best described as ideological reasons, and in an inexplicable effort to homogenize our neighbourhoods and erase our history. This does not profit the neighbourhood, the city, the new immigrants, the low income apartment seeker. The question is, who asked for this and who is going to profit?

5. 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, school capacity, recreational facilities capacity we can accommodate the needs of Calgary's growing population. I believe that an unintended consequence of Blanket Rezoning will be an irreversible strain on inner city parks, utilities, waste and recycling, on-street parking, recreation facilities, schools and other services. This is already happening in Marda Loop/South Calgary/Altadore and will only be made worse by the proposed policy change.

6. 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, wild life and lush gardens due to the restrictive covenants that were established when the Garden District was established. These restrictive covenants have allowed for the protection of a park like environment that now is the envy of so many other areas of the city. The removal of the covenant will remove the onus of the homeowner and developer to continue to protect this healthy park like setting in the city that has become the escape of so many citizens of our and surrounding districts on evening walks and weekend escapes.

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, concrete driveways, climate control units and construction waste, further threatening the already fragile urban tree population and causing a multitude of water run-off problems during even the most basic rainfall.

7. Reduced certainty of home investment decisions

Families including mine have put a premium on single family zoned housing in Calgary. More than 25 years ago the price for being in a single family zone vs. Multifamily zoned street in the lower cost streets in Crescent Heights was

\$50,000, 10 years ago it was more than \$100,000. When I purchased my home in Mount Royal it was about \$200,000. Who will compensate homeowners for the loss in initial investment if the rezoning will go through? This will reduce certainty as to investment decisions in housing by individuals and families.

For most citizens, including myself, their home is the biggest investment they will make in their lifetime. Our family recognizes 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 a substantial investment. 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.

In conclusion, I would ask that Council:

a. Abandon “Proposed Amendments to the Land Use Bylaw 1P2007” as outlined in Attachment 3,

CPC2024-0213

b. Respect and support the MDP in terms of directing growth to nodes and corridors and respect the stability of established neighbourhoods.

c. Inform the development industry that the way to help build Calgary, is to embrace the concepts outlined in the MDP.

d. Continue to use the Local Area Plan process to refine areas where additional growth makes sense from both the MDP and community perspectives.

e. Respect existing restrictive covenants on properties

Yours truly,

Melodie Sigaud



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First name [required] **Caroline**

Last name [required] **Cervi**

How do you wish to attend?

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

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

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

[required] - max 75 characters **City of Calgary Housing Strategy 2024-2030**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Changing zoning laws after a property has been purchased is pure dishonesty. It is comparable to purchasing a mercedes and receiving a volkswagon.



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour of rezoning issue. My husband and I bought our residence in the S. W to raise a family on a quiet street where kids could play street hockey and have a yard so we could have a dog and children would have a yard to play in. We already have many multi family dwellings in our district and some of them are not that desirable. As people leave our street young families are moving in. Many of us have lived here for quite a few years and we take pride in keeping our street nice. A definite no to rezoning. Next thing the council will be ordering us to rent out our bedrooms if they aren't being used.



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First name [required] Jennifer

Last name [required] Marcia

How do you wish to attend?

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

Date of meeting [required] Apr 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 would like to express my opposition for the blanket rezoning for housing. Our community has already been impacted by significant densification with the Brookfield Crown Park development. The additional rezoning in our area would only further increase densification with the already expressed concerns our community members have communicated regarding parking and traffic.



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First name [required] Kelly

Last name [required] Baxter

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Blanket Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket Rezoning.

I am AGAINST blanket rezoning.

While I agree that something must be done about the housing shortage in Calgary, I feel that the council members have not investigated the issues that will arise through blanket rezoning.

- 1) While each individual new building will still have to be petitioned for, it will still be a question of what areas will be agreed to or not based on select persons.
- 2) Parking will be an issue, period. Multiple unit structures are only required to have (building code) .625 parking stalls per unit. Not even a full stall. If this will be affordable housing we can guarantee that there will be at least 1 vehicle per unit. The roads are open parking, but still not a standard for building multiple units housing, not to mention MRU parking. As winter is over there is no problem with snow days but they will arise. Where will all of the excess parking be then?
- 3) My husband and I decided on single family housing to raise our family. We decided the less congestion the better for raising our family. The yards to play in as well as the security. We paid for that privilege. Now there may end up being strangers looking into our yards.
- 4) The land value that we have paid into and the value we used to invest was to cover our senior years will be depreciated.
- 5) There were zoning rules when this neighbourhood was created. Why create zoning rules only for them to be changed on a whim.

I love my neighbourhood. The houses are relatively the same. Nobody has more or less than anyone else.



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

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First name [required]

angie

Last name [required]

emerson

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

City wide 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)

When purchasing my home 10 years ago there was no mention of the possibility of rezoning Lake Chaparral. This is a family community for "families". I would question if it is legally acceptable to change the zoning on the completed purchase of a home.

home.

The infrastructure currently is maxed out, yet the feeling it will suddely be able to handle an even larger
It blows my mind that there is no plebiscite held for this major decision. That would tell you what the homeowners truly want - not what council thinks we want.



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First name [required] John

Last name [required] Cherepanik

How do you wish to attend?

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

Date of meeting [required] Apr 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 my residential 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)

I appose the rezoning of my city property to allow higher density housing. My home, as it is for many, is the single largest investment I'll make in my life time. 22 years ago on my search for a home I viewed properties in Altadore and Killarney and could already see that the increased density of infills and rowhouses was destroying the type of neighborhood I wanted to live in. For that reason I bought in Glamorgan, an older bungalow home on an RC-1 zoned lot. I have spend a small fortune renovating and modernizing my home but keeping within the context of existing neighborhood. I don't believe its fair to change the zoning in my neighborhood after the fact, I specifically investigated zoning and development rules and based on those purchased in an RC-1 community. Thanks



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First name [required]	Julia
Last name [required]	Connolly
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 RCG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am not in agreement with this rezoning. The rezoning does not take into consideration the negative changes to the communities. Added housing, no parking provided and leaving people dependent on a transit system that has selective hours, and limited routes. Absentee landlords and uncontrolled rents do not solve the need of home ownership. The park system in the NE is sadly lacking. Thanks to the local schools who have provided playgrounds, as a result of their parent councils.



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First name [required] Nancy

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 R-CG Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My concerns are to do with "blanket" rezoning. I believe that some areas (not necessarily whole neighbourhoods) of Calgary should be rezoned. Rezoning is not appropriate in areas with large expensive single family homes. It is not appropriate in neighbourhoods with only one or two home designs unless the majority of whole neighbourhood agrees. It is not appropriate unless future concerns are addressed such as parking, schools, infrastructure. This appears to be a lazy way of solving a current problem at the expense of the aesthetics of our beautiful city, home values and without thought for future issues. Developers should not be allowed to slap up cheap multi-unit apartments without any input from the community who have made it a home.



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First name [required]

Tina

Last name [required]

Millar

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 De-zoning amendment 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)

Thank you for the opportunity to voice my opinion. I understand the need for more housing, including affordable homes, in Calgary. However, your proposed amendment is being forced upon us citizens, without adequate consultation and consideration for the life-altering and long-term changes you seem to be completely on board with. Please note that at the few in-person town halls that were conducted, the general consensus was a resounding NO on this matter. Also, Mayor Gondek appears to contradict your own City literature, by stating on-air that this new amendment would NOT allow a 4-plex or 6-plex to EACH also build a secondary suite AND a lane-way home. The contrary is stated throughout your mail-out literature and on your website. Clearly, citizens require, and deserve, more accurate information. This plan will create parking chaos, negative feelings towards neighbours, never-ending construction noise and interruptions, dark homes and dead plants and trees, due to lack of daylight resulting from the construction of buildings which will block necessary daylight. It's obvious that the Mayor and Council wish to fast-track this amendment, as the Federal funding is contingent on various changes to zoning, amongst other ideologies. There needs to be a more selective and targeted approach to this major impact on our neighbourhoods, rather than the "anything goes" strategy that you are so keen on imposing on your citizens. Your intention of forever altering our communities is far too rushed and also covert, and when you retire from Council/or as Mayor or are not re-elected, we, the citizens of Calgary will be eternally paying the price for your hurried and arbitrary decisions! READ THE ROOM! PLEASE!!



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First name [required]

Dale

Last name [required]

Hoffos

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Proposed citywide Land Use Designation (zoning) amendment

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a home owner and long time resident of Calgary I am strongly opposed to the proposed citywide rezoning amendment because: 1: We bought a home in a single family neighborhood 35 years ago and do not want multi-unit homes in our neighborhood for the following reasons: 1: The single family neighborhood is still the most desired type of housing by the majority of residents in the city and in North America. Most people still dream of owning a single family home in a single family home neighborhood. 2; Multiple housing units on a lot will increase pressure on city infrastructure (water, sewer, electric, communications) with added cost to city. This problem will be magnified as more people transition to electric cars requiring high energy plugin capability. 3: Unacceptable levels of street parking. Most families have at least one car and usually 2 or more plus visitors. Provided off street parking is not enough and is often not used. This is unsightly and causes congestion and safety issues for pedestrians and drives alike. 4: This type of additional housing in existing neighborhoods does not usually address the stated issue of affordable housing. These type of multiunit houses are often expensive and don't help affordability. 5: Multiunit and backyard housing usually involves the removal of any existing trees, lawns and other ground cover to the detriment of Calgary's green canopy and our environment.



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First name [required]

Brad

Last name [required]

Mussig

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

City Wide Rezoning

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

In opposition

ATTACHMENT_01_FILENAME (hidden)

rezoning 041424.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Not in favor of proposed rezoning. This type of decision should be made by the taxpayers and not the elected officials. Please refer to attached submission.

April 14th, 2024

Brad and Kelly Mussig

4516 Bulyea Road NW T2L 2H3

bamussig@gmail.com

We purchased our home in the 90's and chose Brentwood as it was an established area with single dwelling homes, large trees, ample room for parking and gardening. It is a quiet area with lots of privacy. With the new rezoning proposal it is inevitable that we will lose many of the benefits on why we chose to live in Brentwood.

Brentwood was developed in the 60's and was not designed to have row houses and 36ft. tall structures integrated within the neighborhood. There have been several large multi unit projects developed in Brentwood in the last several years and these have already increased densification in this area.

We shouldn't have to worry about row houses or a 36ft. structure will end up beside our home. This can cause shadowing, overcrowding, parking, waste collection and noise issues as well as loss of privacy and enjoyment of our property. In addition, it will also lower our property value. This is the largest investment in our lifetime.

Blanket upzoning does not include any requirement that new buildings be affordable. Densification alone does not automatically equal affordability.

Although it appears the decision has already been made, it is not right that a select number of city counsel members are making such a major decision that is going to affect so many people living in established neighborhoods. This is a very important issue and should be decided by the taxpayers with a vote not by a few city counsel members. If we can vote on issues such as fluoride in our water and the Olympic bid we should be able to vote on this. Denying the taxpayers the right to vote is irresponsible.

Sincerely,

Brad and Kelly Mussig



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First name [required] Jennifer

Last name [required] Jackson

How do you wish to attend?

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

Date of meeting [required] Apr 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 wanted to add my voice in support of city-wide rezoning to allow for increased housing in Calgary. I have heard reports of similar efforts working in the USA. I would like to add that I want protections for consumers in terms of building quality (homes aren't just slapped together), and that price controls are in place. For example, in Banff Trail, a \$625,000 house is torn down, and three \$850,000 townhouses are build on the lot. The increase in housing needs to be met with reasonable price controls so that increased AFFORDABLE housing is available.

I also support additional office to residential conversions across the city.
Thank you



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First name [required]

Luke

Last name [required]

Green

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 wish to express my opposition to the proposed blanket rezoning of communities. I understand that the Council are proposing this change to allow more homes to be built, but I do not feel that this is the solution. Like many Calgarians, I purchased my home in a neighbourhood with certain home types and of certain zoning, I wanted to live in a quiet neighbourhood which is not too densely populated with housing and has adequate parking. Rezoning to allow denser housing will certainly detract from this sense of openness, and will almost certainly lead to parking problems. Secondly, this solution only allows for the construction of more homes, it does not do anything to make housing more affordable. I feel that in our current economic climate, this will not be enough of an incentive for land owners and developers to choose to develop more housing, and without a significant supply, demand and price will remain high. I feel that our housing crisis comes not from a shortage of housing, but rather the fact that the cost of housing is too high. I think that instead of a quick and easy, low effort blanket rezoning, Council should instead focus on efforts to bring down the cost of living, so that more Calgarians can afford a home.



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First name [required]

Peggy

Last name [required]

Bumanis

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

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

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This proposal is overreach - kind of like saying, as Council, "Well we don't know what to do to solve the problem, so let's throw caution to the side - and enter a free for all." This is what it feels sounds like to me. Our schools are currently overcrowded, roadways crazy congested - traffic flow abysmal, parking issues abound all over the city, but lets allow pretty much anything - basement suites, rental suites above garages - with no regard it appears to me - of traffic, parking and such. I realize there are many by-laws which probably impact some issues - but I have not been able to find anywhere where or which of these by-laws might impact either positively or negatively - this Rezoning for Housing proposal. I'm sure Council has expert guidance from city employees on same - but I would think someone should have thought to share these details with the taxpayers - short verison - the Cole's notes, bylaws and infrastructure consequences of this proposal. I can't get the City to come out and fix my sidewalk or address the snow issues I bring up every year - and yet let's pack more people into residential communities - and cross our fingers and hope for the best. Perhaps I have missed the memo - but I have not seen any information forthcoming from anywhere addressing infrastructure - already overcrowded schools with class sizes in some schools and some classes hitting the 35 - 40 mark, parking problems already (perhaps the solution for this one is to now come up with a significant charge for residents to park on the street in front of their homes - NOT IN FAVOR of this - but can see someone coming up with this idea).....fill the city coffers with charges and more taxes. If it isn't abundantly clear, I AM VERY OPPOSED TO THIS PROPOSAL/ STRATEGY AS CURRENTLY SUGGESTED.



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First name [required] Donald

Last name [required] Smith

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

We are writing to express our strong opposition to the proposed rezoning of our property from R-C1 to R-CG. As residents directly affected by this potential change, we have several concerns regarding the impact it will have on our neighborhood and community.

Firstly, one of our primary concerns is related to the aesthetics of our neighborhood. The current R-C1 zoning is intended to maintain the character of existing single-detached dwellings, contributing to the overall charm and appeal of our community. Allowing for a variety of housing forms under R-CG, including duplexes, rowhouses, and units with secondary suites, could significantly alter the visual landscape and architectural harmony of our area. This change may lead to a loss of the unique charm that attracted many of us to this neighborhood in the first place.

Additionally, we are deeply concerned about the potential impact on our property values. My family specifically paid a premium price for our property due to its unobstructed view of the Rockies and Calgary Olympic Park. The approval of R-CG zoning could result in future developments that block or limit this cherished view, thereby diminishing the value of our property through no fault of our own.

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

Furthermore, the proposed rezoning raises serious issues regarding parking availability and traffic congestion. Under R-CG, each unit would be required to provide only 0.5 parking stalls per unit, even when considering secondary suites. With the average Canadian household owning between 1.5 to 1.6 vehicles, it is reasonable to anticipate a significant increase in on-street parking demand if the rezoning is approved. For a lot accommodating four units (each with a secondary suite), this could potentially result in up to 12 to 13 vehicles per property, vastly exceeding the capacity of on-site parking provisions. Given the limited width of our residential streets, the addition of numerous on-street parked vehicles could lead to severe congestion and safety concerns. Narrow roads combined with parked vehicles on both sides would restrict the flow of traffic, impeding emergency vehicle access and posing hazards to pedestrians and cyclists.

We urge the City of Calgary to carefully consider the impact of rezoning from R-C1 to R-CG for our address. The potential loss of neighborhood aesthetics, the threat to our property values, and the foreseeable parking and traffic issues are significant concerns for the residents of our community. We respectfully req



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First name [required] Jacalyn

Last name [required] Elias

How do you wish to attend?

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

Date of meeting [required] Apr 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 against blanket rezoning.
Limited parking already in Mackenzie Towne.
Influx of more residents not needed



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

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

[required] - max 75 characters	Citywide Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Lakeview Community Rezoning Letter.jpg
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

I am in favour of affordable housing but opposed to the Citywide Rezoning Policy.

It seems to me that the issue has become polarized – either we implement this initiative to address our affordable housing needs, or the need will go unmet. In contrast, I believe that there are a range of strategies that can be undertaken and if they have been explored, I have not heard any discussion about them. For example, the acceleration of transit-oriented communities and the use of city-owned land to fill the affordable housing need (Foothills Athletic Park is an example).

Accelerating the development of city-owned land into high density mixed-use development that includes affordable housing (we can learn a lot from the success of the East Village) would allow three opportunities that introducing density into existing neighborhoods like Lakeview cannot accommodate: the opportunity to plan the community for high density needs such as transportation and utility infrastructure, the opportunity to more rapidly bring to market affordable housing through high-density mid and high-rise multi-family residential units, and the opportunity to connect directly with exiting LRT infrastructure which fits well with affordability goals, and with critical sustainability initiatives.

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

I heard Mayor Gondek suggest that one of the reasons that council turned down the motion to put this issue to a plebiscite at the next election was due to the urgent need to introduce affordable housing units that can't wait for the election. This is disappointing in that the issue has been building for several years without meaningful action from our city council. It is also disingenuous in that there are several other approaches including the ones outlined in the attached letter and the one I suggested above, that could quickly begin to address the need for affordable housing without the untested, full implementation of the city-wide rezoning initiative.

I support the letter that my community association president wrote to Kourtney Penner which I have attached. I also understand that a similar letter signed by 32+ community association presidents has been sent to City Council.

The flyer we received this week says that "City Council wants to hear from you on April 22", I truly hope that is the case and that council members will listen and act on behalf of their constituents.

Brock



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

February 20, 2024

Dear Ms. Penner,

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

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

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

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

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

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

Sincerely,

Jon Himmens
Lakeview Community Association President

April 2024

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First name [required] Jason

Last name [required] Wyman

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Hello,

I am writing to share my concerns related to the proposed housing rezoning initiative that will be discussed at the April 22nd council meeting.

My wife and I find this project very concerning and strongly oppose.

We previously lived in the Bowness area where zoning was consistent with what is presently being considered for our Tri-wood area. We loved Bowness but as more and more infills were built found the traffic and congestion unmanageable for our small family and ultimately felt compelled to move.

We very much like the nature trees and family friendly nature of our neighborhood. There are lots of young families and we feel comfortable letting the kids play outside with their friends similar to how we grew up.

From our perspective the main benefactors of this initiative will not be the individual families it's targeted to support but the home developers that will clear the lots and pack in low quality housing, agnostic to the impact to our community.

Thank you for listening to our concerns and please let me know should any further clarification or follow-up be required.

Jason and Jill Wyman



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First name [required] Dianne

Last name [required] Pearce

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket zoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We have lived in our R1 community of Parkland for over 40 years. The reason we bought here is because of the R1 zoning and we want that to stay. We worked hard to be able to afford homes in this community. Our taxes have gone up significantly over the 40 years we have lived here. We actually really resent a council and mayor who have only been in city government for only 2 1/2 years to think they know what's right for our community. The same for the city administration. I also would like to see them be less condescending to those who disagree with them. We are not against affordable housing. It's needed we just don't think it works for Parkland.



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First name [required] Pragna

Last name [required] Patel

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose this draconian blanket rezoning push by present council.



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First name [required] Rosemarie

Last name [required] Enokson

How do you wish to attend?

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

Date of meeting [required] Apr 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 homes in our communities

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rather than a blanket rezoning of most Calgary neighborhoods could you consider the neighborhood more closely. For example: is there parking on the street, or a back alley? We live on a small cul-de-sac with limited street parking and no back alley or sidewalks. We would be challenged to have more vehicles on our street should duplexes come in. Not everyone currently has a driveway or garage. Secondly, our sewer and water lines are vintage 1970s, Shaw and telus lines are old as well..will the infrastructure be looked at before adding into existing utilities?



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First name [required] Victoria

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 Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) THE CITY OF CALGARY PUBLIC HEARING OF CALGARY CITY COUNCIL P - Copy - Copy.docx



ATTACHMENT_02_FILENAME
(hidden)

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

**RE: THE CITY OF CALGARY PUBLIC HEARING OF CALGARY CITY COUNCIL PLANNING
MATTERS SUBMISSION**

Victoria Smith and Marc Norlin
1944 Kelwood Drive, SW
Calgary, AB
T3E 3Z3

April 14, 2024

To Mayor Gondek and City Council,

This letter is being written out of extreme concern for the planned **citywide (blanket) rezoning**. This matter is of utmost importance to us, as I am a born and raised Calgarian, and my husband has lived here for over 35 years. A change of this magnitude will significantly impact our city and communities **negatively**. We both **strongly oppose** this approach to addressing the current and future housing needs of Calgary.

“Community” is a major theme in today’s world – schools, work sites, teams, organizations of all kinds, and neighborhoods. Building community takes time. It involves localized individuals who share common interests, values, and goals to establish a “feel” for the community. This character can be up-ended and changed dramatically by City planning and policy. I lived in Harvest Hills for 20 years. This community was built around the golf course. When building our home, I asked the city if there would be any other park areas with tennis courts, etc. The answer was no. All the funds were being directed into the golf course. Fast forward, and the golf course no longer exists. It was deemed that developing housing on the course was a higher priority, and a solution to more densification. The residents fought hard to keep the golf course, as it was a huge part of the “community”. Sadly, at all of the informational “open houses”, there was never any representation by the developer to address the concerns of the residents. The city officials that were present basically used these “open houses” as a way to convince the residents that they were being heard and collaboration and democratic process was occurring. This was a total farce. The plan was already in place, and the decision was done! Ultimately, the citizens of Harvest Hills came out of the experience believing that there was absolutely no transparency at City Hall and trust in their elected representatives was lost.

My husband and I currently live in Glendale. We chose this community due to the “feel” of the community. The majority of the housing are single family homes. If you travel into the neighbouring communities of Kilarney, Rosscarrock, or Glenbrook, the housing make-up changes, and the “feel” is totally different. In Glendale, many people have lived here for many decades, and many who grew up in Glendale choose to move back into this community to start their own families. Pride of ownership and strong neighbourly ties are present. When we moved into this community, people told us how they worked hard to get the parking permits established with the city. Sadly, these have also changed format in the last year, much to the dismay of the residents.

So, here we are in 2024, facing the same scenario. The city is setting up the “open houses” and the April 22 Public Hearing to “hear” the concerns of Calgarians. If this is the case, then why did one of the city representatives state at the recent Ward 6 “open house” that she and her fellow representatives were going to “pack up and leave” the meeting if those present weren’t more passive in their engagement in the conversation? This reaction was totally unprofessional. It’s like saying a teacher is going to leave a classroom because some of the students are misbehaving. This is an emotionally charged issue, and Ward 6 residents had every right to express their views and not be patronized.

Several Ward 6 communities were represented at this “open house” and many spoke about the time and work that went into “collaborating” with the City on the Westbrook LAP, and their frustration and disappointment in the dismissal of this initiative. The general feeling was that, while the LAP wasn’t perfect, it represented a nice compromise in achieving densification and neighbourhood change, while still preserving the unique identity of each community. Why has this mindset been abandoned in favour of a blanket rezoning across the entire City?

So, we speak of a housing crisis. There has a huge increase in population in Calgary for a variety of reasons, but we see a lack of resources to support this growth. This “crisis” didn’t happen overnight, and has largely been driven by both government policy and a lack of forethought. It appears there is now a panic to address the situation and smooth over poor decision-making at all government levels. A quick fix is to grab the funding incentive proclaimed and directed by the Federal Government. It doesn’t seem to matter what happens to our developed and cherished “communities”, and calls for a plebiscite to truly gauge public opinion were unheeded. The periphery of Glendale already has seen construction of multi-family homes being built at a faster rate than what was discussed with the City, so it would seem that zoning changes and redevelopment are already unfolding at a quickened pace even before the City Council vote of April 22nd!

If our elected officials used more responsive decision-making, then more time would be given to address this huge issue and actually take the time to listen to the residents. The fluoride reintroduction is being delayed until 2025 due to several complications. This isn't as crucial as the housing situation, however once again it doesn't sound like this initiative has been thoroughly thought through. We are concerned about the quick fix mentality, the "done-deal-ness" of it all, and the consequences of this decision for years to come.

As a growing city, with huge population increases from provincial and international migration, plans must be made for housing and other infrastructure. Both my husband and I started our families in one of the suburbs. This is what we could afford at the time. This option is still the most viable way to achieve affordability, and is likely to be the one chosen by most first time home buyers, and supported by the builders. The advantage of new communities is that they are a blank slate, and specific areas of single-family, row housing, and more densified options are laid out in advance of construction. These are the places where home seekers, including our own children, are most likely to find what they can afford. Newly re-zoned and constructed homes built in our area average \$800,000-\$1 million dollars, and several have been listed for over \$2 million dollars, so they clearly do not fit the vision of affordability for the masses, and they often sit unsold for months, in spite of the apparent pent up demand in Calgary.

Our decision to move to Glendale was due to many factors, but one of them was the location and feel of the community. We have worked hard to obtain our current home. So, yes, we are extremely concerned about our property value with the possibility of diverse housing options detracting from the neighbourhood average. We aren't selfish people at all, but we are being accused of this by opposing the blanket rezoning.

We are also concerned about several construction projects that are currently happening, or conversely, not happening. One of these is located off of Bow Trail by Shaganappi Golf Course. This used to be a huge piece of parkland. Now, it is a development featuring luxury condominium units. How does this fit into the "affordable" options being touted as the "fix" for Calgary's housing? How can it be that the developers seemingly dictate what happens to our spaces and communities? Why is blanket rezoning the option of choice, when developers already have zoning options? The former lands where Ernest Manning High School used to be located have sat vacant and undeveloped for over a decade; why is this space not being utilized for "affordable living", as it is immediately adjacent to the Westbrook C-Train Station, and seems appropriate for multi-family, or apartment-style homes?

Another concern is the quality and "look" of the proposed new developments to help alleviate the housing crisis. Some of the new construction along 17 Avenue and 37 Street

SW, appear to be quickly built. What are these properties going to look like in a few years? There is also the concern of parking and added congestion. We currently have to pay for the permits in front of our house. If there is the possibility of multi-unit row houses, (these options weren't made very clear at the "open house"), then who pays for these permits. Is the city just going to eliminate them altogether? Where are all the cars going to fit? Some of the prospective buildings can have up to 8 units, we were told. It was discussed that these new complexes will have proper landscaping and trees. In an 8 unit complex, who is going to look after all of this landscaping, and how will it all fit on a standard city lot?

Clearly, we, along with many of our neighbours, have a great deal of anxiety when it comes to the future of our street, community, quadrant, and city, and the methods and direction of housing policy. We ask that you please bear in mind our concerns as you deliberate this monumental change to the nature and character of where we live, and recognize that the majority of your constituents believe that this is bad policy, and that greater time for contemplation is warranted and necessary.

Sincerely,

Victoria Smith

Marc Norlin



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First name [required] Janet

Last name [required] Spelrem

How do you wish to attend?

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

Date of meeting [required] Apr 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 Whom It May Concern

The Blanket Rezoning proposed by the City Major and Council needs to be carried out in a democratic, respectable and sensible way because it involved Calgary's population and homeowners. The decision should be made by Calgary homeowners because they are the ones directly affected and will incur economic harm with future developments of row houses, duplexes, 4plexes and secondary suites.

We have been residing in the community of Highwood for the past 38 years. Our community has always been zoned R2 so we do have a mix of single family homes, duplexes, secondary suites and recently infills. As a single family homeowner we would like to be able to have some say on what is being built on lots in our neighbourhood! With blanket zoning a developer will now be able to construct a 4plex, that could be 3 stories high- not 2 and also have 4 secondary suites for a total of 8 units on ONE lot! A parking nightmare as only .5 parking spots will be required for the 4plex. Presently on our street every family has at least 2 vehicles. Will our sewer system be able to handle this increase as well? Our council is concerned with preserving our trees. Will the developer have to plant trees to replace the ones they will have to cut down to accommodate these 4 plexes? Where will all the green ,blue and black carts be located? The infills being built in our area are not affordable housing as they are presently listed for 1million+.

We support the need to increase density in our city but it must be done carefully and thoughtfully!!

Submitted April 14/2024

Murray and Janet Spelrem

127 Holly St. NW



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First name [required] Kimberly

Last name [required] Van Unen

How do you wish to attend?

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

Date of meeting [required] Apr 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
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ATTACHMENT_02_FILENAME
(hidden)

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

The proposed zoning changes in Evergreen Estates by the City of Calgary have sparked concern due to decrease in home value if it were to become higher density. I oppose the lack of public input and timing of these changes. While addressing affordable housing is important, blanket zoning changes without homeowner protection may alter neighborhood identities. The amenities, schools, etc do not exist in this area.



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First name [required] Christina

Last name [required] Richards

How do you wish to attend?

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

Date of meeting [required] Apr 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) Clty of Calgary Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Christina Richards
107 Kincora Manor NW
Calgary AB

April 14, 2024

Dear Members of City Council

I am writing with regards to the Rezoning for Housing Project. I recently received a Notice of Public Hearing on Planning Matters with an invitation to submit comments. Below are my concerns which I would like to have included in the Agenda of Council for April 22, 2024.

I live in Kincora. It is a little difficult to discuss the impact of rezoning city wide so my concerns are specific to Kincora. That said, I can easily imagine that these same concerns hold true for other neighborhoods, particularly older ones.

1. **Parking** – Parking in my neighborhood is already difficult as there is limited street parking available. My street is not on a main route and does not get plowed so in the winter, this is even more problematic as the build up of snow creates additional limitations to parking. A few years ago, when secondary suites were permitted, the increase in vehicles parking on the street became noticeable. Although secondary suites are required to have parking, the primary owner of the property just moves one of their vehicles to the street parking to make room. With the additional allowance of two secondary suites as an amendment, this would again add to the parking congestion. On several occasions over the last few years, we have had to contact Bylaw Services regarding vehicles parked partially blocking our driveway. This neighborhood (and many more like them across the city) were specifically designed for parking to support single detached homes and there is simply not enough parking to support a blanket approval for 2 secondary suites let alone semi-detached or rowhouse style housing.
2. **Traffic** – My neighborhood was designed and built to have a limited population with limited entry and exit to the community. This is actually one of the reasons we built our home here. We were a part of the original build of Kincora and built our house here when the neighborhood was brand new and still in development. This design was meant to build a small community feel within the big city. Over the last 7-8 years, a massive amount of condo development in the general area (Kincora, Sage Hill, etc) has led to significant traffic increases in the general area but more specifically, within Kincora. I encounter traffic snarls almost every morning stemming from high traffic volumes in congested areas within the community. Recently, a child was hit by a vehicle while crossing the road at a school bus stop in a high traffic area within Kincora. Personally, I was recently almost forced off the road within Kincora by a Calgary Transit bus trying to “beat the traffic”.
In addition, traffic on Symons Valley Road as you exit Kincora has become highly congested as Kincora, Sage Hill, Evanston and other communities all merge onto Symons Valley Road to head towards Stoney Trail or further into the city. It doesn’t appear that Symons Valley Road was designed to handle this much traffic as it becomes very congested, very quickly at different times of day (not just rush hour). Obviously, increasing traffic in the area through blanket rezoning will make this problem worse. Potentially, significantly worse.

Recommendations:

1. Blanket Rezoning should apply to new developments only. This will allow those developments to be designed to handle larger amounts of vehicles that come with additional people.
2. Spaces within existing developments should be required to apply for rezoning on an individual basis so that impacted homeowners have the opportunity to voice their concerns and the cumulative impacts to specific communities can be appropriately considered.

I recognize that the city is growing and there is a housing issue. However, Blanket Rezoning designed to ease this crunch should not come at the detriment of those who have made Calgary their home for many years. I have lived in Calgary for 20+ years and invested in my community through my property taxes and community fees every year. This Blanket Rezoning proposal gives zero consideration for those who bought into this community with the original design that was approved by the City.

Thank you
Christina Richards



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First name [required] Jocelyn

Last name [required] McQuay

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing Land Use Designation amendment

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose the Rezoning for Housing project with Land Use Designation amendment. I am a Registered Psychologist in Alberta and I continue to serve our local communities as well as our most vulnerable populations. As an educated and experienced mental health professional, I am concerned that increased housing/population density reduces everyone's quality of life. Increased density, particularly in low density suburban areas, makes people more stressed, unhappy, angry, and violent. It places more strain on our health care, justice system, schools, and other social services. Rezoning will not significantly help our society with issues of low income or housing needs. Complex social services are needed to address urban crises, and this is not the solution! There was little to no consultation with mental health professionals on this issue and it is unjust. It is the responsibility our of cities and governments to prioritize the psychological well-being and quality of life of citizens now and for the future.



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First name [required] Jennifer

Last name [required] Marcia

How do you wish to attend?

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

Date of meeting [required] Apr 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 would like to express my opposition to the proposed blanket rezoning in the city. I do not believe that this will solve the housing crisis or increase the affordability of housing. This has been seen in the multi-townhouse development in our area. Although this development has increased the density in our neighborhood, the prices of the units range from mid \$700k to over \$1 million dollars which is out of reach for many average Calgarians. With no end in demand in sight, there is no motivation for developers to lower these prices.



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

Oppose rezoning for housing for these reasons: Will lower property values, will change the character of communities, will increase crime, power and sewer infrastructure not designed to handle increased load, traffic will increase and parking will become an issue. Please do not do rezone!!!



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First name [required] Doug

Last name [required] Annable

How do you wish to attend?

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

Date of meeting [required] Apr 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

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 the under-named object to the proposed rezoning of our property to R-CG on the following grounds:
-wholesale rezoning of the entire City, which will dramatically change the fundamental character of the City and its neighbourhoods . and consequently cause substantial financial loss to individual property owners as a result of property value reduction , cannot be appropriately implemented without first conducting a plebiscite to effectively and accurately determine the will of Calgary taxpayers.
- Even if it were appropriate to zone without conducting a plebiscite . it has not been reliably demonstrated that rezoning will solve the perceived issue of housing availability and affordability , or that there is presently an insufficiency of properties zoned for higher density. Consequently , rezoning has not been proved to be necessary.
Clifford Douglas Annable and Charlotte Anne Annable
116 Canterville Rd SW



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly oppose proposed rezoning



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First name [required] Robert

Last name [required] Green

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Blanket rezoning would be a major betrayal of the terms and conditions that people were told when buying their property. To have that change, without their input, should result in legal action against the City. I did not buy my residential property to have a multi-family development built next to me.



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First name [required] Kathleen

Last name [required] Saville

How do you wish to attend?

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

Date of meeting [required] Apr 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 strongly opposed to blanket rezoning of my neighbourhood. I live in Glamorgan and bought here specifically to live in a single family dwelling zone and not have to contend with the developers stepping in to buy properties and convert them into multi-family dwellings.
This council and the mayor were not elected on this platform and if they wish to change peoples lives in such a drastic manner they either should hold a plebiscite or call an election. My councillor certainly did not ask his constituents for their input.



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First name [required] Kerry

Last name [required] Upperton

How do you wish to attend?

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

Date of meeting [required] Apr 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 strongly opposed to the blanket rezoning proposal being considered by City Council

My neighbourhood, Valley Ridge, is targeted to be rezoned from single family to R-CG. We purchased our home specifically to be in single family neighbourhood, with lower density housing. I cannot think of anyone I know in the neighbourhood that is in favour of this rezoning..

The suggestion (in the faq) that the rezoning does not impact property values is ludicrous. One only needs to look at an existing R-CG neighbourhood (such as Bowness) to see examples of how a fourplex or rowhousing would detrimentally affect the value of an adjacent overshadowed and overlooked single family unit.

Parking becomes a major issue. The suggested 1/2 space per unit is ridiculous when the vehicle ownership is in the 1-2 vehicles per unit range. There is simply not enough street space. Bins will start to become a problem.

I read through the suggested benefits of rezoning, most of which are highly debatable. In particular the suggestion that it will reduce property taxes.

What the proposed increase in population density will almost certainly do is to increase traffic, put pressure on shared resources (parks etc), increase friction, and quite possibly increase crime.

Lets build new high density neighbourhoods if needed, leave people with the choice of what type of neighbourhood they want to live in, and leave current designations as-is until theres a necessary reconstruct time.



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First name [required]

Ingrid

Last name [required]

Osborne

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

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)

This is my third time writing in regards to this new policy and my stance has not changed. No one I have talked to or know is in favour of Blanket Rezoning. We who have bought and reside in our homes in these areas seem to have no rights to really make a difference but I will try. I have no problem with basement suites or duplexes but what I have seen of the rezoning so far is just for the rich to take advantage of these new rules. It threatens our privacy, our peace and quiet, our right to not be spied on from huge houses and parking will become a nightmare. We are supposed to be a civilized society and yet my rights seem to be overlooked and bull dozed in a Trump like fashion. Because of the ineptness of past and current councils it is now dropped on us to make up for their/your dealing with this housing issue in a civilized manor. I know students that live in my area that will be evicted from their rentals due to the greed of landlords either local or abroad. It's all an investment for the rich, it's been proven that it does not provide more affordable housing. I'm hoping that you will come to your senses, overcome your divisiveness and come to a more equitable conclusion. This will affect the future of our city long into the future, not just a quick fix. thank you,



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First name [required] Nora

Last name [required] Robinson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning bylaw

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This form does not work. I am trying to attach a copy of a letter I sent yesterday for inclusion in the package for discussion on rezoning at the April 22, 2024 council meeting. The form will not let me attach anything unless it's done on a mobile. This doesn't make sense to me. This excludes me from the discussion. Why is the form done this way? It should be easy -- not difficult and frustrating -- to submit comments.

Nora Robinson
43 Mayfair Rd. SW
Calgary, Alberta
T2V 1Y8
nora.robinson@shaw.ca

Graeme Collecutt
43 Mayfair Rd. SW
Calgary, Alberta T2V 1Y8
collecutt@gmail.com

April 13, 2024

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

Via email

Re: Public submission for Public Hearing [April 22, 2024](#)
(Blanket rezoning of residential properties to RC-G)

Dear Mayor Gondek and City Councillors,

Our names are Nora Robinson and Graeme Collecutt. We reside in Meadowlark Park in Ward 11. We are writing you [today](#) to express our strong opposition to the proposed Land Use Bylaw amendment before you on [April 22, 2024](#), seeking a blanket up-zoning of residential properties (including ours) in Calgary to RC-G. I respectfully ask you to vote against this measure following the Public Hearing.

Some of our main concerns on the impact of blanket rezoning are:

1. It takes away our right to object to planning decisions or even have a voice, in what happens in our community, to planning decisions with our elected representatives. The decision making will rest with City Planning. This is undemocratic and unfair to citizens. Property developers, who already have well established contacts with the Planning Department, will have now have more influence and have to provide less justification for their actions.
2. The rezoning will allow 4plexes in all neighbourhoods. Each of these 4plexes can have a secondary suite and, we believe, a separate backyard dwelling if land coverage permits. This means each lot in what is now a single dwelling neighbourhood could

potentially have 12 dwellings. This will drastically impact infrastructure and traffic. Is the City prepared for this?

3. Blanket rezoning fails to address the infrastructure needs of increased density. Are the existing utilities (sewer, water, electrical) adequate in older neighbourhoods? What will be the impact on waste (compost, recycling, garbage) collection or will this be privatized for multi-home lots? If that's the case, we will be overrun with waste collection trucks (all of which are heavy and take a toll on roads/lanes). What about parking? We understand that the 4plexes will only need to provide on-site parking for 1/2 a vehicle each -- 2 onsite parking spaces for 4 homes. This is unrealistic.

3. The change in zoning will change the look and character of the neighbourhood. Meadowlark Park is, currently, primarily bungalow-style housing on lots with trees and gardens. Replacing the bungalows with duplexes or 4plexes, with an allowed increase of 45% to 60% of lot coverage, will eliminate trees and gardens and green space.

4. Have you planned for school development and green spaces? If you want families to move into the new multi-family dwellings, they are going to want schools nearby. There are no schools near Meadowlark Park right now; are you discussing this with the school boards and province? We see no reporting of any communication taking place. Green space and playgrounds are also a concern as density increases. What you doing about this? The City seems to be concerned about trees right now. Increasing the density on a lot will mean you are going to allow developers to remove trees. Contradictory?

5. The blanket rezoning will not, in our opinion, address the issue of affordability. The costs of acquiring the land and building are high and this will be reflected in the sale price of the new buildings. It is unlikely that the new homes will sell individually for less than the existing home -- 4 times the profit for a developer. If you can't afford the mortgage now, it is unlikely that you will be able to afford one of the 4plexes. The rezoning has the potential, of course, of increasing the housing stock but the housing will not be inexpensive or affordable. The only way to try to achieve affordability is to use public land and funds and subsidize rentals heavily.

We hope that all councillors and the mayor come to the public hearings with open minds. From the mailouts we have received, it seems the Planning Department has already made up their minds. Brochures, letters and a website called "Rezoning for Housing" implies that rezoning is the way to go. This is biased in its phrasing and gives the impression that it is the only way to go.

Until answers and resolutions are provided to the above concerns, we strongly urge all members of City Council to vote against the proposed blanket rezoning before you on [April 22](#). We were disappointed that the resolution to hold a plebiscite on the issue was defeated. It is still not too late to have a question on the ballot by voters in the October 2025 municipal election. I also request City Clerk to include this submission as

part of Council's agenda package for the Public Hearing and to include it as part of the public record for the public hearing starting on [April 22, 2024](#).

Sincerely,

Nora Robinson and Graeme Collecutt

Cc: President@Meadowlarkpark.org, VicePresident@Meadowlarkpark.org



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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I bought my house in a single family dwelling area as we did not want to live in an area with higher density. If we didn't mind higher density areas we would have bought there as they are cheaper. We do not want to live in a higher density area. By rezoning our property you are devaluating the value of our property. That is a proven fact from realtors that I have talked to recently. We feel like the mayor and council are ramming the rezoning down our throats whether the public wants it or not. This rezoning will bring problems for single family areas as the areas are not designed for higher density. An example would be parking and higher crime rates just to name a few. Driving around in new neighborhoods all you see now is multi family buildings going up. The city should be remodeling vacant city buildings for low cost and higher density dwellings. The city should not allow the federal government to dictate how you handle municipal affairs. That is the city's jurisdiction not the federal governments.
Thanks for your time.
Loren Siemens



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First name [required] Angela

Last name [required] Bewick

How do you wish to attend?

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

Date of meeting [required] Apr 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] 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)

To Whom It May Concern,

I am writing regarding the proposed changes to rezoning, otherwise known as Blanket Rezoning. While I understand the need for evolution and change in a city such as ours, I would encourage council to consider the impacts of both of these choices (blanket rezoning versus a simply more efficient zoning program that supports individualized cases.) Do the proposed changes support citizens of Calgary or simply business (developers) interests? From what I have seen in neighbourhoods where rezoning has changed the landscape of the area, we have large 4-8 plex buildings which leave less green space, more vehicles with little to no space to park and homes that are certainly not more affordable. I'm not certain who the city is trying to make these houses more affordable for, but the few folks that I have met who are looking for affordable housing are still not able to achieve it. Many of these dwellings get purchased by wealthier folks and then rented out for quite high sums to lower-income folks. I am also extremely concerned with the impacts to our environment. We know that trees and native plant life as well as healthy soil conditions are absolutely vital for the health of our communities and the living beings within them. This proposal seems to threaten that possibility. I certainly don't know what the solution is as there are many details that have not been publicly debated and as such, citizens are unsure of what this all means. I would like to see more public debate so that citizens can understand what this all means and make an informed decision. I would also like this decision to be added to the next municipal electoral ballot before any final decisions are made.

Thank you so much for your time,
Angela Bewick



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My concerns relate to the upgrading of Utilities (Electricity, gas, water, sewer) to support additional housing units. Who will be responsible for these costs? We live in a smaller cul-de-sac of 19 houses - most lots are in the 50 - 60 foot range. According to City assessment information, these houses range in value from \$900,000 to \$1,200,000. If new high density homes are built in this cut-de-sac will they be considered 'affordable'? There are many trees in this area - we are concerned with cutting them down to allow higher density. Additionally there are no back alleys in this area and this presents a problem with multiple Blue, Green and black bins.



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First name [required] Peter

Last name [required] Proverbs

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I appreciate the opportunity to share my opinion with Council on the matter of blanket rezoning, which I vehemently oppose. This overarching, heavy-handed, prescriptive approach to solving the problem of affordable housing lacks nuance, and fails to balance the rights and concerns of existing property-owners. Although dismayed that council chose not to engage the broader public through a plebiscite, I hope that council will reconsider imposing blanket measures that have a myriad of diverse implications. I would respectfully request that Council withhold any attempt at blanket rezoning, pending direct consultation with all affected communities, so that the concerns and recommendations of existing property owners can be more fully weighed and considered. This will result in solutions to the housing and affordability issues that are better reasoned and more thorough in evaluating multiple priorities, including those identified by existing home owners. As a hard working contributor to our community, the investment in the home I share with my family was made with a vision of stability that Council has arbitrarily chosen to disrupt with this autocratic proposal. Please do not proceed with blanket rezoning, and instead seek to implement a process that incorporates the concerns and recommendations of all Calgary citizens in any future proposals to address the existing housing shortages.



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First name [required] **Humaira**

Last name [required] **Palibroda**

How do you wish to attend?

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

Date of meeting [required] **Apr 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) **Humaira - Opposition Letter for Blanket Rezoning.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Attention: Mayor Gondek and Council

Please accept this letter as a categorical and formal objection to blanket rezoning. I am not going to focus on the authoritarian decision by Mayor Gondek, Councillor Dhaliwal, Councillor Pootmans, Councillor Carra, Councillor Mian, Councillor Spencer, Councillor Walcott and Councillor Penner to vote *against* the rezoning Plebiscite which would allow a democratic vote on the contentious issue.

I won't ruminate on all the real and rational arguments which many of my cohorts have and will submit to illuminate you. Real matters which must be addressed in pursuit of this nonsensical direction you are forcing on your constituents such as:

- Infrastructure strain
- Loss of Community character
- Gentrification and displacement
- Traffic congestion
- Loss of green space, trees and permeable surfaces which are controversial given the Climate Emergency, the first emergency declared by Mayor and Council.
- Unaffordability of new multifamily housing in the established areas for lower income households will not be addressed by blanket rezoning and is controversial given the Housing Affordability Crisis, the second emergency declared by Mayor and Council. Did you know that prices of old homes with 37.5ft. and 50 ft. lots in established areas have increased from 200K to 500K with the anticipated blanket rezoning bylaw? How is this affordable? The majority of the purchasers of these homes, soon to be land, are developers from Vancouver and Toronto, who will sell their unaffordable suited row townhomes and take their profits back to their province.

I will focus on what we all know; the sweeping rezoning initiative lacks the necessary nuance and consideration for the diverse needs of a community. Blanket rezoning will lead to the displacement of existing residents, exacerbate inequality, and fundamentally alter the character of neighborhoods without adequately addressing the root causes of the housing shortage.

The biggest takeaway and thousands of others agree is how Mayor Gondek and those in Council who support blanket rezoning have prioritized politics over their constituents. The Housing Affordability Crisis is, in fact, a manufactured narrative designed to mask the shortcomings of federal immigration policies. With immigration rates soaring, the federal government, in collaboration with municipal authorities, has orchestrated a multibillion-dollar housing plan as a smokescreen to deflect criticism and shore up political support. By their closed door meetings and agreements to legalize new zoning designations and other *undisclosed milestone conditions* part of the Federal Housing Accelerator Fund application Mayor Gondek and the supporting Councillors have effectively bulldozed the rights of their taxpayers. As an immigrant from Pakistan, this path has serious unconstitutional underpinnings.

I ask Mayor Gondek and Council to not succumb to Federal interference and be accountable to Calgary voters. To acknowledge the unaffordable, homogenous, ugly landscape they have already created and what is to come for the established communities if the blanket rezoning bylaw is passed. This will be the legacy of the Gondek administration if you proceed.

Vote **NO** for blanket rezoning.

Sincerely,

Humaira Palibroda
Resident of Crescent Heights



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

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First name [required] David

Last name [required] Pearce

How do you wish to attend?

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

Date of meeting [required] Apr 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 of residential neighbourhoods

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I do not see how rezoning R1 neighborhoods where houses are expensive is going to solve the housing issue. Developers will want to earn a profit which will just result in more expensive housing being constructed. Why is the city not considering development of its vast land holdings if housing is a pressing issue. Surely it would be a more expeditious opportunity to tackle the issue more promptly.



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

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

[required] - max 75 characters	Land Use Designation (zoning)
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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 opposed to the Land Use Designation (zoning) amendment and the proposed changes to parcel designation. The sudden change to the structures in a community disrupts the infrastructure of that community. It does little to preserve the identity of the community and dramatically impacts the residents who have invested themselves in the establishment of that community.



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First name [required]	Patty
Last name [required]	Auger
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing - blanket rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Patty Auger - Blanket Upzoning letter April 14 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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



Patty Auger
Consulting
Chartered
Professional
Accountant

April 14, 2024

Calgary City Council
Via Public Submission Portal

Dear Members of Calgary City Council

I am a born and raised Calgarian of almost 51 years. I attended the University of Calgary and have been a professional accountant for over 25 years. Throughout the years, I have lived downtown, Altadore and most recently in University Heights.

I am writing today to both express my disappointment in Council and Administration with the current proposal and to explain why I am 100% against blanket upzoning.

First, my disappointment in Council and Administration is tri-fold. I feel that the public has been misled by the information published about the change specifically in regards to creating affordable housing; painting those who do own single family homes as NIMBY's and the significant lack of engagement with members of our City.

Increasing housing supply DOES NOT EQUAL affordable housing in a market economy

The information published has indicated that blanket upzoning or "rezoning" is needed in order to increase available **AND** affordable housing stock. The City has referenced Auckland as a reference for a location where blanket upzoning has been implemented with success. Yet, there are articles produced that show the results did not actually measure up to what was expected. There was only a nominal increase in housing units and did not result in an increase in affordable housing.

<https://www.fresheconomicthinking.com/p/the-auckland-upzoning-myth-response>

For me, to imply that allowing more units to be built on a 50 foot lot will result in affordable housing does not make mathematical sense where those units are developed in a "for-profit" market, which is all developers and any individual. Let me provide an example. My parents, who had always rented in downtown Calgary and then in Altadore at a couple of locations, were only able to afford a small bungalow in the community after receiving a small inheritance that gave them the money needed to make a down payment and apply for a mortgage. I was in my teens when that happened! Fast forward to the early to mid 2000's when in-fills starting becoming popular. A developer could purchase a 50' lot, take out the bungalow and put in two in-fills. Developers starting snatching up properties that qualified (end of the street, middle of the street – it didn't matter) and very quickly those little affordable bungalows were now selling for \$500K and up. Bidding wars resulted and houses were sold in days, hours, minutes. But although that was good for my parents who luckily had been able to become home owners prior to that, those who came along to purchase an in-fill were paying more money for less home. By the time the developer pays \$500K for the property, demolition costs, City development fees and all the costs to build plus a profit margin (as they're in to make money too), those 2 units were

easily selling for \$500K each or more! In addition to the direct costs is the cost of time – it takes more time to redevelop an existing property (to demolish and rebuild) than to develop on an empty lot.

That same theory still applies today – under blanket upzoning, a developer purchases a property in an inner-city neighbourhood, removes the existing building and builds a rowhouse – the costs all in are going to rival the original purchase price of the property. That is not creating affordable housing. Of course, those who are struggling to afford housing are being led to believe that this is the answer. It is not the answer. Affordable housing requires properly planned, government support to reduce project costs, built in appropriate spaces (consistent with the Municipal Development Plan – along major transportation routes / corridors). There is also lacking accessible housing for not only an aging population but also those with mobility disabilities. Row houses, basement suites and backyard suites are not the answer for those groups either. Steep staircases are a danger to anyone with mobility issues, regardless of age and even those with young children.

Coming back to the affordability issue, a big component of development costs are fees levied at the municipal level. Although the Housing Market Insight Canada study from July 2022 does not specifically include Calgary, it certainly highlights the level of government charges that all large municipalities are charging, pushing up the costs of property development. This ensures that any development cannot be affordable in today's market unless the cities are willing to forego those fees. Given budget constraints, I don't see the City foregoing a significant revenue source to assist in affordability. In order to achieve affordable housing, the City must be a partner in reducing the costs to build.

[Housing Market Insight - Government Charges on Residential Development in Canada's Largest Metropolitan Areas \(cmhc-schl.gc.ca\)](https://cmhc-schl.gc.ca)

All single family home owners as NIMBY's

Although maybe not in printed materials, but certainly in any of the limited engagement sessions or responses to letters submitted, there is an implied degradation of single family home owners. But disagreeing with the current proposal does not mean I don't agree that there is a housing shortage and a lack of affordable housing. I disagree with the way in which it is attempting to be resolved. All of our communities were master planned at some point in time and yes, change happens. However, planned change is better than unknown change. Those who have worked to become home owners look at many factors when choosing their new home – cost of course is one of the biggest, but then it comes to community culture, parks, open green spaces, schools, amenities, parking and more. When that person decides to purchase in a community on a street, they are investing a lot of time, effort and money into their home decision. With blanket upzoning, they could move in one day to the community of their dreams and in a blink of an eye, their neighbour sells out and they are now living next to a 4 plex with 4 basement suites and 4 backyard suites, with only 4 provided parking stalls. Their quiet street that they bought into is now overrun with vehicles as most homes have at least 1 car (so 8 additional cars have to park somewhere) plus 12 of each garbage/compost/recycling bins outside somewhere waiting to be picked up on garbage day and not to mention the strain on infrastructure resources. Yes the fear of the unknown and change is scary – but proper planning allows for that to be minimized when buying into a community. Knowing what the long term vision is for a street or area allows people to make the decision that works for them when making one of the biggest financial decisions of their lives.

Lack of Engagement

Although we have seen a flurry of “engagement” in the last month with a last panicked attempt by various Councilors to attempt “public engagement” prior to the public hearing on April 22nd, it’s only a reactive response to the many people who have expressed their disapproval with the blanket upzoning proposal. Prior to that, it was being blended with many other development pieces being undertaken by the city. It feels like the City purposely tried to throw as many changes as possible at people in order to push things through, hoping that the average person was too busy to even understand the scope of all the proposed changes. The City Building Project which revises the existing Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP) into one plan had commenting ending March 3, 2024. In addition, the Calgary River Valleys Project in regards to the Alberta flood hazard areas was also going on with comments due March 3, 2024, exact same deadline as the City Building Project. Those are 2 very large projects that can have a huge impact on Calgarians that were ongoing at the same time as people were trying to understand the blanket upzoning. For our community, this was also on-top of participating in our Local Area Plan process.

Opposition to Blanket Upzoning

In addition to blanket upzoning NOT addressing affordability of housing and security in our housing choices as outlined above, I am also opposed to blanket upzoning for the impact on Community culture, tree canopy and aging infrastructure and simply the lack of proper planning for any Community.

As President of my Community Association, our community is one of nine currently working through the Local Area Planning process. Although the process is still underway and is not perfect, it is far better than the shotgun approach to planning that the blanket upzoning will result in.



As we are working through the process, there are valid and reasonable reasons raised within communities as to where density makes sense (and doesn’t make sense). This includes maintenance of

tree canopy (that is lost with rowhouses with zero setbacks), shadow effects, transitioning from dense to less dense, density around key transportation corridors. We are also seeing natural changes within our communities that are bringing in varied housing units within the community. The process will also help to identify where new or improved infrastructure will be needed to support the increased density that is coming through proper, planned development.

I feel that there are other ways to increase access to affordable housing and for many, accessible housing as well. This requires effort in planning and utilizing city resources towards spaces that can be converted into affordable housing or built specifically for rentals. Assuming that property buyers are going to keep rent affordable because of a moral obligation is highly unlikely to occur. For those that can afford to purchase property, they are going to want to recoup their costs and if market rates are high, then they will be at market rate.

There are many other arguments against blanket upzoning and I know all of those will be brought forward by many others through out the city.

I do not support blanket upzoning.

Sincerely,

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

Patty Auger, CPA-CA, CFP



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Comments on proposed Housing Strategy and citywide zoning. I've reviewed this topic many times in my mind and information that has been disseminated. I see NO direct benefit from a financial perspective to the "housing crisis" as it is presented. I believe, even with rezoning there is not improvement in being able to purchase a house or property, rezoning only lifts a partial financial part in the build of new property. There will continue to be financial costs with owning a house or property, regardless. I also understand that if the Federal Govt. will only provide funds if the citywide rezoning is placed into affect. Persons still trying to purchase a house or property will still have to come up with the funds; unless of course the City of Calgary, the Alberta Govt. the Federal Govt. provide financial support, which we, the taxpayers pay into. As well, from what I have read, "secondary" suites will proliferate, which in turn more illegal suites will proliferate! There are already many, many illegal secondary suites in this city, and the bylaws in place that are supposed to address this situation, but sadly do not. Not only are many inadequately built from a safety perspective, but additional street parking now is impacting another city bylaw, that being abandoned vehicles, sadly poorly enforced. Finally, nothing, once again, provides any financial relief to the housing crisis, as it is called. Suggest this proposal be scrapped and other waaaay more essential concerns resolved.



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First name [required]	MARC
Last name [required]	FONTEYNE
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed Land Use Designation amendment to redesignate land to R-CG
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

Attention: Calgary City Mayor and Council

I wish to express my disagreement with the proposed amendments to the Land Use Designation for the reasons as follows:

It will result in the destruction of the "community" that currently exists in mine and most single family suburban areas due to the increased population.

Residents in R1 areas purchased their respective homes because they do not want to live in a densely populated urban environments.

Property values will be adversely effected.

Most communities do not have adequate parking available to accommodate multi-family residences.

Some possible solutions to the housing issue:

The west side of the downtown core is essentially vacant and will likely remain that way due to ever increasing to working from home. Something has be done about the vacancy in that area, so the city should look into developing the area with more high rise apartments. The office towers should not be retrofitted , but should be demolished and high rise apartments should be built on the land.

Construct more multi-family apartments along C-train line

Decrease the bureaucracy / regulation required to build in the city.

This major change that could negatively effect the lives of so many in the city should have been brought to a plebiscite, so I am very disappointed with the very undemocratic position taken by the Mayor and other Council members.

Thank you,

Marc Fonteyne
20 Tuscany Ridge Park NW
Calgary Alberta
T3L 2H7
msfonteyne@gmail.com

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



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First name [required] Mary Jane & Richard

Last name [required] Sillitto

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Re-zoning will cause parking and traffic problems and congestion. Safety problems will arise. Neighborhood character will change and property values will drop. Change should not be made on a blanket basis and homeowners should be allowed to vote on any change to individual property zoning.



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First name [required]

Levi

Last name [required]

Reid

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 initiative

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 the blanket rezoning initiative put forward by the mayor and certain members of city council. If the city is going to tackle the Canadian housing crisis then perhaps free market principles should be employed instead of short sighted and nefarious policies that will hurt single dwelling home owners. Instead of rezoning which leads to:

1. High density sprawl,
2. Lack of parking and opportunity to own vehicles
3. Drain on existing infrastructure
4. Lack of opportunity for single family homes
5. 15 minute cities

Let's instead look at opportunities for:

1. Increased council support of free market principals to reduce the housing crisis
2. Increase the speed at which building permits are approved
- 3 support short term incentives for builders to increase single family homes
4. Support the local economy to increase jobs and opportunities for families to afford single family homes

If the mayor really cares for Calgarians then she should stand behind principles and values that promote freedom of choice for home owners.



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First name [required]	barb
Last name [required]	lindsay
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	0004-04-22
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	citywide Land Use Designation amendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Office of the City Clerk
The City of Calgary

Re: Notice of Public Hearing on Planning Matters

From: Barbara Lindsay, 723 Varsity Estates Place NW, Calgary, T3B 4R1

To: City Council

After reviewing information on blanket rezoning, I do not think this will solve the “housing crisis” in Calgary. Most of the housing shortage is to lower income groups who will still not be able to afford new build town/row houses. Higher density housing needs to be properly planned and developed to ensure adequate city infrastructure is in place. The City of Calgary has an adequate land supply within its boundaries for the next 35 plus years. I think this is where City Council should focus its sites on developing more higher density housing.

Blanket rezoning will negatively impact current residential areas in many ways such as:

- Loss of character of the neighbourhood
- Loss of privacy and enjoyment of back yards
- Loss of security and control when you buy a home as to potential neighborhood changes
- Loss of property value and ability to sell if a rowhouse is built next to you
- Loss of tree cover and impact of loss of sun on back yards and gardens
- Increased rain runoff and potential for flooding adjacent homes
- Reduced wildlife in the area
- Increased traffic congestion and parking concerns
- Noise concerns from increased density and increased use of air conditioners due to loss of tree canopy
- Studies have shown the higher the density of a population, the rate of social discord increases significantly

Blanket rezoning of Calgary will impact approximately 500,00 homes in the city and the vast majority will not be in favour of having an 8 unit row house built next to them. I think City Council should listen to their concerns since they are voted in to represent their needs.

Since the benefits of blanket is unproven and unknown, maybe City Council should “trial” this form of rezoning first in the wards of the councillors who vote in favour of this proposed change.

I sincerely hope that city council listens to the majority of home owners in this city and does not proceed with the proposed blanket rezoning amendment “The Home is Here”.

Barbara Lindsay



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First name [required] Matthew

Last name [required] Endsin

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public hearing on Proposed rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

It is unclear how current city plans accommodate the resulting infrastructure demands. Many city statements indicate that infrastructure demands are 'below capacity', sufficient to accommodate increased demand, or are part of the cities long term planning. However, there is no readily available supporting data provided. In actuality, it is apparent that current development has stressed existing infrastructure--such as lack of parking in the west 85th area, bridlewood, Inglewood etc. Further, there are no stated plans to increase recreational areas in response to increases in density and demand, reducing quality for the inhabitants of these communities. Without appropriate zoning, it would be inherently difficult to do so as planning would have to be reactive--reacting to individuals changing mutiresidential units to existing single detached residences--rather than proactively planning such infrastructure with the knowledge that certain areas are planned for increased density. Without further data (not simply unsupported statements) being provided it appears this motion lacks forethought for the longterm impacts to the quality, function, and aesthetic of Calgary and should not go forward without those considerations and empirically supported evidence.



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First name [required] Heather

Last name [required] Marreck

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am in favour of the proposed changes. A denser city is more vibrant and interesting. It is more efficient and more climate friendly. As some of our older neighborhoods transition, densification will be a good opportunity to enhance Calgary in so many ways. Thank you for bringing this forward.



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First name [required] Nancy

Last name [required] Pelkey

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters April 22 Rezoning meeting

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

ATTACHMENT_01_FILENAME (hidden) Calgary rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required]	Steve
Last name [required]	Brighton
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Calgary Mayor and City Council 2024-04-14.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

The Mayor and City Council are supposed to do what's best for Calgarians. This country is a democracy not a dictatorship! You do not have the right to make a blanket decision on something which will affect all Calgarians who have worked hard to purchase homes over the decades. Instead of making back room deals with an inept Prime Minister, listen to your constituents and keep your hands off our livelihoods. Hold a plebiscite and allow the people to decide.

April 14, 2024

Mayor Gondek & City of Calgary Council Members

The following are some of our concerns, those of family, friends and neighbours to the "proposed" RC-G blanket Re-zoning:

Firstly, for those city councillors who support the re-zoning, last time I checked, we live in a democracy and not communist China:

- It is time to stop the woke initiatives and useless spending priorities like permits to tear down trees on my own property! I would like to see you try and fine me! HOW ABOUT YOU FIX THE ROADS! Its an embarrassment to drive the roads, imagine what newcomers to Calgary think of our infrastructure.
 - How dare you presume to know what is best for all the citizens of Calgary.
 - How dare you presume to make a decision which will affect all of those people who have worked hard to pay for their residences over the decades.
1. In less than one term in office you want to destroy the design, architecture, attractiveness, the functionality of Calgary and equity built over decades by hard-working Calgarians. Remember you were elected and are supposed to represent Calgarians, not your personal or social agendas! Calgarians should not pay for your mismanagement of our tax dollars without the mayor and certain woke Councillors being fiscally responsible.
 2. Trudeau is responsible for the housing mess and out of control immigration and it is his job to fix it! Its not your position to make side deals with Ottawa in order to obtain funding to pay for your "out of control" spending.
 3. Inner city communities and the increased density will directly affect the current infrastructure. Has the City evaluated or taken into account the increased need for infrastructure for water and sewer? Who will pay for schools, parks, green space and playgrounds for the increased population? Who will pay to upgrade our aging infrastructure? I guess the taxpayers will be stuck with higher taxes due to your lack of common sense and fiscal responsibility.
 4. ALL YOU HAVE TO DO IS GOOGLE THE INTERNET AND NUMEROUS STUDIES HAVE BEEN DONE WHICH SHOW BLANKET RE-ZONING DOES NOT WORK!

FOR THOSE COUNCILORS WHO HAVE STOOD UP TO YOUR AGENDA FOR JUST A FEW OF YOUR RECKLESS DECISIONS, INCLUDING THE HUGE TAX INCREASE AND THIS BLANKET RE-ZONING.....THANK YOU!

FOR THOSE WOKE COUNCILLORS WHO HAVE THEIR HEADS BURIED IN THE SAND AND THINK THEY KNOW WHATS BEST FOR CALGARIANS, A RECKONING IS COMING AND YOU WILL BE FIRST ON THE CHOPPING BLOCK!

NOW DO SOMETHING USEFULL AND FIX THE DAMN ROADS!

Sincerely,

Steve and Shelly Brighton
10261 Tuscan Hills Way NW
Cfseu2009@shaw.ca



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First name [required] Shad

Last name [required] Bendiak

How do you wish to attend?

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

Date of meeting [required] Apr 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] Neither

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

While in general I support blanket rezoning and densifying existing communities, some parts of the current proposal are not well thought out in my opinion. Allowing duplexes and row houses with up to 4 dwellings makes perfect sense if done well with at least one garage or off-street parking spot per unit. However, what I think is too far is also allowing secondary suites for a row house which would mean up to 8 dwellings on what was a single dwelling lot previously.

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

This is just too much especially if the secondary suites do not require off street parking spots. Realistically many households would have at least 1 car and many would have 2. A 4 dwelling row house that also had 4 secondary suites could easily mean 16 vehicles with only 4 off street parking spaces required.

I would fully support blanket rezoning to allow row houses up to 4 dwellings (with no secondary suites) or duplexes with 2 secondary suites, with each unit required to have at least one off street parking spot or garage per unit. Anything more dense than that should require more community feedback and careful consideration of the proposed location. I think blanket rezoning to allow this amount of density balances community concerns while also still vastly increasing the amount of housing that can be built.



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First name [required]	Barbara
Last name [required]	Irwin
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)	Rezoning Letter - Barbara Irwin.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Barbara Irwin

April 13, 2024

439 Wilverside Way SE
Calgary AB T2J 1Z6
balawa@shaw.ca

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

Re: Rezoning Legislation

I am writing to you with my serious concerns in regards to the proposed city wide rezoning.

I am truly worried about allowing developers and/or house flippers to go into established communities and do whatever they like. As I have seen many times in and around our old neighbourhood, North Glenmore Park, developers are about making money not about community building. Mature trees and lovely landscaped gardens are demolished and three story high townhomes with perhaps a small patch of grass replace them. My family moved from that community a few years ago but my elderly in-laws had to endure constant questions about leaving their

home from developers. One over zealous developer had a fellow come and survey their property without my in-laws consent. This was truly upsetting for the elderly parents and their extended family. My in-laws had been in their house for over fifty years, and were very helpful community members.

The idea of the rezoning proposal is to create more places for people to live in the established communities, however, those lots come at a higher cost and any development that gets built on these lots will in the end sell at a higher cost as the developers will always make sure to turn a profit. And again, when these lots are “over-developed” with multiple units all of the trees and landscaping is removed to make room for housing units when we live in a world that is struggling to maintain our environments so I ask how that can be a good thing either?

I am also very concerned about the removal of parking requirements for new and extra dwellings. I am a parent of a severely disable adult and people come to visit us because of the medical needs of my child. My home is the one which hosts all family gatherings. It's imperative to have parking for the grandparents and family / friends to come to visit. I hope you will consider not all of us are young and able bodied and some of us need space to participate in everyday gatherings.

My family and I love our neighbourhood of Willow Park. There are beautiful mature trees and yards, lots of space to walk around with our child in her wheelchair, parking for visitors and I have ample space to grow a garden and flowers. The community is filled with people who are long time residents who really care about each other and know each others names. This community reminds me of North Glenmore Park neighbourhood when I first moved into the community and also the Brentwood neighbourhood where I grew up.

I respectfully ask that you reconsider the widespread rezoning which I strongly feel will only benefit developers and will dismantle and destroy the community that we were all looking for when we moved into these areas. Please support and protect communities who have contributed so much to the character and development of Calgary. Thank you.

Sincerely,
Barb Irwin



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First name [required] Michelle

Last name [required] Zahner

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We selected our neighborhood based on the R1 zoning. Changing to higher density housing will crowd the neighborhood and add stress due to closeness. We specifically wanted to avoid that in our choice of district. Forcing this zoning change on us is disrespectful of us as taxpayers and residents.

It is also obvious that the City may be enamored by the possibility of increasing the tax base by more than eight times in the same footprint. However, that brings additional parking on top of our already overcrowded street parking in our neighborhood. The infrastructure will also require significant upgrade to accommodate the higher density. In our case, the sewer, water and utility infrastructure was designed for single family, detached homes. All that infrastructure would have to be replaced for capacities exceeding the design. Our water pressure is already low and we had to install a booster pump in our home. A complete retrofit would obviously be needed. It is obvious that the cost of the upgrades will significantly exceed the size of the federal grants that encourage densification. Who will pay for that? I think I know.

The densification proposal will result in excessive costs that will incur a higher tax burden to provide the infrastructure capacity changes. The fabric of our neighborhoods will be negatively affected and produce overcrowding of our parks, streets and community facilities. The densification proposal will result in changes that do not respect the quality of life we now enjoy or the taxpayers who make your jobs possible. Please reject the proposal.



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First name [required]	Kathy
Last name [required]	Densky
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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/Housing Strategy
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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)

Respectfully, the root cause of this "housing crisis" is the inappropriate immigration policies enacted by the federal government of Canada - they are completely out of touch with reality. Once those are rectified, the true demand for housing can be assessed.



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First name [required]	Emily
Last name [required]	Fischer
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Rezoning Policy Letter.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached letter.

8440 62 Ave NW
Calgary, Alberta T3B 4A7

April 14, 2024

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

Dear Mayor Gondek and City Councillors:

I am a resident of Silver Springs and am writing in regards to the blanket rezoning proposal. This is a significant change to Calgary communities and I do not believe that it adequately addresses the housing problem in Calgary.

Blanket rezoning within Calgary is a significant policy change and does not solve the problem of housing affordability, and does not take into account the unique needs of the diverse communities in Calgary. I have concerns that this will lead to a continued increase in home prices across the city, thereby making it more difficult for individuals and families to purchase a home, as well as have a negative impact on communities that are not designed to have such high density housing.

I would appreciate further study on this issue and evidence-based policies regarding housing changes and solutions to the housing problem in our city. I would also respectfully request that these policies are created with the input and voices of Calgarians to ensure the needs and concerns of all Calgarians are heard.

I urge you to vote against the blanket rezoning policy at the Public Hearing Meeting of Council on Monday, April 22, 2024.

Sincerely,
Emily Fischer
ehildenbrandt@live.com



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First name [required]	John
Last name [required]	Keefe
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 - IN THE COUNCIL CHAMBER
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	ReZoningSubmission_JKeefe_2024-04-15.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Attached are comments inside a pdf file. The length is approximately 1500-1600 words. Thank you.

April 15, 2024

Rezoning For Housing
Public Hearing of Council – Scheduled for April 22, 2024
Council Chambers, Calgary Municipal Building

RE: Opposition to Rezoning For Housing Proposal - Comments from J Keefe & D Tros

Hello . . .

My name is John Keefe and I am a native Calgarian. My wife and I are current Calgary home-owners and are long-time residents of a Calgary community residing inside the Rezoning for Housing Proposal area. Both of us are opposed to the Rezoning Proposal.

As Canadians, we believe many of us work very hard to improve the lives of our families, our neighbors and our communities. We also believe that hard work is a necessary trait to achieve one's goals. And through hard work, my wife and I eventually saved enough to buy a pre-owned Calgary home in the early 1990's. At the time, mortgage rates were above 10% per year. That didn't stop us. Instead, we made changes to our budgets and lifestyle. At that time, to own a home, we had to go "without" some items (both common and luxury), and we did this for a long time. At the time, we did not have any family members helping us financially. My wife and I had to rely solely on each other and our own financial abilities. Sadly, this trait (of following a budget and saving for a specific goal), seems to be a rarity these days. It definitely wasn't easy, but out of necessity, it was required from both of us.

These days, we read and hear of those who feel inner-city Calgary home prices are too expensive and unaffordable. This is an observation we have heard for decades. We believe this is a positive comment. Home ownership in friendly, economically strong municipalities has a price associated with it. We also hear, "how will we ever save for a home?" Well, these are the same questions we had with our first home purchase in the 1990's. In our opinion, home ownership is not a right. It is a privilege. A privilege that requires hard work and perseverance. In this city, it might be politically incorrect, but to buy a home, you need to "pay to play", just like every other city in Canada. When we first bought our home, we would have loved to have bought a home in a more expensive, inner-city area. However, we were realistic. We had to buy where we could afford. And that was in a neighborhood that was less central. We only own one home in Calgary, but we take pride in our home ownership.

Years ago, when I was starting out on my own, I couldn't afford a house, and I couldn't afford to rent an apartment on my own. However, I started by renting, with another roommate. From there I had to make a budget, and begin saving. Eventually, I met my wife and we both continued to rented for a few more years, and continued to save for a home. Eventually, we saved enough and bought a small home. We thought our mortgage payments were high, but we persevered, and we learned the value of hard work. Ours is a simple story. One that has been repeated tens-of-thousands of times by many other Calgary home-owners. None of us are taking anything for granted. We just want to make sure that

none of our homes are impacted negatively by ill-conceived rezoning proposals. Sadly, we believe most home-owners have been impacted negatively, time-and-time again by poor municipal leadership. Often, our municipal representatives put their own political agendas ahead of those of local home-owners and other city constituents . . . the very residents our representatives are supposed to serve. Resulting in a never-ending increase in annual property taxes, with poor resulting economic value.

Sadly, we believe our current municipal representatives are more preoccupied in chasing Federal funding to achieve their own property ownership agenda. Recently, there have been many Canadian cities chasing these same Federal funds (designed towards rezoning). However, in our opinion, the cities that have chased these funds are not Canada's top-tier cities (like Toronto, Vancouver, Montreal). They are more akin to second-tier cities and include: Brampton, London, Vaughan, Hamilton, Halifax, Kelowna as well as Mississauga, Kitchener and Burlington. All of them are nice cities with great people. However, each of these cities has made drastic rezoning changes / proposals to their zoning methods solely to benefit from incentivized federal funds. In our opinion, this is akin to smaller cities being subject to undue influence and oversight by the Federal Government, in pursuit of the federal government's agenda (i.e. have more control and influence in smaller municipalities). Sadly, many of our city's representatives willfully turn a blind eye to this encroachment on municipal policy.

We believe if Calgary proceeds with this rezoning proposal, then over time, our property values will decline. We also believe we will be living in a "second-tier municipality." Many that live in Calgary (both home owners and renters) take pride in our city, and believe our city is top-tier, just like Toronto, Vancouver and Montreal. Sadly, we must point fingers at a large majority of our current Calgary municipal representatives for this mis-guided proposal. By adjusting zoning rules to meet the requirements for Federal funding, council is in-effect attempting to re-distribute land and home ownership opportunities at the detriment of existing Calgary home owners. If these Federal Funds weren't available, we believe this "rezoning" proposal would NOT have come up.

Alternatively, council should be focussing more on attracting investment and encouraging economic growth and opportunity in our city. Historically, this type of economic expansion allows for higher paying wages and salaries, and eventually allows participants to afford higher home prices. This is occurring in top-tier Canadian cities. This takes time, but it works. And it will work in Calgary.

However, in the meantime, we believe increasing city density through this rezoning proposal will reduce property values in many areas of the city. Instead of creating affordable housing, this proposal will likely be abused by those more interested in making a fast-buck, rather than improving the integrity of Calgary home-ownership. And although most of our neighbors take pride in their homes, sadly there are those that will take advantage of this rezoning proposal. From our perspective, rezoning would likely permit constructing a 10-unit, multi-family residence on a street where there are only single-unit detached residences. In addition, from our perspective, the rezoning proposal would prevent current neighboring home owners from objecting to the scope of this project, its impact on their street and neighborhood. Sadly, we also believe home-owners will not be able to rely on various city departments to properly monitor and oversee these types of projects. How will the city monitor and prevent any potential abuses that could arise as a result? We don't think they'll be capable, because many of these departments are already overwhelmed.

To accommodate lower income individuals who want to own a home in Calgary, we believe we should continue to develop in less central communities, and increase the population in our peripheral

communities (our recently completed ring-road actually helps with this concern). This time-tested method allows for affordable home ownership, while also maintaining property values for existing city home-owners. We live in a city, with lots of surrounding space. We don't live in an area where we are limited by geographic boundaries. If that were the case, I could then appreciate the reasoning behind increased central density. But that is NOT the case. We live in a great province with lots of space. Not unlimited space, but lots of space for our current and future needs nonetheless. Modestly increasing the city's footprint to help with affordable home ownership, and lower cost residences seems a reasonable trade-off. It may not be a perfect option, but at least it doesn't destroy property values for current home-owners, and prevents the federal government from overstepping their influence in our province and city.

I hope these comments help clarify why we are opposed to the Rezoning for Housing Proposal, and why we hope council will oppose and reject the proposal as well.

Thank you for your attention.

Sincerely,

John Keefe & Donna Tros
Calgary Home-Owners and Residents



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

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First name [required] Neil

Last name [required] Brausen

How do you wish to attend?

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

Date of meeting [required] Apr 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 matters on proposed city-wide rezoning bylaw.

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My primary objection to this rezoning proposal is that it takes away a landowner's right to provide input into, or ask questions about, matters that concern them at the most local level - i.e., the property next door. It would appear that City Council is doing this in an effort to circumvent 'nimbyism' by making it something that can be achieved with just the agreement of eight (8) individuals, a simple majority of Council. The arrogance of some members of City Council thinking that making a decision of such widespread and long-term impact on every citizen in Calgary without seeking public agreement in the form of a plebiscite vote is utterly and absolutely astonishing, but not hardly surprising. The assurance that the public voice will be heard because City Council members are 'legally obligated' to listen to input provided at the public hearing is almost laughable - I would expect no less!

In reviewing the material regarding the rezoning proposal provided on the City's website I was struck by a couple of things. Firstly that all the material provided, written and pictorial, was totally positive in all respects. The pictures were of all new construction; the number of vehicles parked on the street was very limited (almost looking 'staged'); statements of benefits were generalizations and blithe assurances that City Administration has all the answers. No where did I see or read anything that spoke specifically to how this proposal was going to address some of the downsides of increased density such as increasing crime rates, increased conflicts between adjacent landowners, loss of historically significant buildings and other infrastructure and an overall reduction in the character of communities of single-family, detached homes.

Another thing that stuck me is the way the material presented paints a picture of a 'crisis'. It seems that the City is saying it is necessary to provide for people whatever amenities required for the lifestyle they think they're entitled to as opposed to what they are prepared to work for or can afford. Do not misunderstand me - I am not opposed to helping out those in need and it seems the City is recognizing this in some of the other actions it is taking. However, I do not believe that city-wide rezoning in the manner being proposed is something that needs to happen right now. My question is - "To what degree does the success of the City's housing strategy depend on the approval of this rezoning proposal at this very moment?"



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First name [required]

Steve

Last name [required]

Wheaton

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am against the rezoning plan. I paid extra for a community zoned for single family only. I have concerns about parking, general infrastructure and the devaluing of my home. I have paid a lot of taxes for my single family neighborhood and should someone want to build a multi family structure they can then go through the entire rezoning process we currently have. I am really tired of having to adjust my life for those who have not worked as hard to get through post secondary schooling and then manage a tough job to build up my families net worth. Leave the current rules as they are. New-comers will adapt.



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First name [required] Ramona

Last name [required] Holmes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Calgary wide community rezoning initiative

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 Rezoning initiative in its current form as it does not take into account specific characteristics of each community that could render this initiative as pointless to address the current need for housing, I acknowledged the need for additional house is a real issue and needs to be addressed in a responsible well thought out manner. The current initiative does not. It does not acknowledge the type of housing that will address the shortage, additional infills in the \$1,000,000 plus category will not address the housing shortfall issue. Opening certain communities to higher density will only add very high end duplexes that will only draw individuals of high income that are already housed. My community of Lakeview would fit such a scenario, I cannot envision developers paying very top dollar in this area for a lot, demolish an older home to put in low income housing, high end \$1,000,000 plus infills will populate the new build in a Rezoning scenario. Additionally Lakeview has terrible public transit, our transit route to Chinook and by extension the LRT was cancelled during Covid, as was the express downtown route, never to return. Will council add additional transit routes to accommodate lower income housing in this area to support their plan to address housing needs. Likely not. The community of Lakeview only has two roads into and out of the neighborhood. With several charter and specialty school (ie. late French immersion) the pressure on the roads for school busing and general population is very intense, increased density of housing will only add to the current problem. Bringing transit routes back to preCovid levels would help alleviate this traffic issue. I implore council to take a more detailed review of traffic and by extension safety issues that higher density, thereby higher traffic, high density Rezoning would burden certain areas of the city. Housing is a real problem, but poorly thought out colouring all neighborhood's with and "equal" wand does not address unique very real world issues this will cause, in an irreversible outcome. Lakeview is just one example, that I understand well as I live there, I am sure there are other neighborhoods that will find it difficult to safely sustain increased density in their communities.



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First name [required]

Kim

Last name [required]

Holland

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

The proposed Land Use Designation amendment

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I want to express my concerns about the proposed residential rezoning in Calgary. The proposed changes are major and should have been put to a plebiscite. It is extremely heavy handed for City Council to implement this without every Calgarian having had a chance to vote on their choice. Home owners buy their properties thinking that the neighborhood they choose will continue to be the same type of neighborhood with the same type of dwellings. The cost that we paid to buy our properties reflects the nature of the neighborhood and the amount of green space around us. I do not feel that Calgary City Council has the right to unilaterally decrease the value of our homes and properties. I disagree strongly with this proposal and in future elections I will not vote for anyone on Calgary City Council who voted to push this through without taking it to the people first.



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First name [required] Karen

Last name [required] Hampton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition to rezoning. It would increase the parking strain, increase the crime rate, increase noise, increase traffic, and decrease property values.



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

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

[required] - max 75 characters	Rezoning for Housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Opposed- Blanket Rezoning.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

Amber & Mark Stephen
18 Varsville Place NW
Calgary, AB
T3A0A8

My husband and I OPPOSE the blanket rezoning for the City of Calgary for the following reasons:

1. Decrease in property value - We purchased our home 3 years ago and paid a fair price for the existing neighbourhood. Tearing down and building multi family homes on our street will certainly decrease our property value. No one wants a million dollar+ home that is surrounded by multi-family housing.

2. Loss of enjoyment - We purchased our home for the location including a quiet cul de sac. The community of Varsity has so much character with trees and beautiful older homes. Large lots contribute to the peacefulness and serenity of the neighbourhood. This will all be sacrificed if trees are cut down and multi family homes replace single family homes. Increased density will take away from this enjoyable quiet neighbourhood.

3. Lack of parking - a cul de sac location does not lend itself to multi- family housing. The entire street will be parked up which is also dangerous for kids playing in the neighbourhood. There will be increased traffic on streets that weren't designed for so much volume.

4. Lack of input - citizens in Calgary have the right to be heard. We should be able to provide feedback regarding neighbouring new construction. Blanket rezoning will lead to inappropriate land use given the unique characteristics of communities and properties.

5. Poor impact on mental health and social well being due to loss of greenery and trees -all trees and shrubs will be cut down on a piece of property to build multi family housing. There won't be any room for new greenery. This will greatly alter the appearance of a neighbourhood like Varsity that is so full of trees. Many studies have shown that trees and greenery contribute to overall higher mental health and well-being.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Please move forward with the proposed rezoning.



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First name [required] David

Last name [required] Price

How do you wish to attend?

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

Date of meeting [required] Apr 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) Letter DMP.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 14, 2024

Dear City Council,

Re: Concerns Regarding Blanket Upzoning in Calgary

I am a resident and property owner within the City of Calgary.

I write to express my concerns and opposition regarding the proposal for blanket upzoning.

Responsible urban planning and development is necessary, but implementing blanket upzoning without full consideration of its deleterious consequences on land use is imprudent. Specifically:

- Existing utilities in many central neighbourhoods in Calgary were developed for single-family homes built in the 1950s to 1970s. Blanket rezoning for higher density in these areas raises concerns and questions about whether current infrastructure or service capacity can handle increased demand. Before significant upgrades are made, this could lead to service interruptions, blackouts or brownouts, traffic congestion, decreased quality of life, and inadequate provision of essential services. In respect of upgrades, who bears these costs? The last developer in? All residents affected by the upgrades? All taxpayers? When are these costs borne? When the infrastructure is at its limit?
- What happens to the various Local Area Plans? How do they interplay with blanket upzoning? Is the City taking its hands completely off the wheel and letting development occur as if we are in the wild west?
- Blanket upzoning will not create more affordable supply in central Calgary. Hillhurst, Kensington, Bankview, Killarney and Altadore are key examples of central neighbourhoods that underwent zoning changes or have otherwise seen the proliferation of row houses and duplexes, with no appreciable increase in the affordable supply of housing. This development has also been slow and haphazard, with temporary reductions in net inventory as development occurs, and frequent unplanned interruptions to services and infrastructure.
- How will the city preserve and enhance green spaces if there will be a steady conversion of homes, through blanket upzoning, that leads to reduced setbacks and yard sizes? Existing mature trees and greenery will be sacrificed for further development, increasing an urban heat island effect. Moreover, how will increased impervious surfaces affect flood and drought resiliency?
- Blanket upzoning threatens to erode the unique character and identity of each neighborhood. Calgary is renowned for its vibrant and diverse communities, each with its own distinct charm and personality. Implementing uniform zoning policies

across the city risks homogenizing these neighborhoods and stripping them of the qualities that make them special.

In terms of alternatives, it seems more efficient to guide development and densification around transit hubs, such as the Green Line or existing stations along the Red and Blue Lines. Various private partners are willing and able to assist with this, and even to assist with the creation of new transit stations (as is the case with the proposed Midtown station and development, which will bring on nearly 7,000 new homes). There is also plenty of vacant and underused industrial land (including city land) around many stations that can be converted into affordable housing within walking distance of these transit stations, while preserving the existing character of many neighbourhoods.

I implore the City Council to either table this proposal for blanket upzoning, pending further study, or defeat it.

Thank you for considering my perspective on this important issue.

David Price



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

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First name [required]

Larry

Last name [required]

Baker

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

Proposed rezoning of communities

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The community of Strathcona Park was developed twenty-two years ago. My wife and I built a bungalow in the community on the basis that the development consisted of moderately upscale single-family dwellings on reasonable sized lots and there was considerable green space and pathways to enjoy. The home we built was at the time the single most largest investment we have ever made and now, represents our most valuable asset. It is thus very disturbing to contemplate that the value of our home and the quality of life we currently enjoy will likely be very negatively affected by the additional residential development that will be allowed by the blanket rezoning policy that the current City of Calgary Council is intending to implement in our community - without us or other community dwellers having a say in the matter. We are thus very much against the City proceeding with the proposed Land Use Designation amendment for our community of Strathcona Park



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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

The proposed changes to secondary suite rules remove the need to provide a parking space on the property for the backyard suite. This will cause many problems in and around my area because properties do not have alley ways; they back onto green space. Access to the properties is only by the one main road. This main road is also ALL the parking available. In these unique areas a parking space on the property for backyard suites should be mandatory.



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Plebiscite for Blanket Rezoning of Calgary - April 22, 2024

Calgary city council recently rejected holding a plebiscite on rezoning by a vote of 8 to 6. During the discussion, a comment was apparently made that councilors were elected to govern. Rezoning to allow densification of the entire city is not a normal operations issue and is outside any mandate the voters gave them. Also, of concern is to hear the stated intention to not change city green spaces and schools while still including them for rezoning.

The problem with the introduction of multiplex houses into R1 zones is that it does absolutely nothing towards affordability. Building costs run between \$250 and \$300 per square foot (plus land cost). Therefore, the pretty little pictures you are showing us for row housing are typically \$700,000 to \$800,000. This is not affordable. Then for the spin that the City is using, by suggesting that homeowners could add to their property and supplement their income. Please let me know how a person can afford this. Or perhaps you will give the homeowner money to do this like the developers for the downtown office building conversions.

Therefore, those who are in a homeless situation are highly unlikely to benefit from the city's proposed action.

Do you really want to ruin our city for the sake of 228 million from Trudeau. Let's not forget that he is largely responsible for the increase in Canada's population and the strain on our country to house everyone. This man is a complete joke on the world stage, has ruined Canada's economy, could not care less if Canadians starve and yet you are willing to let him into to our city to ruin it for the sake of the almighty dollar.

This is definitely not a matter for the Mayor and Council and must be presented in a plebiscite.

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



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First name [required] Jackson

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 regarding Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Concern and objection letter for Calgary rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please kindly send me an acknowledgment on recipient of this submission of comment. Thank you!

Date: April 10, 2024

Ward 6 Council
Mr. Richard Pootmans
Calgary

Re: Objection to Rezoning Coach Hill R-C1 to R-CG

Dear Mr. Richard Pootmans and Council Members,

We are house owners residing at the Coach Hill Manor Estate. We have grave concern regarding the Council's proposal to rezone our area from the low-density R-C1 Residential - Contextual One Dwelling Zone to R-CG Residential - Grade-Oriented Infill District.

The Coach Hill Manor Estate is a quiet neighbourhood and wildlife sanctuary with families of deer roaming freely around the estate throughout the year, taking advantage of the vegetations in the neighbourhood front and back yards. There are 157 houses in this estate and the average house lot is 9,626 sq ft., of which 106 houses lots are at or exceed 10,000 sq. ft. This is a low-density single family homes area with the average household size 2.2/family with an estimated population of 345 persons, compared to an average household size of 2.6 persons in Calgary¹. The total house lot size of these 157 houses is 1,511,279 sq ft (14 hectares). According to your website² a R-CG zone will have a density of 75 units per hectare (107,639 sq. ft.). With an estimated average Calgary household size of 2.6 persons, the resultant population in our area will increase to 2,730 persons after rezoning to R-CG. This is a substantial increase of population in our area by eight times. The number of households will increase seven times from 157 to 1050. Even with a conservative estimation of one car per household there will be at least 893 more cars. At a minimum, assuming each household only travels to and from work once a day, just this will add 1,800 more cars on the road a day going in and out this neighbourhood. This is a significant problem for safety, pollution, wild life conservation, community service provision and imposes an infrastructure burden that this estate, built in the early 1980, will not cater to. The additionally required community services and infrastructure will likely impose an unfair increase in community taxes for the existing single-family households in our community.

Your rezoning website indicates there will only be a minimal parking stall allowance of 0.5/unit. The estate was built on a 1 parking stalls/unit design with streets designed for this requirement (Land Use Bylaw1P2007, Part 5: Low Density Residential Districts³). The increased units in this area will translate to a 14-fold burden on our streets for parking stalls and the street sizes are historically fixed. The current requirements according to the Land Use Bylaw1P2007, Part 5: Low Density Residential Districts⁴ is 5.4m (depth) x2.5m (width) for a parking angle of 90-degree stall. The Coach Manor Estates collectively has 3,294m of street with a width of less than 9.5m across the street outside the houses. This will cater for 610 cars if all the streets are fully parked. There will still be a shortfall of 440 parking stalls to cater for the 1050 household units, assuming a single-car family, after rezoning. The increased traffic will have increased security concerns in our neighbourhood as residents frequently walk their dogs or children along these roads, let alone the free ranging families of deer roaming freely on our roads and yards throughout the year. When insufficient parking stalls are available, vehicles will

surely drive through the neighbourhood to hunt for parking space. The increased vehicles and traffic in this neighborhood right at the door step will increase the accident risk for humans (pedestrians, drivers and passengers) and wild life, especially in the winter months when both sides of the roads are obstructed with snow and the drivable areas are narrowed down significantly.

Accidental damage to cars and properties are highly costly. Research has shown an approximately linear relationship between traffic volume and accident frequency at lower traffic volumes⁵. The air and noise pollution, as a result of the increased traffic, brought to this neighbourhood will have significant health and safety impact. The estate is right next to the Bow Trail SW to Sarcee trail SW junction with an estimated traffic volume of some 45,000 to 50,000 a day⁶. Houses looking over these main roads in the estate are only some 110 feet from the Bow Trail SW main road. A minimal distance of 250 meters (820 feet) are required to safely disperse the multiple inhalable gases and particles of varying sizes⁷ to avoid significant fatal and non-fatal harmful effects that include asthma, acute and chronic bronchitis and respiratory symptoms⁸.

The 1980 constructed Coach Hill Estate is positioned at the top of the steep Bow Trail SW with an altitude above sea level of 1,230 m⁹. The nearest water pump station is located near the junction of Sarcee Trail SW and Bow Trail SW junction^{10, 11} with an altitude of 1,160 m (70 m below the Coach Hill Estate). Water pressure from different zones in Calgary ranges from 25m to 75m¹². When our area inhabitants and household are increased eight and seven times respectively (from 345 to 2,730 persons and 157 to 1050 households), it could impose an excessive demand on water supply (from the same pump station via existing water pipes) for consumption, irrigation and, importantly, fire hydrants. Wastewater and stormwater may also be overwhelmed, especially during the Calgary heavy rain seasons.

The assumption of the rationale for rezoning does not apply to Coach Hill/ Coach Hill Manor Estate area. Coach Hill is a mature community first created in 1980¹³. The assumption that mature communities are declining in population does not apply here. In fact, third generation or more inhabitants are 52% compared to 42% of Calgary average¹. Although new houses built are more efficient in conserving heat, we believe road, water and waste management capacity will be significantly stretched to handle a greatly increased demands with rezoning to R-CG. We believe rezoning the Coach Hill areas, and especially the Coach Manor Estate area, is a strategically poor choice for the health and safety of residents, wildlife conservation, inefficient or poor cost-effective investment to provide additional infrastructure provisions and community services to support a substantially increased resident population as a result of rezoning.

It also will impose an unfair burden to existing residents of this area due to increased community service charges and house tax rates. The uniform rezoning of Calgary will transform the city into a crowded city that will not be a long-term good dwelling place for new inhabitants. At the end nobody will benefit. In our view, this is short sighted. Crowded living environments will foster tension, increase crime rate. This rezoning proposal has already created rifts in Calgarians that is detrimental to the reputation of Calgary as a peaceful and desirable city. It will have a deleterious effect on the already fragile endemic mental health issues in Calgary. Opening up more outskirts areas to develop new housing areas are likely more cost efficient and reliable way to address the current housing issue. It will be a more effective long term city investment. A crowded city will increase complexity of

policing that could be a deterrent for investors of the city. We urge the City Council to reconsider this proposal of rezoning.

We believe addressing the need for new homes by changing zoning does not serve those in need with a real commitment. We believe they deserve better from our city. Zoning change shifts responsibility to solve housing shortages to private peaceful homeowners. This is entirely unfair. The result will be that new homes are made available in a patchy, random and opportunistic manner over an unknown period of time. Respectfully speaking, there is no real commitment from our city council to invest in land and start building homes now to meet this need with a realistic timeline and expectation of delivery. We urge the council to take real responsibility and commitment in developing new homes in new areas that can be built now.

Based on the above reasons, we sincerely urge our councillor Mr. Richard Pootmans and fellow council members to vote NO to rezoning Coach Hill and especially the Coach Hill Manor Estate area; allowing it to continue to enjoy the R-C1 status peacefully.

Yours truly,



Jackson and Winnie Wong
584 Coach Grove Road SW, Calgary, Alberta T3H 1R8

¹ https://www.calgary.ca/content/dam/www/csps/cns/documents/community_social_statistics/community-profiles/coach-hill.pdf

² <https://www.calgary.ca/planning/projects/rezoning-for-housing/about-rezoning.html>

³ <https://www.calgary.ca/content/dam/www/pda/pd/documents/calgary-land-use-bylaw-1p2007/land-use-bylaw-1p2007.pdf>

⁴ <https://www.calgary.ca/content/dam/www/pda/pd/documents/calgary-land-use-bylaw-1p2007/land-use-bylaw-1p2007.pdf>

⁵ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7068508/pdf/ijerph-17-01393.pdf>

⁶ <https://www.calgary.ca/content/dam/www/transportation/tp/documents/data/traffic-flow-maps/2022-flowmap-city-wide.pdf>

⁷ https://publications.gc.ca/collections/collection_2022/sc-hc/H144-99-2022-eng.pdf and <https://science.gc.ca/site/science/en/blogs/science-health/traffic-and-air-quality-driving-change-through-research>

⁸ https://publications.gc.ca/collections/collection_2022/sc-hc/H144-91-2022-eng.pdf

⁹ <https://en-ca.topographic-map.com/map-9gwgt/Calgary/?center=50.99318%2C-114.55032&zoom=9>

¹⁰ https://www.google.ca/url?sa=t&rct=i&q=&esrc=s&source=web&cd=&ved=2ahUKewiZtvCnpbGFAXW7PTQIHdl2BjoQFnoECBMQAQ&url=https%3A%2F%2Fwww.calgary.ca%2Fcontent%2Fdam%2Fwww%2Fpda%2Fpd%2Fdocuments%2Foff-site-levy%2FDraft%2520map%2520-%2520WaterCapitalProjects_2022_OffSiteLevy%25202022%252002%252010.pdf&usg=AOvVaw1uLspZ5And3T6jF6IIXOIG&opi=89978449

¹¹ <https://www.google.ca/url?sa=t&rct=i&q=&esrc=s&source=web&cd=&ved=2ahUKewiU29ulorGFAXtBDQIHtuNAEEQFnoECAB8QAQ&url=https%3A%2F%2Fwww.calgary.ca%2Fcontent%2Fdam%2Fwww%2Fpda%2Fpd%2Fdocuments%2Furban->

[development%2Fpublications%2Fwater-pressure-zone-map.pdf&usg=AOvVaw3OWmB64tmRZROXHqRQJCDW&opi=89978449](#)

¹² <https://www.calgary.ca/water/drinking-water/water-pressure.html>

¹³ <https://www.chph.ca/community-profile>



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First name [required]

Dean

Last name [required]

Larsen

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

citywide Land Use Designation (zoning) amendment

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Please vote against the Calgary city-wide rezoning proposal and reject the shallow federal money grab behind it.
This proposal, if approved, will decimate property values, hammer quality of life, and destroy the character of affected neighborhoods.
If a motion of this nature must go forward, it needs to allow local decision-making on the permissibility of the rezoning at the community level. If imposed by the city, such rezoning should apply only to new neighborhoods so people know of the risk of such development upfront: do not impose it retroactively on existing neighbourhoods.
That this proposal would have gone so far without the requirement of a plebiscite is a sign of a pretentious and malevolent spirit within the council. Calgarians deserve better.



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First name [required]	Joe
Last name [required]	Czempoyesh
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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, public hearing for planning matters
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I live in Bonavista. I purchased a home here in Nov 2021. My choice to live in this neighbourhood was largely due to it being made up of single family homes. I feel that rezoning will negatively affect my property value, increase traffic and parking, making it unsafe for our kids. It will strain the infrastructure ie water and schools, and negatively the character of the community. There is a charm and a beauty to some neighbourhoods that should be cherished and maintained. I am a supporter of working towards more housing for Canadians but this does not seem like it will do much to support that effort, if anything at all.



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First name [required]	Kim
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 for Housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Written Submission to Public Hearing Meeting of Council.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Thank you

Written Submission to Public Hearing Meeting of Council

Monday April 22,2024

We are submitting the following information as we **OPPOSE** the Rezoning for housing proposed for Calgary for the following reasons:

We own our home located on Christie Park Hill SW, Calgary, AB. Our community is wonderful, prime, great location, amenities are close to transit etc. However, Council needs to consider the following:

1. The infrastructure is at least 30 years old. Could not accommodate larger rowhouses, condo's etc.
2. Lots would be small to accommodate the "vision" and to provide an appropriate plot for a garden for therapy, growing own vegetables and an overall feeling of wellness
3. This area is a gathering place for a local religious community which already causes parking issues, impediment on local residents' yards, walkways, parks roads.
4. Streets are very narrow and could not accommodate larger vehicles to construct new homes.
5. Drainage currently is an issue for some resident's basements, and they require pumps to assist with draining.
6. Loss of community – currently a lovely mix of singles, family and retirees live in this area, and we are proud of our mix.
7. Ongoing yard maintenance, upkeep of buildings etc. is costly ... the type of residents that would be attracted with your rezoning would be a failure.

Thank you for consideration.

Kim Richardson

Lorraine Ritchie



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

As somebody who has grown up in Calgary and loves the city, I would love to be able to live and establish my family here. As housing affordability gets worse, I hope that zoning changes can be made to accommodate the many people who would love to live in this beautiful city!



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First name [required]

Bill

Last name [required]

Tymchyshyn

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

Zoning Changes

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)

submissions to City of Calgary Re Zoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I left a meeting in Lake Bonavista where there was to be an informational session on the new Zoning bylaw being considered by Calgary City Council. There were approximately four hundred people present. At least 95 percent were angry with the handling of this matter by the City of Calgary. I have been a resident of Calgary since 2015 and a homeowner since 2016. I am a senior, a parent and a pet owner.

Calgary has a lot to give to those who live here. However, sometimes things happen that make no sense. I have supported the idea that the City of Calgary should do something about housing, instead of all the grand projects (The New BMO Centre, the New Arena as well as Arts Common, the entertainment District). These are great projects but for this City to go forward there has to be housing that fits the needs of its various communities. The City staff has tried to make it clear what is to happen to accommodate better and more housing for the City.

First, stop trying to come up with a one strategy for the whole City. Develop on land that is available for housing now. Look at the effects of this housing on neighbourhoods (schools, street parking, infrastructure, snow removal, commercial enterprises, a community and not a suburb which has nothing). The City should expand housing development but not make it such that it is difficult. Surely, there is City land that can be used for housing. Stop trying to redevelop neighbourhoods that have existed for years as communities. Make parklands parklands.

Second, get the federal government moving on its own property in Calgary that has not been changed to affordable housing.

Third, to get housing that is affordable and functional for all. You need tradespeople, where are you going to get them. All across the country they are talking about an increasing demand for housing. So, the cost of housing will increase because of labour costs, material costs, etc.

Fourth, you cannot have a shotgun approach, you have to have citizens engaged to want to change housing. In my view there has been inadequate consultation with citizens. They are afraid of new housing in their areas that will devalue their property, make it hard to travel around because of increase parking on streets and back alleys. Further some types of additional suites do not need room for additional parking.

Fifth, stop allowing for haphazard approach to development by allowing houses that are currently being built take up complete lots. Seeing this creates confusion and a lack of previous foresight for City Planning.

Sixth, I see that in the latest handout from the City which came on Wednesday, April 10th, that there is no mention of assimilating new houses into the area. So, on my block there is a mix of two stories, one and a half stories, raise ranches and bungalows. I was told on April 9th, 2024 at the meeting in Lake Bonavista that infills could be as high as three stories (levels), this would change the character of the neighbourhood.

It is important that people's concerns are concerned. Who wants their neighbourhood changed now instead from houses to having rowhousing, side-by-side housing, and duplexes everywhere. Residents and myself are concerned about the value of their property which they have renovated, decorated and lived in for several years is no longer worth what they would like for their retirement or enjoyment of life.

People feel that their rights are being decided because now there is money promised by the Federal Government that says take it or leave it but this has to be done. We hear nothing from our Federal representatives about this, just that there is a need for housing. No position has to how this will affect a neighbourhood or community.

Finally, step back, stop being in a rush, maybe there are other plans for developing that would be better for the City of Calgary, it would be better to have a dialogue to try to resolve then force something on those who do not want. I realize that this process started in September but plans like this can not just be pushed through without consultation with the residents of the City.

Bill Tymchyshyn



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First name [required] **Thomas**

Last name [required] **Kehler**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Proposed Blanket Rezoning Bylaw**

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

ATTACHMENT_01_FILENAME (hidden) **Blanket Rezoning Bylaw Submission.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

See attached submission

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

April 14, 2024

To: Members of City Council

Re: Comments Re: Land Use Amendment Citywide, LOC2024-0017 and Land Use Bylaw Amendments, CPC2024-0213 Proposed Bylaw 21P2024 (the "Proposed Bylaw")

My wife and I are residents of Calgary and currently own a home on a lot zoned R-1. We are opposed to the proposed land use designation of our property to R-G and are further opposed to the Land Use Amendment Citywide, LOC2024-0017 and Land Use Bylaw Amendments, CPC2024-0213 Proposed Bylaw 21P2024 (the "Proposed Bylaw").

We are in favor of a more affordable cost of living for all City residents, including to be able to buy or rent a home. We support City Council reducing property taxes and fees that directly or indirectly flow down to citizens and adversely impact cost of living, and the ability to buy or rent a home.

We also support reasonable, targeted, and responsible land use development of higher density housing within appropriate and targeted areas of the city.

However, we oppose the Proposed Bylaw. It goes too far. It is too broad in scope (citywide), too broad in outcome (no properties left in the City zoned exclusively for single use), and the transition to a one size fits all approach in a single irreversible step is too punitive to many existing homeowners. The Proposed Bylaw destroys use, enjoyment, and value of property, with little to no utility in return, all as set forth below. The Proposed Bylaw demonstrates a failure of imagination in the solution space. Citizen concerns are legitimate, and not adequately addressed in the Proposed Bylaw. City Council cannot overlook citizen concerns in favor of improper ideological considerations and the promise of Federal government monetary incentives.

I am aware that not all City Councillors support this Proposed Bylaw, and so references in this submission to "City Council" or "the Majority of City Council" refer to the Mayor and those City Councillors who support this Proposed Bylaw.

We oppose the Proposed Bylaw for the following reasons:

1. THE PROPOSAL IS INCONSISTENT WITH THE MUNICIPAL GOVERNMENT ACT

Section 618.4(1) of The Municipal Government Act RSA 2000 C M-26 (the “Municipal Government Act”) requires that “[e]very statutory plan, *land use bylaw* and action undertaken pursuant to this Part by a *municipality*, municipal planning commission, subdivision authority, development authority or subdivision and development appeal board or the Land and Property Rights Tribunal *must be consistent with the land use policies* established under subsection (2).” In 1996 the Government of Alberta instituted a land use policy pursuant to the 622 (now s. 618.4) of the Municipal Government Act (the “Land Use Policy”). The Proposal is not consistent with the Land Use Policy and approval of the Proposal by City Council would be contrary to section 618.4.

In particular, and without limitation, the Land Use Policy requires land use patterns provide the opportunity for a variety of densities and requires a wide range of housing types. The Proposed Bylaw – by rezoning the entire City of Calgary to allow for higher density redevelopment - no longer provides any assurance of exclusively zoned single detached home lots or neighbourhoods. As the Proposed Bylaw would eliminate the assurance of single detached homes in Calgary, it is contrary to the Land Use Policy and section 618.4 of the Municipal Government Act.

In addition, the Land Use Policy requires development be done in a fashion which is in harmony with existing neighbourhood design and architectural development. Some neighbourhoods are designed for high density. Others are designed for low density. The Proposed Bylaw would enable ad hoc development of a variety of densities in a single neighbourhood, undermining the harmony of existing neighbourhood design. Many neighbourhoods are designed with architectural controls in place, to ensure harmony in the neighbourhood. These restrictive covenants have been approved by the City of Calgary. The Proposed Bylaw would directly contradict restrictive covenants which have been thoughtfully and meticulously prepared to restrict property use to single family dwellings. This conflict with such restrictive covenants also creates uncertainty in other aspects, such as architectural controls. Accordingly, the Proposed Bylaw would undermine development being done in a fashion in harmony with existing neighbourhood design and architectural development and is therefore contrary to the Land Use Policy and the section 618.4 of the Municipal Government Act.

Finally, the Proposed Bylaw will materially interfere with, or adversely affect, the use, enjoyment, or value of land through the introduction of the Proposed Bylaw. Existing restrictive covenants play a material role in the value of low-density properties. Does the City of Calgary intend to have such restrictive covenants discharged to give effect to the Proposed Bylaw, or otherwise render them unenforceable? Either way, the Proposed Bylaw undermines the character of such neighbourhoods, due to the potential for ad hoc, high-density homes in existing low-density neighbourhoods. The consequences of mixed density in a single neighbourhood is not only visually unappealing, but also impacts services, parking, traffic flow, among other things. Accordingly, the Proposed Bylaw materially interferes with the use, enjoyment, or value of land, inconsistent with the Land Use Policy and the Municipal Government Act.

If the Proposed Bylaw is passed, it should be immediately struck down under the Municipal Government Act.

2. MITIGATIONS IN THE PROPOSED BYLAW ARE SUPERFICIAL

The implications of a successfully implementing the Proposed Bylaw will result in significant ad hoc and undisciplined development. This in turn will put more pressure on existing infrastructure, services, parking, and traffic patterns. As well, such ad hoc development will likely contribute to unsightly and unstructured development that detract from existing neighbourhoods, as not being in harmony with the character and architecture of the neighbourhood, as required under the Land Use Policy. The City of Calgary indicates it has listened to Calgarians concerns about ad hoc development under the Proposed Bylaw and suggested certain mitigation steps, but these steps are superficial – they sound fair on paper, but there is little substance to them.

The mitigation proposed of an additional step having a City of Calgary bureaucrat, or City Council, make the final decision does not address citizen concerns regarding the Proposed Bylaw. Any judge, lawyer, or common-sense person knows that when, for example, once the City changes the zoning of current low density zoned properties to allow for higher density development, such higher density development is now the rule, and lower density development (including single use homes) is now the exception to the rule. The onus is reversed – instead of a citizen being able to rely on the rule and decision makers reluctance to deviate from the rule in the absence of compelling rationale – the citizen will now be forced to come up with a compelling rationale in hopes it is sufficient to overcome the new rule. It is well known among lawyers that whoever has the burden of proof to establish the exception is less likely to be successful. Accordingly, it becomes more onerous and difficult for citizens to successfully object to a high-density development in a former low density zoned neighbourhood.

Constituents should not be fooled by the smoke and mirrors. If the City has no intent to allow such things to happen in many communities, City Council should keep the current zoning in place in those communities. The suggested mitigations are – in my view - a mere sham.

3. THE PROPOSED BYLAW IS NOT JUSTIFIED

The onus lies upon the City to justify the Proposed Bylaw. It has failed to do so.

First, the City of Calgary states that other jurisdictions have implemented similar bylaws. Such however is not a justification of the Proposed Bylaw. As my father used to say, “just because someone else is jumping off a bridge, does not mean you have to”. There is no evidence to suggest that blanket rezoning of itself will increase supply of housing and also decrease price. The absence of real justification is a fatal to such a broad draconian proposal.

Second, while housing supply is an issue in some municipalities, experts have noted Calgary is not one of them. We have spoken to realtors who do not believe there is a housing supply crisis in Calgary. We note there are real estate listings of homes for available for sale, and there places available for rent. A drive around the City of Calgary reveals several higher density housing construction projects in progress. The prospect of a possible potential future housing supply shortage is not a crisis. Such risks are to be monitored and if required, addressed through reasonable steps in a measured manner to promote market based solutions. However, we are not

in favor of draconian, broad brush, irresponsible measures - like the Proposed Bylaw - to solve for a possible uncertain future risk.

Third, the City of Calgary has put forward no reliable evidence that adopting the Proposed Bylaw will with certainty increase housing supply in Calgary. We appreciate that is their hope, but hope is not evidence. In addition, is zoning in the city currently the largest impediment to high density development in the City of Calgary? They provide no evidence to support whether such is the case. On the contrary, in our general area there are two high density developments going up right now, neither of which development required any change in the zoning of our property to proceed. This fact emphasizes the lack of any rationale connection between the effect of the Proposed Bylaw and its stated objective. As noted below, we believe the real objective is an ulterior motive.

Fourth, economists and other experts note there are other more significant factors contributing to the lack of housing supply in some municipalities (Calgary not being one of them), including a lack of skilled construction workers. Where zoning is mentioned as a contributing factor, is it described as a lesser factor, and I have never heard any expert suggest that the draconian rezoning of an entire City is required to address supply in Calgary. To spur on incremental housing supply, these other issues must be addressed. In this case, the draconian cart (the Proposed Bylaw) is before the horse.

Fifth, even if we assume that zoning is to some degree an impediment to housing development (which again is not supported by any evidence from the City of Calgary), is rezoning the entire City of Calgary to allow higher density housing the least intrusive measure to address the issue? What other measures were even considered before leaping to this draconian outcome? **Failure to consider least intrusive measures to address any actual existing zoning impediment to development would be, in my view, evidence of negligence by those members of City Council who support the Proposed Bylaw.**

Sixth, where is the urgency to immediately rezone the entirety of the City of Calgary? It appears to us that the Majority of City Council adopts a label of “crisis” to justify any means to achieve that end. There must be first be an identifiable and existing crisis in Calgary (and once again experts cited in the media do not put Calgary at the top of that crisis list) and investigation of least intrusive measures. Once again, failure to do so, in my view, is negligence.

Finally, the City of Calgary has put forward no reliable evidence that increasing housing supply will be fact result in affordable housing. As per my comments below, even if there is more higher density housing supply, and even assuming such housing is at a relatively lower cost (which is not always case as older homes can be less expensive than new construction) such does not necessarily make such new higher density housing affordable. Inflation and construction costs (including costs on development imposed by the City of Calgary) all get passed on to purchasers, inflating the cost of housing. And affordability must also address what is left in a citizen’s jeans after payment of taxes and other living expenses. See my comments below in this regard.

The only justification we have heard from Mayor Gondek and some members of City Council is that if we do not implement the Proposed Bylaw, the City of Calgary will not receive Federal funding pursuant to an agreement the City of Calgary has entered with the Federal government. Such is not a justification to adopt the Proposed Bylaw. Such is an improper consideration. Federal funding

with attached conditions is intended to facilitate certain ideological interests of the Federal government. If the Federal government wishes to help with housing, it should do it with no strings attached, and let municipalities determine what is, and not is, appropriate for their citizens. City Council cannot let this funding agreement bias its decision making. Certainly many of us citizens are not swayed by such tactics. See below for further information.

4. THE PROPOSED BYLAW WILL NOT INCREASE HOUSING AFFORDABILITY

We do agree there is a City of Calgary housing affordability issue. The Majority of City Council uses availability and affordability as interchangeable concepts when it suits them. But logic, reason, and common-sense, dictate such is not the case. The Royal Bank of Canada has recently noted Calgary is Canada's current housing hotspot – but also stated affordability is the issue, not availability. Current high interest rates, high inflation, and high cost of living are significant contributors to the current housing affordability crisis in Calgary. City Council has not taken any measures to make life more affordable for Calgarians, on the contrary, the Majority of City Council has made life less affordable for Calgarians.

City Council can take notice of the fact that the cost of living has risen dramatically in the last few years. This is due to high inflation driven by, among other things, exorbitant government spending, government lock downs, quantitative easing, supply chain disruptions and the like. In addition, the Majority of City Council must also take accountability for its actions in driving up the cost of living for City residents, including a significant increase in the property taxes (for some residents more than 15%) to fund non-core projects of the Majority of City Council. These property taxes directly burden property owners, who pass on these increased costs to their tenants in the case of renters. It is hypocritical for the Majority of City Council to make life more unaffordable in Calgary through its own conduct, while concurrently relying on a manufactured affordability crisis to justify a draconian overreaching blanket rezoning bylaw.

Anticipated interest rates cuts later this year are expected to go a long way in mitigating some of the current affordability crisis. This of course begs the question as to why City Council wishes to take the “urgent” and draconian step of a Citywide rezoning when declining interest rates could see at least some of those concerns dissipate. Without supporting rationale or evidence the Majority of this City Council thinks they can better see the future. Or is it possible that the Majority of City Council has some other ulterior motive at play? I believe the latter to be the case.

5. UNFAIRNESS AND ULTERIOR MOTIVE

This process and any decision by the Majority of City Council is tainted by unfairness and bias.

The City of Calgary states they held consultations earlier in the year - at which 600 people showed up. We were among the vast majority of Calgarians who did not show up. Why? Because we had no idea of the magnitude of what the City of Calgary was planning to propose. In fact, it was not long ago that that a colleague brought to our attention this issue, as she sits on a Board that is very

concerned about this. Then only a few weeks ago did I receive by mail a notice from the City identifying for the first time that the property we own – as well as our neighbours’ properties – are intended to be rezoned to allow for higher density development. It also stated that comments must be submitted by April 15. This notice has given us precious little time to research, prepare and submit a submission on such an important topic. A proposal for a plebiscite by some City Councillors was rejected by the Majority of City Council. Our City Councillor said it was rejected as being too “expensive”, which we found ironic given his support for the largest single property tax increase in Calgary.

In reading the materials for upcoming City Council meeting to discuss the Proposed Bylaw, it is not lost on us how the Majority of City Council has unduly influenced the City of Calgary in preparation of the Proposed Bylaw. We heard Mayor Gondek state she was going to listen to the position of representatives of the City of Calgary on this matter. However, no weight can be given to the City’s recommendation in this case because the Majority of City Council has unduly influenced the content. The Mayor and the Majority of City Council have tipped the delicate balance of the City’s recommendation to reflect their desired outcome. The materials accompanying the Proposed Bylaw reference several occasions that aspects were “as directed by Council” or words to similar effect, or noted specific changes directed by City Council (e.g. removing parking requirements from proposed development).

This evidences not only the degree to which the Majority of City Council has, in our view, improperly influenced the City of Calgary in preparing the Proposed Bylaw but is also evidence of the ulterior motive of the Majority of City Council. Mayor Gondek and the Councillor for my Ward have both confirmed the importance they place on receiving the Federal funding pursuant to the agreement they have already entered with the Federal government. The citywide blanket bylaw is one condition of receiving those funds. Did the Majority of City Council even question the rational connection and integrity of linking a blanket citywide rezoning with the Federal funding? With the Federal funding attached to such an irrational rezoning demand is on its face an improper consideration/motivation that has directly biased the Majority of City Council. They can not be said to be acting in the interests of their constituents. Federal funding with conditions attached appears to be no more than using taxpayer dollars to implement federal government ideologies. To my knowledge, this Proposed Bylaw was not a part of any publicized platform by Mayor Gondek or any member of City Council in the election campaign.

In short, the Proposed Bylaw is tainted by procedural unfairness, as well as bias and ulterior motives of the Majority of City Council. If the Proposed Bylaw is passed, it should be struck down in a judicial review.

6. CLOSING

The Proposed Bylaw is like trying to kill an ant with a sledgehammer. You may kill the ant, however the carnage that accompanies that act vastly outweighs any suggested benefit.

Calgarians are a diverse group of individuals. Our diversity includes a diversity of desires regarding most people’s single largest investment – their homes. Some citizens may desire to live in low

density, single family home neighbourhoods. Others may desire to live in higher density neighbourhoods. Each desire is equally valid. However, the Proposed Bylaw removes the choice of those who desire to live in a home with an assurance of low density. This may not suit the Majority of City Council's ideologies. But City Council is there to represent their constituents – all of them – and to find the delicate balance for all, not just those who share their personal ideologies. This is why the Land Use Policy requires what it does. The Land Use Policy does not endorse the sledgehammer approach proposed here.

The Proposed Bylaw would undo decades of City planning. Federal government funding with its own ideological hooks is not a sufficient rationale to adopt a citywide blanket zoning bylaw that does away with the ability to have single family home lots or neighbourhoods, as well as destroys the enjoyment, use and value of property.

Mayor Gondek has recently acknowledged she needs to listen more. We are hopeful that means listening not only to those who views are like her own, but also to those who take an opposing view. Mayor Godek also stated she would have an open mind in the upcoming meeting regarding the Proposed Bylaw. We know there are many communities and individuals that do not support the Proposed Bylaw. We encourage Mayor Gondek and the Majority of City Council to listen to constituents and decide in the best interests of all citizens, unbiased by the promise of Federal funds with unacceptable conditions. While the Proposed Bylaw may be in the interest of some citizens, because it is overly broad in scope, outcome and adversely affects existing neighbourhoods, is not in the best interests of all citizens.

Respectfully submitted,

Thomas Kehler

Thomas Kehler

Maureen Kehler

M. Maureen Kehler



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First name [required] Judith and Raymond

Last name [required] Powell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We are writing to object to the newly proposed blanket rezoning in the city. Our zoning would become R-CG. If we sold our single-detached home then a developer could replace it with 4 units, each with a secondary suite and a backyard suite. That means there could be up to 12 families living on this piece of property. Although we assume because we are on a crescent with no back alley that the 4 backyard suites would not be allowed. Even still, 8 families on this lot would be a sizeable change for our current neighbours to endure. As this continued to happen over time our neighbourhood would be forever changed from the little community it feels right now. We know most of our neighbours and really appreciate the sense of community here. We think that feeling would be lost as the density increased. It's important for there to be more affordable housing we agree, but it makes more sense for such density to be built closer to transit especially the C-Trains. The proposed .5 parking space for each unit is not enough and many cars would end up on the street. The reality is many families have more than one vehicle.

So overall, we think it makes much better sense to continue the current requirement that applications are needed for any change to zoning. This practice will still result in increased density over the years too, but in a much more gradual and community-sensitive way.