



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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First name [required]

Nanci

Last name [required]

Komonoski

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 our neighborhood to R-CG

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Our home is in Parkland, renovated with a substantial financial investment, previously owned a home for 30 yrs in Lake Bonavista. As Ronald Goodfellow stated in C Herald article Mar 23 " Disrupting the lifestyle choices and investments of tens of thousands of citizens by eliminating the certainty that came with land-use zoning will not make housing for the poor more affordable" . Certainly for many Calgarians a home is their largest financial investment. Our choice to own in a specific community is for a variety of reasons, and city council has the power to change zoning to potentially destroy the value of a home and the owners future return on investment?!! It appears this council with the exception of Mr Demong your minds are made up on the re-zoning issue. Its not lost on citizens that federal funding to cities across Canada with their mandates tied to this money lead a lot of us to think its a done deal. This is totally unacceptable that a group at city hall will have impact in our communities for the greater good?? Your council is deaf to the concerns of affected property please postpone this until next civic election - this was never in the Mayors platform initially.



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First name [required]

P.J.

Last name [required]

Dunn

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 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 Housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)

P.J. Dunn Opposition to Blanket House Rezoning Council Letter.PDF



ATTACHMENT_02_FILENAME
(hidden)

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

Attached is a letter opposing council's plans to execute blanket rezoning of housing. I also would like to speak in front of council per my previous submission.

Dear Calgary City Council,

My name is P.J. Dunn and I'm an impacted land owner of Meadowlark Park. I'm a proud born and raised Calgarian, new home owner and expecting father who has spent the last 12 years post education renting, working and saving to afford the right to call a mature RC1 community home.

Like the overwhelming majority of my neighbourhood, my wife and I specifically sought out a RC1 community for the context of:

- Well planned communities focused on single family dwellings
- Access to good schools
- Quiet streets
- Mature trees
- Skyline and sunlight access

Blanket rezoning eliminates all of this context behind our lifestyle selection and hard efforts to afford this.

Of even higher concern blanket rezoning eliminates good process that supports homeowners rights, influence and control over their lifestyle choice and investment in a lower density RC1 community. Should blanket rezoning go through our elected members of council are no longer required to listen to homeowner voices and concerns on specific development in our community or next door from the RC1 context to which we specifically purchased our properties. No more site-specific public hearings on lower-density redevelopment. Homeowner concerns and input are now limited to development permits in our neighbourhood, are pushed to clerks, and back office administration. These are unelected officials who are not motivated by our concerns.

Elimination of this fair process and homeowner's ability to be heard is hidden behind the catch all "housing crisis," which council promises to solve with blanket rezoning to increase affordability and density.

Knocking down single-family homes and replacing them with more units marketed at the same or higher purchase or rental prices does not increase affordability. We just bought an older bungalow where one community over from us zoned RC2 a "newer" higher density duplex sells for more than the purchase price of our home. Not all areas in the city are the same and neither do they need to be the same. Blanket rezoning without any planning or forethought does not solve affordability.

The current market environment is unlikely to result in a large number of multifamily unit developments that the city is promoting for densification. Housing supply is the result of market forces and developers build when they can make a profit. There are only so many developers, contractors and tradesman out there and as anyone who has looked for one recently knows,

they are in short supply. Any change will take time and blanket rezoning does not guarantee to accelerate the increased density we are all looking for.

However, what is guaranteed is that proposed 4+ unit properties that are built will firstly remove existing affordable rentals from the market for 12-18 months while development takes place. And secondly, have high potential to permanently disrupt the character of single family designed communities and the lifestyle existing hard working homeowners invested in without any effective planning for increased density and the infrastructure required to support it.

Do not get me wrong, my wife and I are supporters of increased density within the city of Calgary. However, there are so many well-planned ways we can accomplish this using existing infrastructure on major thoroughfares that complement the character and diversity of our existing neighbourhoods without a blanket one size fits all approach.

Instead, what is clear to me, is this not the answer to an affordability and density crisis, this is the answer to removing homeowner rights and voices on the effective development of single family dwellings based communities and the obligation of council to listen to them. If this rezoning proposal goes through without proper democratic process, which to this point has been ignored, this council in my eyes will forever hold the legacy of removing solid due process from homeowners who made specific lifestyle investment choices in RC1 communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'P.J. Dunn', with a large, sweeping flourish at the end.

P.J. Dunn



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First name [required]	Julie
Last name [required]	Elliot
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 against blanket rezoning to RCG. I am in favour of densification and affordable housing but do not agree that it is appropriate in every neighbourhood, every lot, and every street.



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First name [required]	Neil
Last name [required]	Korchinski
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 proposed blanket upzoning - Apr 22 Public Hearing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Apr 15 2024 - Letter to Council on Upzoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Neil Korchinski
4628 Britannia Dr SW
Calgary, AB, T2S 1J6
nkorchinski@gmail.com

April 15, 2024

Mayor Jyoti Gondek and All City Councillors
800 Macleod Tr SE
Calgary, AB, T2P 2M5

RE: Proposed Blanket Rezoning Changes – R-CG

Dear Mayor and City of Calgary Councillors,

My wife and I are native Calgarians and we love our city. We own a home in Britannia and are **AGAINST** a blanket up-zoning.

Obviously the city is in need of more affordable housing and we are not against the nature of densification in general. However, we feel this is best achieved in targeted areas which are near main streets and activity centers and near public transit. The schools in our neighbourhood are already over subscribed and I fear that I won't be able to walk my two young girls to school if they are not successful in the lottery for admission into our walking zone school.

We are concerned about the immense environmental impacts this proposed zoning change may cause also. Much of our city is covered by a beautiful urban tree canopy, and we must not lose that as developers remove trees to build more units on lots, with more ease to their building. We are concerned about the increased water runoff issues associated with less absorbable land due to the increase in the proposed allowable building lot coverage percentage. Due to these same factors, we are also very concerned about an increased heat island effect in an already fast warming climate.

It is clear that we need to build more homes, of all shapes and sizes, and we do not argue with that. We do feel that this will be much better achieved, with many less unintended negative consequences, if this development is done in a more thought out, planned, and targeted approach. We strongly feel a blanket zoning change will not effectively achieve the goal of providing affordable housing and will have many other negative consequences.

Thank you for your attention to this matter.

(signed)

Neil Korchinski



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First name [required] Katherine

Last name [required] Brier

How do you wish to attend?

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

Date of meeting [required] Apr 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 husband and I are residents of Lake Bonavista in Calgary and are completely opposed to blanket rezoning and feel that it will have a detrimental affect on our community. We bought here because it was designated R1 zoning. The increase in population density would put a strain on our infrastructure (water, sewer and electricity) leading to increased traffic and noise pollution as well as over populating schools affecting student/teacher ratio. Newer residents will have to park on the street leading to the increased possibility of pedestrian and auto accidents. As this is a lake community, there will be many more people using the facilities than was planned for originally. Each lot now has one fractional ownership of the lake and park. We do not want our beautiful greenery and open spaces replaced with buildings. Developing in Lake Bonavista will do nothing to support affordable housing. We acknowledge the need for affordable housing but it just will not work in our neighbourhood.

Thank you
Katherine and Tom Brier



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Please review my attached letter on behalf of my husband and myself. We would expect our comments to be added to the information within the meeting for blanket rezoning. if in doubt I will say it here, we are firmly against this plan. Council do not have the authority or the right to push through this plan. The bribe by the federal government is only an excuse to change the zoning laws. The city should work with the everyday Calgarian and listen to the needs. This plan will do nothing to end homelessness and will not create affordable housing it is a tax grab plus you are looking to gentrify older RC1 neighbourhoods against the rights and regulations that we purchased our home under. Bring the citizens together, its time you stop as a council dividing us. Hear our voices

April 15, 2024

City Of Calgary

Mayor Gondek and Members of Council

I am a resident of Calgary living in underrepresented WARD 11.

I am fully informed on the proposed Housing Strategy by the City of Calgary and fully understand that City Administration and Council are purposively advancing the Blanket ReZoning of Detached Single Family Dwellings.

I understand that there is to be a Public Hearing beginning on Monday, April 22, 2024, to receive comments and submissions from Calgarians, interest groups and not for profit agencies. I have a large project at work where I cannot attend the meeting on the 22nd so please accept this letter as my submission.

Changing the 60 year old bylaw to blanket rezone the City is undemocratic given the vast majority of citizens are in strong opposition. Have you considered the aging in place disruptions? Your views are myopic that this change will be the cure what council terms the “missing middle”

I wish to provide you with my thoughts in **STRONG OPPOSITION** to Blanket ReZoning for just a few of the following reasons:

The proposed Blanket ReZoning DOES NOT:

Create affordable housing;

Create housing abundance;

Respect 60 years of sound planning of established communities, and ELIMINATES the rigorous planning required of all NEW “greenfield” communities when redeveloping and densifying existing communities;

Adopt the efforts or vision of the recently abandoned Local Area Plans in numerous Calgary communities to STEER CONTROLLED AND MANAGED HOUSING DENSIFICATION;

Save infrastructure money as compared to the development of NEW communities as redevelopment requires infrastructure upgrades too; or

PROVIDE A PLANNED, DELIBERATE, PROPORTIONATE SOLUTION to the housing needs in Calgary.

The proposed Blanket ReZoning DOES:

Encourage and permit UN-PLANNED AND UN-COORDINATED DEVELOPMENT in existing communities that were NOT designed for substantial increases in density beyond their contemplated use and capacity;

HYPER-CAPACITATE the Electrical Grid, Water Services, Sewer Services, Parking and EMS in existing communities;

NEGATIVELY AND SUBSTANTIALLY AFFECT property values of long-term community residents on their SINGLE LARGEST INVESTMENT;

DENY homeowners in existing communities the right to receive notice of, speak to and contest development proposals in their community – **ELIMINATING DUE PROCESS** for changes to neighbourhoods and communities;

CHASE EXISTING HOMEOWNERS from THEIR neighbourhoods and communities as they are **FUNDAMENTALLY** and **IRREVERSIBLY** changed from their original character;

HAVE PROFOUND, IRREVERSIBLE NEGATIVE EFFECTS on those who have consciously, deliberately, and in good faith, purchased homes in specific communities, with specific zoning and density mixes that suit their needs and vision for their families; and

Place the interests of **'the few' ahead of and above 'the many'** who will pay a dear, unexpected and unnecessary price for Blanket ReZoning.

I also understand that City Council will be holding a **VOTE** on the approval or defeat of Blanket ReZoning in very short order, likely immediately after the conclusion of the April 2024 Public Hearing.

I note that the vote to advance the Housing Strategy in the prior phase was very hastily conducted on an **"URGENT"** basis on **SATURDAY**, September 16, 2023, **IMMEDIATELY** after the closing of the September 2023 Public Hearing, and **WITHOUT** further research, review, consideration of or collaboration with those who made submissions to council, or with fellow Councillors or Administration. This Council **HASTE** was distasteful and unnecessary, and it rendered the **"Public Consultation"** **PERFORMATIVE** and **MEANINGLESS**, and was a disservice to the great many who spoke in **OPPOSITION** to the proposed Housing Strategy.

I urge you to carefully, unhurriedly and thoughtfully consider the palpable opposition to Blanket ReZoning, and to **TRULY REPRESENT** the hundreds of thousands of people who will be profoundly compromised should Blanket ReZoning proceed.

If you feel confident and truly believe that the **MAJORITY OF CALGARIANS** – and the **ELECTORS IN YOUR WARD** in particular – support Blanket ReZoning, I urge you to **DEFER** any support for Blanket ReZoning until the next Civic Election on October 20, 2025, **AND STAKE YOUR RE-ELECTION ON YOUR SUPPORT FOR BLANKET REZONING**.

I implore you to **VOTE AGAINST** the Blanket ReZoning of the City of Calgary. Please consider who we **ARE** and not who you think we **SHOULD** be!

The City of Calgary has a surplus of land that would be used of the next 30 years. Open your minds and use the lands you have already and to do change existing land use already in place by forcing the blanket rezoning

This plan is clearly ageism at its worst. Please do not try and take our rights.

Respectfully submitted,

Patricia Kromm
Bert Fegyverneki
138 Lissington Drive SW, Calgary, AB T3E 5E3
403-605-4083



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First name [required]	Jane
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	The City of Calgary citywide land use designation (zoning) amendment.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Citywide Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Risks and impacted areas include:

Environmental: Construction of these projects increase the traffic, decrease parking availability, create noise from early in the morning to late in the evening, generate unnecessary waste by demolishing good homes, produce dust and debris for existing neighbors.

Safety, increasing the population in an area is going to increase crime and crime has already been increasing which hurts Calgarians and does NOT "build strong communities" as identified as one of Council's guiding principles (<https://www.calgary.ca/our-strategy/overview.html>).

Thieves, car prowlers, homelessness, drug usage, vandalism has increased across the city, and the City must adequately combat this trend before growth can occur, otherwise, your housing efforts are not going to be required if people move to Calgary and then realize how unsafe the city is before deciding to move again then creating a vacancy issue in the future.

Privacy: Allowing for backyard suites would impede my privacy/landowner in my own backyard and would further amplify the parking issues we already have in our neighborhood that has resulted in vandalism. We worked hard to move into our neighborhood and choose where in the neighborhood we wanted to live. This proposal, if implemented, has the potential to change our community/choices we made in where we live e.g. not by rowhomes, townhomes, etc.

Greenspace and Health: Condensed housing eliminates greenspace, trees and vegetation required for the local wildlife to thrive and for Calgarians to enjoy. Eliminating yard space or drastically reducing yard sizes will promote people to stay inside, which reduces spaces where young children can play in a fenced yard, can decrease mental health and increase obesity.

Fire Risk: Condensed infrastructure increases the fire risk and can impact many people beyond where the fire started by eliminating natural barriers/space between buildings.

Congestion - No Parking Available & Congested Roads

Also, the Housing Plan Doesn't Meet the City of Calgary's Strategy

Hello,

Below are my comments that I would like to be included in the agenda of Council for planning matters regarding the City of Calgary citywide land use designation (zoning) amendment.

The proposed changes would amplify and increase problems in our community such as safety and parking. I encourage the City of Calgary and Council to reassess and revise their plans to take a holistic approach to create an approach to support their strategic plan, without creating more issues to resolve in the future. The plan must support all Calgarians, not just new Calgarians, and I recommend the re-zoning to be specific to inner city/beltline communities only.

Housing Plan Doesn't Meet Strategy: The Citywide plan does not materially support increasing housing supply over the next six years (2024-2030), as it will take many years to get funding, plan, demolish and rebuild to regulated specifications, whereas it takes several years to build a new sub-division (usually split into several phases over many years). It appears that Council is taking liberty to make longer term changes without being transparent to its plans, as to make the most impact to increasing the supply of affordable housing construction needs to occur in new sub-divisions/in-development or existing buildings (e.g. retrofitting or renovations required).

City of Calgary's webpage, "Rezoning for Housing Calgary needs more homes. Citywide rezoning will help. Learn more and provide your feedback!" (<https://engage.calgary.ca/rezoningforhousing>)

Also, the website also states,

"We are implementing five actions outlined in the Home is Here: The City of Calgary's Housing Strategy 2024-2030 (approved by Council in September 2023):

Rezone to a new base residential district (zone), Residential – Grade-Oriented (R-CG) or Residential – Low-Density Mixed Housing (R-G) to allow for a greater variety of housing options.

Rezone to Housing – Grade-Oriented (H-GO) in approved Local Area Plans where appropriate.

Allow both a secondary suite and a backyard suite on the same property.

Remove parking requirements for backyard suites.

Add Contextual Single-Detached Dwelling to R-CG, to ensure development rights are maintained." (<https://www.calgary.ca/planning/projects/rezoning-for-housing.html>).

In the City's finance adjustments for the budget, adjustments made include, "It incorporates recommendations from the Housing and Affordability Task Force and funds four operating programs to increase housing supply and support Calgarians' access to affordable housing: a secondary suite incentive program, support for downtown office conversions, a land fund to increase the number of parcels available for development, and the One Window program to create a simplified way

- c. The CBC shows "Calgary annual net migration 33,100 in 2023, 19,700 in 2022"(<https://www.cbc.ca/news/canada/calgary/calgary-spring-economic-outlook-2023-annual-population-growth-record-1.6837424>). For example, Mahogany is a relatively new neighborhood that has embraced lots of condensed housing approaches but has regular community outreaches "listen to your concerns & discuss safety & crime prevention topics relevant to the area" (<https://www.facebook.com/CalgaryPolice/posts/800212882139213/>)
3. **Privacy:** Allowing for backyard suites would impede my privacy/landowner in my own backyard and would further amplify the parking issues we already have in our neighborhood that has resulted in vandalism. We worked hard to move into our neighborhood and choose where in the neighborhood we wanted to live. This proposal, if implemented, has the potential to change our community/choices we made in where we live e.g. not by rowhomes, townhomes, etc.
 - a. What are the maximum height restrictions for the proposed new buildings? For example, communities such as Kensington and Killarney, etc. have original houses that are dwarfed by the new in-fills and have lost their privacy.
4. **Greenspace and Health:** Condensed housing eliminates greenspace, trees and vegetation required for the local wildlife to thrive and for Calgarians to enjoy. Eliminating yard space or drastically reducing yard sizes will promote people to stay inside, which reduces spaces where young children can play in a fenced yard, can decrease mental health and increase obesity. For example, in Okotoks they are building condensed housing in D'Arcy Ranch and there are almost no backyards as the garage takes up most of the space.
5. **Fire Risk:** Condensed infrastructure increases the fire risk and can impact many people beyond where the fire started by eliminating natural barriers/space between buildings. For example, the 2002 Erlton Condo fire near the Calgary Stampede resulted in several injuries, left many Calgarians without a home and lost their personal belongings (<https://www.theglobeandmail.com/news/national/residents-weep-as-fire-destroys-calgary-condos/article4135759/>).
6. **Congestion - No Parking Available & Congested Roads:** Backyard suites, secondary suites, rowhouse-style housing, rowhomes, townhomes contribute to congestion and parking being unavailable. For example, Copperfield/Mahogany has condensed housing where you must walk blocks before finding a parking spot. The number of condensed housing needs to be monitored in a community to ensure that communities with limited roads or access to roads is not overloaded e.g. Riverbend, Mahogany, etc. Even communities with multiple entry points e.g. Shawnessy already have traffic congestion that doesn't need to be increased by more condensed housing.

Call to Action:
Vote, No.

These changes I hope that Council will truly **listen to the voting citizens that you serve**, as friends went through a similar situation and their worries and concerns were not heard by the City of Calgary and the public hearing was merely a formality, and the decision was already made to vote against what its citizens want.

I ask Council to confirm that your voting constituents want this change to occur in their community and I hope that the practical implications and **impact, both positive and negative, is clearly outlined to citizens and that their voices can be heard** in the evening and weekends when the majority of Calgarians are not working. The Information sessions held occurred prior to notification of landowners targeted specific groups only - I would have appreciated notification, which includes dates of in-person information sessions and time to investigate and follow-up to have the opportunity to voice our opinions.
(<https://engage.calgary.ca/rezoningforhousing>).

Future plans must not only consider the immediate call to action, in this instance the housing strategy, but it must **consider other aspects it impacts, including upstream and downstream factors** e.g. safety, parking, streets, environment, roads and access, schools, City of Calgary's strategy, etc.

Calgary is great because of its space and uniqueness, and it is my opinion that these proposed changes would take away from what makes Calgary great, therefore, an approach that tries to become another Toronto will not work for the Calgarians you serve.

Calgarians want affordable housing, not reframing or marketing a smaller/sub-par housing.

"Our Vision: Calgary: a great place to make a living, a great place to make a life."

(<https://www.calgary.ca/our-strategy/overview.html>)

Thanks for your time!
Concerned Citizen



Public Submission

CC 968 (R2023-10)

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First name [required] **Bradley**

Last name [required] **Dyck**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 Residential Property**

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

ATTACHMENT_01_FILENAME (hidden) **City of Calgary RezoningApril 22,2024 Council Meeting.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

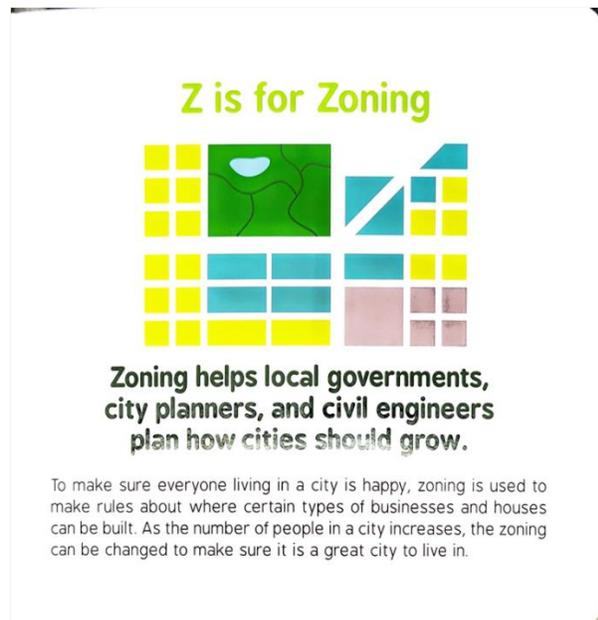
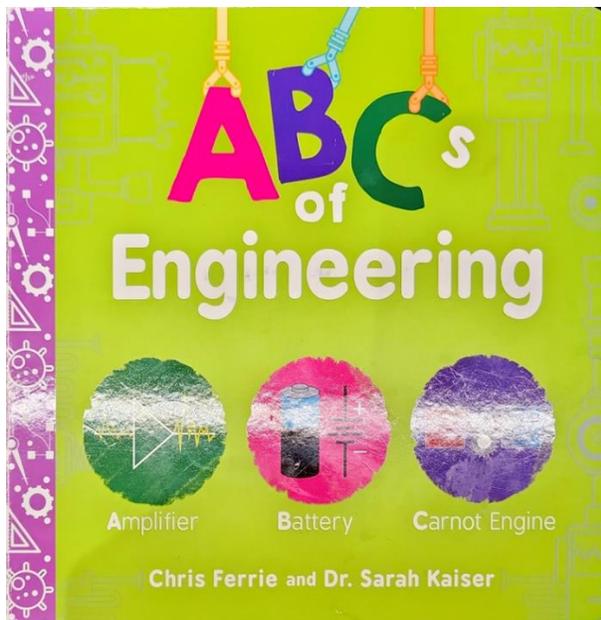
Please find attached a letter voicing my opposition to the blanket rezoning of the City of Calgary

April 15, 2024
Calgary City Hall
800 Macleod Trail SE
Calgary,
AB T2G 5E6

Honorable Members of Calgary City Council,

I am writing to voice my **opposition to the blanket rezoning of residential properties** in the City of Calgary.

Densification in the population of a city is inevitable, and an indication of thriving population. When new developments on the perimeter of the city are built, they are planned with input from contractors, city planners, and engineers. Existing neighborhoods are rezoned to accommodate the population increase. The process that is currently in place allows for feedback from the community to help the City of Calgary to make their decision how and where to rezone. The key point is that there is involvement from the City in the planning of these changes that incorporates the community feedback. This city involvement in rezoning is not a new concept. It is highlighted under “Z is for Zoning” in a book called ABC of Engineering (C Ferrie, S Kaiser; 2019) that both my children read.



While the blanket rezoning may “streamline the process”, it removes the City’s obligation to its citizens to help plan how Calgary will change and grow, leaving it to the developers to decide and ignoring the desires of existing homeowners.

This removal of the community's involvement in the proposed blanket rezoning is why I am opposed to it.

Thank you,

Bradley Dyck



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First name [required] Thomas

Last name [required] Byrnes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Land Use Designation

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

ATTACHMENT_01_FILENAME (hidden) Rezoning Comments.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Tom and Joyce Byrnes
156 Scenic Cove Circle NW
Calgary AB T3L 1M8

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

CITYWIDE LAND USE DESIGNATION (ZONING) AMENDMENT

We are submitting this letter to voice our utmost objection to the proposed Land Use Designation amendment (upzoning) of residential properties in Calgary. We have been following the matter since it first erupted on the scene in September 2023, and are very concerned and upset with how the entire matter has been handled by the City, particularly by the lack of opportunity for meaningful input from single detached home property owners prior to the proposed changes being brought forward.

Most of our concerns and views against the proposed changes have been covered in the press, other media and feedback to the city, but we feel compelled to reiterate a number of issues in hopes of being heard by the Mayor and City Council.

We purchased our single-detached home 40 years in a community zoned for such housing because that is what we wanted. We wanted the space, character, peace and quiet, safety, and sense of community that detached single family housing provides. Additionally, we viewed our initial and ongoing significant financial commitments to our home to be warranted based on the zoning we chose. There have been changes in our community over the years, but most of the qualities that appealed to us 40 years ago still exist in our neighbourhood. Until last year, we never thought that the city would seek to take control on that away from us.

The rezoning changes proposed will change the character of communities and neighbourhoods. More noise, more parking issues, less open space, more shadowing and overlooking of neighbours' property, less likelihood of knowing your neighbours, and more conflict between residents.

There is little proof that this zoning change will have any material improvement on housing affordability in Calgary. It appears that the upzoning proposal was included as part of a large shopping list of things that may improve affordability, without consideration being given to its consequences on current homeowners. Cherry-picking subjective results from other jurisdictions to support upzoning does not justify taking away the current rights we have to be heard before density is increased in our communities.

The City has claimed that "Even if the zoning changes, the existing review and approval process will still apply to ensure all the rules are followed." This statement is very misleading. If the zoning changes, the review and approval process effectively changes for single-detached housing communities, otherwise

why make the zoning change? The administrative review and approval processes may not change, but there is a huge change to the overall process and what homeowners can currently do to prevent higher density development occurring in their communities, including next door to them.

Single-detached homeowners are being asked to forego current rights or stripped of those rights, and in many cases being demonized (including by politicians of many stripes) as standing in the way of affordable housing. There is not enough evidence that taking away homeowners' current rights will lead to any better outcomes, and may in fact lead to worse unintended consequences, particularly for current single-detached homeowners.

The best way to hear if most Calgarians really want the proposed change to go ahead is to hold a plebiscite on the matter. It is disappointing that the plebiscite proposed by a number of City Councilors did not get support from the Mayor and other Councilors.

Thank you for consideration of our submission.

Sincerely,

Tom and Joyce Byrnes

SENT BY EMAIL



ATTACHMENT_02_FILENAME
(hidden)

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

I am a resident of Lake Bonavista and have lived in this neighborhood for 17 years. My wife and I have lived in Calgary for 23 years total. We previously lived in Hillhurst and Garrison Woods and enjoyed what those communities have to offer. However, one of the main reasons we moved to Lake Bonavista and continue to live in this neighborhood is that it offers exclusively single-family homes. Diversity is important and people should be allowed to have choice in the type of neighbourhood they would like to live in. Blanket rezoning will decrease choices of community types within Calgary. This decision is extremely important and will ultimately change the nature of our great city. Such a decision should be done with a high level of consideration. To date, city council has proceeded by exerting its power imbalance to invade every community in Calgary without respectfully listening to the residents. I hereby request that members of council of the City of Calgary do NOT implement blanket rezoning, but instead take an appropriate amount of time to address the needs of the city in a manner that is respectful to the residents of each community.



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First name [required] Adam

Last name [required] Puchalski

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

Hello,

We recently moved to a community, one of many which would feel largest impact of proposed blanket rezoning. We have enjoyed the community particularly because of how it is in its current state. Prior we lived in a 'master developed' community (sub-urbs). While I understand the need for additional housing I would ask council to consider/contrast the difference between a master planned sub-division vs blanket rezoning:

Under a master planned sub-division the developer:

- Is acutely aware of space available to them and plans/develops land accordingly
- That means traffic flows, access to transit and base level infrastructure (water, sewer, power, internet, etc.) - ALL new and properly configured.
- The community is then customized with those elements being considered at onset
- Then they overlay different living choices (single, double, multi) and appropriately portion out those living choices within the master planned community so all operates in harmony
- Roads for example are configured for best ingress/egress dependent on the type of home(s) being built (IE wider and allowance for street parking where multi residential units are built)
- The developer thus takes the responsibility of ensuring that the holistic build of the community is executed with ALL factors in mind not just one parcel or lot

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

Under proposed blanket re-zoning:

- Much of infrastructure is already in place
- Road widths, sewer and water, power - designed for the current developed configuration
- In a blanket rezone, a developer overseeing the whole of the development would NOT exist - but rather a scattering of builders acquiring land
- They build on the land they acquire but would NOT consider the holistic context of their build on the broader community (IE row houses on what was once single family)
- If allowed, naturally you will see a mishmash of housing placing stress on the existing infrastructure (roads, utilities, internet, etc.) all without creating the balance and harmony that exists when a developer is planning/building a green field sub-division.
- Thus the current zoning acts as backstop to maintaining community harmony

Although the solution will help with housing over long term my fear is that it will become more costly to the city by way of infrastructure improvements to accommodate the increased density in communities which were not originally build for.

Many thanks for your considering my comments.



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First name [required] Dawn

Last name [required] Jorawsky

How do you wish to attend?

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

Date of meeting [required] Apr 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)



ATTACHMENT_02_FILENAME
(hidden)

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

My husband and myself are not supportive of the rezoning plan being put forward to council on April 22. My concerns include community safety, parking, traffic issues and the negative impact on our property values which impact our assets and the equity in our homes. The neighborhood we live in was chosen for its single family homes, parks, trees, safety and caring community values. Making these decisions changes our rights to have what we value. I would ask each one of you to think carefully about your broad stroke decision as it impacts peoples future. Families chose communities for the raising of their children. Middle aged people chose their communities to protect their quality of life as they age into retirement.

Please, please consider these factors before you make a drastic decisions that will forever change our very special communities within our city. There are solutions which do not have to impact what is precious and valued to some citizens of our great city.



Public Submission

CC 968 (R2023-10)

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First name [required]	Neil
Last name [required]	Campbell
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]	Jun 28, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning City of Calgary
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	Submission Rezoning Westmount Hillhurst1.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Submission from:

Neil Campbell

1730 Broadview Rd NW, T2N3H3

neilr.campbell@outlook.com

Re: Objection to Zoning Change from R-C2 to R-CG

This is an objection with comments and proposed solutions to the Citywide rezoning proposal.

We all recognize that change is a challenge and that this is a change process. However, change cannot disproportionately negatively impact a single group group. That is not change, that is imposed inequity.

Context:

I own a home at 1730 Broadview Road NW in Kensington. We are a diverse block in a diverse neighbourhood. We chose this part of Calgary specifically for its diversity. There are infills, large homes on large lots, small post-war bungalows and everything in between.

As a matter of principle and personal values, we support thoughtful, incremental change and increased community density and diversity. The proposed rezoning change is not that. Rezoning of the nature and at the pace proposed is short sighted and reckless, shifts the full burden of the housing dilemma to residential taxpayers, disregards the inequitable impact on particular communities, relies on motherhood statements not data for it's planning and has ignored the will of its taxpayers by failing to put the rezoning matter to a Citywide plebiscite.

Living in a neighborhood, and in particular on a block that is already diverse and arguably **already** meets the City's housing objectives, gives us a uniquely credible perspective.

The proposed development on the former CBC site with 300 plus units (from the original 80) means there is already intense pressure on infrastructure

Objection Details

We have the following **objections to the pace and substance of the City-wide rezoning change.**

1. Change is not supported by necessary Infrastructure, Community Planning or Municipal Bylaw changes.

a. **Infrastructure:** I've travelled internationally for 25 years. I've seen what it is like to live successfully and safely in a high density community. And I've seen the chaos resulting from a free for all development mentality. Kensington is only now beginning to have some of the core elements: (i) **reliable, convenient public transit;** (ii) **a bicycle culture with abundant, safe, designated bike lanes;** (iii) abundant **walking** streets, paths; (iv) heavy **taxes on vehicle use disincenting usage;** (v) **shopping streets where daily necessities are within walking distance** (2-3 blocks); (vi) **a temperate climate** that supports it all.

Calgary cannot force City planning into a culture and infrastructure it does not have and has spent no time investing in. The City will break, community by community. Be smart: start the necessary change now and move the planning at pace with that change.

- b. **Community Planning:** mid-block units where a large number of units replace 1 does not, from any sensible planning perspective or principle, make sense. An apartment building beside you is density for its own sake and should instead but be positioned on the ends of busy blocks and on the more trafficked roads.

- c. **Municipal Bylaw Changes:** rezoning will change the balance between owner/occupied and developer-owned units. Social incentives that generate self-regulation of good neighbor values (property maintenance, noise, garbage, parking courtesies) are eliminated where the owner does not live in the unit(s). A developer is incited by return on capital. Period. They do not live in the neighborhood; they are inaccessible by neighbors. City bylaws must keep pace with this reality. The City regulates Landlords/Developers – including requiring landlord to respond and require some community participation.

2. **Change Disproportionately Burdens Residential Taxpayer and Particular Communities**

- a. **Profound market impact on residential taxpayer.** Where a 12 unit development is built next to a single family cottage on a 50 foot lot, **the lot market becomes restricted to developers, almost exclusively.** No single family wants to live and be overlooked by 12 units with insufficient parking. If they do, they will want a discount. **Market constriction incents the market to essentially set ceiling purchase prices.** Any previously distinguishing market characteristics increasing value become irrelevant. As a home is typically the most valuable asset, this can be a life-changing impact.

- b. **On paper rezoning is City wide - but practically the impact will be born, particularly in near term, almost exclusively by owner/occupier taxpayers and communities where large lots can be purchased under \$1M (typically \$700-\$1M)** – where developer gets the highest return. By definition, this impact excludes wealthier neighborhoods from impact and benefits commercial taxpayers. It is intellectually dishonest, in its most insulting form, to pretend otherwise.

- c. In Kensington large lots can be purchased for under \$1M. It is also a neighborhood (particularly our block) of existing diversity in terms of price points and the kind of unit. There is no reason, the inner city should be disproportionately impacted. Other neighborhoods in Calgary should be made to diversify before our neighborhood is further impacted. Realistically, this change will not apply to say, Elbow Park. To pretend otherwise is a farce. **Recognition of existing diversity should be a factor in rezoning so the burden is balanced across the City.**

3. **City of Calgary Process: Dishonest Representation of Impact:**

- a. R-CG rezoning has a maximum of **6 not 4** units on a 50 foot lot
- b. Change has occurred without any data other than economic data – no traffic studies, safety studies,
- c. Burden would not be on the neighborhood to prove the developer wrong; but no burden on the developer to prove they are integrating reasonably.

4. **Rezoning Change is Unsafe Particularly when Near to Schools: Traffic, Parking, Crime**

- a. **It seems that there are no incremental “on the property” parking requirements despite a 1100% increase in density have no data suggesting fewer vehicles** will be used by incremental units. **Where 1 unit had 2 vehicles, 12 units may have 24.**

The reasonably foreseeable future state of Calgary’s cold climate and infrastructure (public transit, bike lanes, neighborhood access to necessities) suggests **vehicle ownership will NOT change in the near term.** The size of a unit, in our experience, is irrelevant to vehicle use: even where the unit is very small a vehicle is used.

Increased parking increases inconvenience, BUT the REAL issue is safety: children walk to 2 schools within 3 blocks of us, blind corners from back alleys already exist with much less usage, the streets are not CURRENTLY wide enough to support dual direction traffic and increased parking on both sides causing a multitude of concerns.

- b. Increased population is proposed with no proposed incremental community/police and infrastructure to support to balance this.

5. Change could result in less diverse inner city neighborhoods if it forces out residential taxpayers to benefit developers.

a. We like the community diversity and we love our house. 12 units across or beside us; potentially many of those multi-units on our single block, fundamentally changes the community. We will move to an area that is not vulnerable to this kind of change. In this kind of rezoning you have chosen one kind of taxpayer over another.

b. NIMBY is often fiction in the inner city. Westmount/Hillhurst and our piece of it particularly is **currently diverse, satisfying all objectives of rezoning with different price points and different architecture.** City-wide rezoning in our neighborhood changes that.

6. The City of Calgary Change Process has been clumsy, ill-conceived, short-sighted and chaotic, panicked and intellectually dishonest at worst, lacking in transparent data regarding the impact on existing residential taxpayers (social, economic, safety), infrastructure, community dynamics.

7. Change is Absurd in Degree and Pace – R-C2 to R-CG

a. **From one unit to up to 12 units (4 units each with potential for 2 secondary units) on a single 50 foot lot with no regard to position on block, represents an **1100% change in unit and population density even if each unit has only 2 people.****

b. While we understand the desperate housing situation, the pace of change needs to be focused on key streets in all communities. A wiser choice would be phased rezoning.

Thank you.

Neil Campbell



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First name [required] Lorna

Last name [required] Driedger

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to R-CG Blanket Rezoning.
I believe that our City Council and planners can do a much better job of thoughtfully planning how to increase the density of housing in Calgary instead of a blanket Rezoning that may or may not be appropriate for some neighbourhoods.
Meticulous planning is cited as the main reason University District is so successful. Community Local Area Plans can be developed for each neighbourhood.
I am opposed to the Blanket Rezoning that will allow for up to 9 new units on what is now a single home lot on any lot in any neighbourhood. And the allowance to not require adequate parking for all of the units. I.e. a 4 plex with basement suites and a lane unit. Or 3 homes became 26 residences in Banff Trail.
Additional parking on streets leads to unsafe neighbourhoods in which children can play safely. Ask any parent of a child who has run out from between parked cars to retrieve a ball.
Inadequate parking on streets can result in neighbours being unfriendly to each other as they vie for parking spots close to their residence.
R-CG Blanket Rezoning will not solve the critical housing shortage we are faced with in a timely manner.
Our present zoning meets the federal government's requirement for funding; a change to R-CG Blanket Rezoning is not required.
Some (including a former City Council member) have suggested that classism and racism underlies the opposition to R-CG Blanket Rezoning. I was very disappointed that this has been proposed. There will always be those who can afford more than others.



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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]	Baker
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing on Blanket Re-designations
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter to Council April 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Members of Council,

I'm writing as a citizen, residential property owner, former board member of the Montgomery Community Association of 20 years and Planning Director for most of that time. As a volunteer, I've worked on the development of City policy and use changes for By-laws, Parks, Transportation and regional development. Professionally I am individually employed and a former partner of an Architecture firm. I have worked more than 30 years in Calgary as a designer of homes and commercial spaces.

On the matter of the upcoming blanket re-designations I feel it's important to re-think the direction council appears to be headed. Allowing larger multi-family designations in R1 areas would be a depreciation of public trust at a time when divisions need to be mended not spliced.

The notion that blanket zoning is about affordability is misleading to those that don't understand the industry. Construction costs drive affordability not density – take Vancouver or Toronto as failed examples. As a designer, I can say that larger buildings become, the more dense they become with building code, energy code and engineering requirements. This becomes a spiralling calculation until the number of units is balanced with profit.

Blanket zoning generates profit for the development industry while eroding the value and personal enjoyment for adjacent homeowners.

I understand that monetary value is not a planning argument but Planners can't have it both ways. We can't say it decreases the cost of new homes without looking at the other side of that equation - where is that discount is drawn from? Economics are a balance. Neighbouring property owners pay the long term price in terms of decreased re-sale/investment value and quality of life while the new builder makes short term profit.

Home owners invest in their properties with an implied a level of certainty under municipal land use by-laws. Without certainty of land use, what becomes the incentive to maintain, support and appreciate homes and communities? Removing certainty of land use could erode trust and divide community.

In my opinion :

1. Blanket re-designation does nothing to address affordability as new construction cannot be required to be made 'affordable'. Developers, left to market conditions will always maximize profit regardless of the purchaser.
2. The City and indeed every level of government have made extensive investment into densifying transit oriented corridors. Higher densities should follow transit corridors to improve connectivity, mobility and long term sustainability.
3. Older communities will be affected disproportionately.
4. Denying people the right to a voice for their own evolving communities is undemocratic erodes public confidence.

Do I have a solution? Sustainable urban living is a complex issue which a single blanket land-use policy cannot possibly address. A one-size-fits all approach is short sighted. I believe government could show leadership by taking on the difficult task of finding fair solutions. Government could do more to offer incentives (reduced property tax, land swap, etc) for affordable development and to encourage densification where it makes the most sense from the perspective of movement, community integrity and intelligent transition.

Like sewing with a sledge hammer, the blanket re-designation proposed is a blunt instrument for a delicate dilemma. There must be a better way. There must be some allowance for debate and appropriate negotiation of local land use. This much is owed to the citizens of Calgary.

Yours Truly,

David Baker



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First name [required] Jaylene

Last name [required] Vanesch

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters NO resining

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

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

NO REZONING!



Public Submission

CC 968 (R2023-10)

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First name [required] Margaret & Lynn

Last name [required] Crichton

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Council public hearing on blanket rezoning/rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The Council knows about the infrastructure, tree canopy, privacy, parking, and traffic concerns residents have with so much development (32 already in process in our 'mostly bungalows' block) and these concerns are dismissed, redirected to the DP stage.

DP has no transparency or direct communication. Most file managers regurgitate policy blurbs and redirect to city 'links'. No one seems to check on or care whether the developer actually did community engagement. The onus is always on the individual to interpret the plans. It would be useful to have a written summary of modified plans to know if your concerns have been addressed. Even better would be direct contact between residents and developers.

File managers refer to the community association as an external referee and prioritize their input but Capitol Hill Community Association doesn't have a planning director, does not respond to development questions and doesn't facilitate any community engagement.

The present process gives residents a long shot at preventing harm. If this passes, what happens to those (about 20%) properties where this council denied the land zone change?

We moved to Capitol Hill 25 years ago, a community with lots of different housing choices and a steady increase in density. Then... 'inner city', then 'Local Area Plan' then the city changed the definition of R-CG, added H-GO's. Now you approve every land zone application here. There are no bungalows being built for seniors to age in their community. Most DP's are multi residential multi storey (lots of stairs) with a huge increase in density and its problems. With two storey buildings you see trees. With three storey row houses you just see buildings and with 60% lot coverage many developers are clear cutting the lots. When we moved, there was a beautiful mature birch tree that gave us years of shade. It was there because neighbours convinced the developer to adjust the design.

The hypocrisy of saying you want to protect the environment, the tree canopy and quality of life while approving these developments is sickening. In Capitol Hill the alternative housing builds allowed do not happen when families are in a bidding war with developers.

We are already experiencing 'blanket rezoning' in Capitol Hill under the LAP - no decrease in price or increase in availability. We think you are wrong about blanket rezoning solving the housing crisis and believe it will do irreparable harm. Please carefully consider.



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First name [required] Katrina

Last name [required] Muller

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am a home owner in the community of Glendale in southwest Calgary and I strongly support citywide rezoning as part of the Housing Strategy. This rezoning is important in order to start to address the current housing crisis we are facing in Calgary and I believe there are many other benefits to increasing density in our city. As a new mom I am in favour of allowing our inner city communities to grow and become more vibrant with additional amenities and social resources. When buying a home in Calgary one of the top priorities for our family was access to transit, bike paths and the ability to walk to services like the grocery store, public schools, parks and restaurants to avoid driving our car to reduce our contribution to carbon pollutants. I believe further density in neighbourhoods like Glendale would allow more people that opportunity and also bring more amenities into our neighbourhood so that we can walk to even more of the businesses we need and enjoy. I also believe that streets that are bustling with pedestrians and cyclists allow more room for people to gather and engage in social activity, which strengthens my young family's sense of safety and community. I also feel that greater density will bring improved and more affordable services and infrastructure in our neighbourhood since funding public services is more efficient when they serve a greater number of people who live closer together. Finally, from an environmental perspective urban density allows for more sustainable cities and with Calgary declaring a climate emergency in 2021 we still have a long way to go to improve our city's carbon footprint and I believe the rezoning laws are one step in the right direction.



Public Submission

CC 968 (R2023-10)

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First name [required]	Martin
Last name [required]	Buschau
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 - The City of Calgary's Housing Strategy
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Comments to City Council - Proposed Rezoning - M & L Buschau April 15th 2024.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Letter describes specific situation and concerns that rezoning affects. We feel others may have similar perspectives that deserve consideration.

April 15th 2024

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

Martin & Launa Buschau, Home Owners
219 Arbour Stone Rise NW
Calgary, Alberta
T3G 4N3

RE: COMMENTS TO CITY COUNCIL - PROPOSED REZONING FOR HOUSING PROJECT

To: Mayor Gondek and Councilors for the City of Calgary,

As homeowners of a single detached dwelling on our street, Arbour Stone Rise NW, we have concerns regarding the City of Calgary's new City of Calgary's Housing Strategy as approved by City Council on Sep 16th 2023 that would allow for development of multi-family units on our street.

Arbour Stone Rise itself is a single entrance narrow curving street with a consistent somewhat steep upward grade. The narrowness of the street prevents two-way traffic at points where two vehicles are parked across from each other. The curving aspect of the street interferes with a lot with oncoming traffic visibility, especially with street parked bigger vehicles further impeding line of sight. The somewhat steep upward grade makes the street too slippery to drive up (especially without winter tires) when winter weather events create icy conditions.

Our concerns are as follows:

- We already find that during the winter months it is often a scary proposition navigating up and down our narrow steep curvy street when conditions are icy (which can be the case for much of the winter). Although the street isn't very long there tends to be a lot of traffic during the day. The ability of our street to handle the current load of parked and moving vehicles is already questionable. I'm sure there are times that the city truck drivers that empty bins on Arbour Stone Rise feel more than a bit concerned. If higher density housing was squeezed into Arbour Stone Rise the resulting even higher traffic flows will further increase the risk of accidents and increase the probability of harm to residents.
- As the Arbour Stone neighbourhood was developed in the late 1990's the spacing between individual dwellings is already tight and the lot parcels are predominantly narrow. There was a serious garage fire a few years ago on the street that damaged adjacent homes. We are concerned that the inclusion of multi-family dwellings on our street will increase the risk of fire occurrence which coupled with tight dwelling spacing gives a likelihood of spreading to and harming adjacent buildings and residents.
- Street parking spots are limited by the narrow lots established on the street and most of the available street parking is often taken up by vehicles associated with the current residents leaving few parking opportunities for visitors. The inclusion of multi-family dwellings will

definitely reduce open parking for visitors. Given the steepness of the street it would be a physical hardship for senior age visitors to park even 200m away from the home they're visiting.

Arbour Stone Rise has already been subject to design shortcuts that make safe vehicle egress challenging at times with its current dwellings. Further, the higher fire risk with increasing family density cannot be ignored and that fire does have the potential to spread easily between dwellings. Finally, available street parking for vehicles on our steep street is already limited and multi-family dwellings will make that situation even worse.

We believe that blanket rezoning simply for the sake of increasing population density in Calgary neighbourhoods ignores concerns like ours that highlight potentially significant negative effects on safety, accessibility and use. Particularly in newer neighbourhoods like our street that were already designed and constructed to tighter standards meant to increase dwelling density in the first place. Re-zoning without proper consideration of the potential for significant deleterious effects to current owners/residents is improper and could be possibly negligent depending on the harm such changes cause.

Will City Council please reconsider proceeding with the City-wide plebiscite to give affected citizens' the final say in the blanket rezoning project?

Thank you for listening and your thoughtful consideration of our heartfelt concerns.

Sincerely,

Martin & Launa Buschau



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First name [required]	Martina
Last name [required]	Walsh
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Amendments to the Land Use Bylaw 1P2007 Bylaw 21P2024 (R-CG & R-G Upzoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Letter.R-CG.MWalsh.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please find attached my letter regarding the above stated Bylaw amendment. Sincerely, Martina Walsh

April 15, 2024

Re: Citywide Rezoning Bylaw Hearing April 22, 2024 – Amendments to the Land Use Bylaw 1P2007 Bylaw 21P2024

Dear Mayor Gondek, City Councillors and the City Clerk:

As a concerned citizen, I would like to express my opposition to the proposed Blanket Rezoning Bylaw.

While I applaud the city for addressing the affordable housing crisis, I do not believe that the implementation of a singular base residential district of R-CG or R-G (Blanket Rezoning) is the answer for the following reasons:

1. Environmental Concerns: Adding density to established neighbourhoods will decrease green space, mature trees and the urban tree canopy, and permeable surfaces. This contradicts the City's Climate Emergency Policy.
2. Affordability: Blanket rezoning does not mandate the construction of affordable housing. There is no guarantee that adding more housing will create more affordable housing options. Particularly in desirable, inner-city neighbourhoods with high land values the developers will be motivated to produce high end, expensive units that are unaffordable for many and will reduce the inventory of older more affordable homes and rental properties.
3. Strain on Existing Infrastructure: The existing water and sewer systems in mature areas were primarily designed for single family zoning, it is questionable that the existing infrastructure capacity will be able to support increased density. There has been little research on the impact of replacing a single-family home with up to 12 units and the resulting infrastructure needs without costly upgrades and resulting tax increases.

Schools in many established communities are at or over capacity, due to closures of nearby schools. Many inner-city community schools are now at capacity and some (Altadore, Elboya and Western Canada) are implementing lottery systems to secure a registration.

4. Parking and traffic congestion: Residents of Calgary own vehicles and utilize them to earn a living. The current mindset of the city to eliminate car usage and parking is impractical. I live in the SW and work in the NW, to use Calgary Transit will take me 1 hour and 15 minutes and to drive takes me 20 minutes. This is the reality and Calgarians will still use their vehicles.
5. Loss of single family, heritage, and often affordable homes: R-CG, Blanket up zoning will reduce the inventory of single-family homes, which will increase the cost and

affordability of this form of the most desired housing. Especially the older, smaller homes are at risk of being bought up by developers. How much chance of survival does a heritage home have when surrounded by higher density developments?

6. Lack of certainty of an individual's preferred living environment: (R-C1 and RC-2) and disruption in the neighbourhood will likely result in residents selling and moving away. Driving away long-term residents who have been integral in building cohesive communities over several decades is detrimental to communities.
7. The "Contextual in R-CG": In R-CG zoning, the "C" stands for contextual to ensure new buildings fit in with the existing homes. How contextual can these new building forms be when setbacks and lot coverage are reduced, heights are increased and up to 8 (or 12 if both basement and backyard suites) are allowed on a 50' lot? R-CG upzoning removes a resident's input and makes it almost impossible to successfully object to what can be built on neighbouring properties.
8. Mandate: City councillors and the Mayor did not run on or seek voter consent for blanket upzoning in the last election and have no mandate from the electorate to proceed on this.

Suggestions:

1. The City of Calgary's 2016 summary indicates that there is sufficient vacant land for 28,000 housing units without the need for Blanket rezoning. The City must utilize existing vacant land and incentivize developers who have parcels that have received approval to build their projects. There are also numerous parcels within the city that are sitting vacant (Westbrook LRT lands, Midfield Heights Village) and if developed would help to ease the current affordability housing crisis.
2. Develop all the surface parking lots in the inner city before disrupting established neighbourhoods. Incentivize developers for providing underground parking in these developments to enhance street character.
3. Develop a comprehensive densification plan. The numerous Local Area Plans were to identify areas where densification makes most sense, with the support of the residents, are these now to be ignored? In the LAP process the term Blanket rezoning to R-CG was never discussed.
4. Blanket Rezoning is **not** a sound planning principle. Planning is about a balanced approach, not a one size fits all. It appears that this is a "knee jerk reaction" to address the housing crisis.
5. Eliminate the short-term vacation rentals (VRBO), to allow these units to become monthly rental units or to have them sold thereby increasing the housing inventory available to those who want to purchase. This initiative will also support the hospitality industry that pays substantial taxes toward city budgets.

6. The R-CG blanket rezoning issue should appear as a plebiscite in the next civic election in October 2025.

Thank you for allowing me to express my views. I hope you will consider my suggestions.

Sincerely,

Martina Walsh



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First name [required]

Geoff

Last name [required]

Forget

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

The City of Calgary's Housing Strategy - Rezoning

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 just wished to voice my support for efforts being made towards rezoning to aid in the building of more high density housing. This is something that our city desperately needs as our population continues to grow, we need to be able to provide more options to meet the rising demand.



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First name [required]	Clint
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 Strategy
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning Comment - Austin.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Mayor and Council,

My name is Clint Austin and I'm a resident of Ward 8 Calgary. I'm writing to express my opposition to the proposed blanket "up-zoning" of residential lots across the city of Calgary. My reasons for opposing the proposed change are as follows:

1. **Lost Property Owner Agency.** For many, a home represents the largest purchase but also the largest ongoing expense for a family. Years are spent saving the funds for a downpayment often by foregoing other discretionary spending like vacations, new automobiles, etc. When the time comes to purchase the home, great care is spent selecting the neighbourhood. The character of that neighbourhood in the form of home styles, trees, greenspaces as well as its proximity to amenities are key factors in the selection process and often are the subject of both great debate and trade-offs when making the buying decision. This proposed change has the potential to rapidly and negatively change the character of a neighbourhood with no ability for the existing members of the neighbourhood to have input into how that new building might impact the current residents. Shaganappi has gone through multiple challenges with Council and Administration on this matter from the LRP to the Westbrook LAP. I guess all these activities are meaningless when Council and Administration have their ideologies to promote.

While the development permit process still exists, current residents can only impact superficial changes to the proposed development. This is wrong and hands too much agency to a developer to change a community while stripping existing members of that community of theirs. I anticipate the preferences and public realm concerns of local residents and taxpayers will be ignored in this process as well.

2. **Home Developer's Lack of Long-Term Interest in the Neighbourhood.** Businesses exist to generate profits. A developer has little regard for the long-term impacts of their development on the community, only in maximizing profits. Therefore, the default for developers will not be the construction of single family or duplexes but row housing (likely with ready-built basement suites). Construction will focus on cramming as much "structure" as possible onto a lot, leading to a loss of greenspace, trees, and privacy & sunlight for adjacent lots. Moreover, the developer has little interest in street parking concerns they may create or how a structure fits in with the character of the neighbourhood. For them it is all about the money because at the end of the day, they won't have to live with any negative consequences. This proposed change hands tremendous power over the long-term character and livability of a neighbourhood to someone who will likely never live there.
3. **Loss of Greenspace and Trees.** As discussed above, developers are focused on maximizing profit and by extension that means maximizing the footprint of the structure on the lot. What I have witnessed is the severe loss of both greenspace and mature trees in communities that have experienced significant densification. Sitting on the edge of the prairies, Calgary has few mature trees to begin with. A developer simply doesn't have the space on the lot to replace the trees removed during contraction. Mature trees interfere with the placement of the structure and must be removed and replaced (if replaced at all). Further, with the loss of these mature trees, it will take a generation for the replacement trees to grow to maturity. Meanwhile, the city is hotter, there is less habitat for small animals, birds and insects, and less natural CO2 removal.

4. Unintending Negative Impact on Affordability. The proposed change will lead to higher home prices and won't create "affordable" housing. I will use a potential scenario to illustrate this. A developer purchases a "knock down" home for \$700K in a mature community. They knock down all the mature trees, build a four-unit row house with ready-made basement suites to help the buyer to make mortgage payments. Construction costs are \$1.6M. Carrying and other costs are another \$100K. Total capital outlay is \$2.4M (\$600K/unit). What do they sell it for? \$650-700K per unit would be reasonable. Is a \$650-700K home affordable housing? I don't think so. And what happens to the price of the single-family home down the street if a row house unit is that price? Logic says that market forces will cause it to go up. And so, the city experiences a rapid increase in home prices, pushing home ownership further out of reach for people. The proposal accomplishes the exact opposite of its stated intent.
5. Lack of Mandate. Calgary is a city that has experienced many boom times with an accompanying rapid increase in population. Further, housing affordability has always been a concern within the city. Yet, neither the mayor nor any member of council had "blanket up-zoning" as part of their platform in the last election. What is being proposed is a sweeping and far-reaching change that has great potential to negatively impact the city and have unintended negative consequences. This change impacts a large number of residents of the city, yet they have no voice in the decision beyond limited public consultations. Some members of council aren't even willing to conduct open houses with the people they represent on the issue, such is the willingness to steal the voices of the people. Simply put, this is too large and impactful of a decision to be left to 15 people. It must be put to the citizens of Calgary either in the form of a plebiscite or as part of an election platform.

I ask that council consider the reasons I have outlined above and vote against the proposed blanket "up-zoning" change.

Regards

Clint Austin – Resident Shaganappi



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First name [required] Richard

Last name [required] Warren

How do you wish to attend?

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

Date of meeting [required] Apr 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 Proposal - Council meeting-Public hearing - April 22/2024

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I would like to express my opposition to the 'blanket rezoning proposal' component of 'The City of Calgary's Housing Strategy' (approved by council Sept/2023). With a view to transparency, my wife and I are homeowners in an RC-1 zoned community and as many, previously have experience as renters in Calgary. I have done diligence in researching the subject from various perspectives and do possess empathy for those struggling with housing challenges. I also have children that I actively consider when giving consideration to such issues. The proposal, if implemented as currently proposed, could cause irreversible negative impact to many districts. I do live in a community with: reasonable proximity to city center, schools, a decent mix of amenities, mature tree canopy, etc. However, the attribute of highest priority that has driven my dedication to paying for my property has been the lower density of my 1960's-built district. Humble homes, not excessive space, but comfortable - seemingly with a sense of security that this environment is what my family and neighbours had invested and could count on in the future. Many homeowners like I are now vilified - as though disconnected, selfish, change-averse, curmudgeons. Current housing challenges are caused by numerous factors inc. political decisions, prior City planning mistakes, etc. The extremity of this proposal seems a reckless panic-influenced reaction seeking a 'wholesale ease' for the City while appeasing pressure imparted by the federal government for program funding aligned with a distinct agenda. I find tremendous irony in the emphasis in diversity of housing options while clearly threatening an option sought by so many. I can stand seeing my inflated home value drop or slow in the future - but not due to a drop in quality. The City has unfortunately given its citizens many examples of densification run amok - appearing to be easy tax-base expansion and developer benefit. This, I believe, has eroded trust in development discretion where the 'C' for 'contextual' is concerned. Blanket rezoning to RC-G is dangerously far-reaching. More reasonable strategizing should be sought. Respectfully, Richard Warren



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly opposed to blanket upzoning. No one living in a small scale home wants to live beside a massive rowhouse. We chose our community for the beautiful trees, pleasant walking environment, yards, and gardens. 60% lot coverage will destroy this peaceful environment and ruin people's enjoyment of their homes and yards and worsen the parking situation. This type of housing does not result in affordable housing and it's not suitable for seniors or families. We need more subsidized housing and cooperative housing options, not expensive rowhouses. There are lots of suitable places to increase density instead of disrupting single family areas.



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First name [required] Sarah

Last name [required] Geddes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Upzoning Proposal

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

ATTACHMENT_01_FILENAME (hidden) Letter of Opposition_Sarah Geddes.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Monday, April 15, 2024

RE: Strong Opposition to Upzoning of RC-1/RC-2 Communities

Dear Mayor Gondek and City Councillors,

Thank you for your time and open minds as you weigh all the presented feedback to make a thoughtful and well-informed decision as it relates to the blanket-upzoning proposal before you. As a citizen who has literally lived in every form of housing throughout my life, including subsidized housing in Ontario, rental apartments, condos, semi-detached and and now a single-family home in Calgary, I wanted to weigh in on my thoughts, from the stance of affordability, which is after all the purpose of this proposal.

Without a doubt, I appreciate the importance and security that comes along with having a safe and comfortable place to call home and how important that is to the overall well-being of all citizens of Calgary...and the world. My teen years were spent living in a subsidized housing apartment in Ontario. It was a lifeline at a time when my single-mother and our family needed it most. I do not discount the trajectory of my life could have been much different should we not have had access to a housing solution that provided us a subsidized and affordable place to call home. Blanket upzoning would not have helped my mother then, and it certainly won't help those most in need now. A \$700K unit in a four-plex should not even be in the same sentence as affordable housing.

My opposition to blanket upzoning relates to the amount of time and effort being spent on this, instead of solving the actual problem and the false expectations it's placing with those who are most vulnerable and in need. It is crazy to me that out of all the recommendations presented in the Housing Strategy that could actually move the needle, that this is the lead move. Especially when there is NO concrete evidence anywhere that upzoning has an impact on affordability. This proposal has divided the City and its citizens at a time when we should all be working together, and in the process, not a single person will have been helped other than select developers.

City Administration has touted New Zealand and Minneapolis as the poster children for upzoning and affordability. While I am in no way an economist or real estate expert, I do like to stick to actual facts. A quick scan of recent headlines puts those two examples into the trash bin. Didn't move the needle in either jurisdiction.

April 5, 2024 - [Financial Times on New Zealand reversing densitification approach](#)

"But in what may be a watershed moment for housing policy worldwide, New Zealand's recently elected coalition government is giving up on densification and instead, with its [Going for Housing Growth](#) program, is aiming at the heart of the issue by addressing the cost of land.

April 11, 2024 - [Federal Reserve Bank of Minneapolis releases update on “impact” of Minneapolis 2040 Plan](#)

“...four years after the adoption of the 2040 Plan the dashboard does not yet show changes in housing affordability beyond what might have occurred without the plan. Compared to housing markets in similarly sized cities, the dashboard shows that the housing market in Minneapolis continues to mirror national trends.”

I could continue posting links and articles, but needless to say, there is NO proof that upzoning has any impact on affordability. I know the answer I will be given is ‘no one said it would be the silver bullet’, because that is the only answer I have received, so I guess my question is why, then? Why divide a City and its citizens when we should be working together to solve the problem? Isn’t the goal, more people with an affordable home? This feels like a cleverly guised policy to make life easier on some and take away the rights of homeowners to have a say.

Make more land available for development. Go back to the LAP process that have had years of citizen engagement...not to mention tax payer dollars. Or TOD. Or the Guidebook. Be strategic. Factor in schools and utilities and infrastructure to this massive decision. Show Calgarians there is a plan.

A vote to support blanket upzoning is a vote for nothing. Council has a duty to listen and represent ALL Calgarians - not just those who support their personal positions. I assure you, almost every person I know who lives in a single-family home is empathetic to those requiring affordable housing. Heck, we may have formerly been one of them.

Please make this an election issue and take the time to hear from those you represent. It’s a legacy decision for our City and deserves a much more robust engagement process.

Kind regards,
Sarah Geddes
Ward 8



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



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the rezoning proposal.

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

April 14, 2024

Re: Opposition to Blanket Up-Zoning

Dear Mayor Gondek and City Councillors:

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

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

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

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

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

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

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

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

Doris Henn



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First name [required] Christopher

Last name [required] Bennett

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 The Proposed Upzoning

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

ATTACHMENT_01_FILENAME (hidden) Submission to City of Calgary Regarding Proposed 2024 Blanket Upzoning By Chris Bennett.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please reconsider this ill thought out upzoning especially in light of the total absence of a mandate from the public to undertake such a radical change to the existing zoning requirements .

SUBMISSION BY CHRIS BENNETT TO CALGARY CITY COUNCIL REGARDING PROPOSED 2024 BLANKET UPZONING

LEGISLATIVE OBLIGATIONS AND RESTRICTIONS

For planning and development matters, provincial law¹
sets out an authoritative statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

- (a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and
- (b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

The Court of Appeal of Alberta reviewed this law in the specific context of a municipal zoning bylaw, and made the following statements²:

These values – orderly and economic development, preservation of quality of life and the environment, respect for individual rights, and **recognition of the limited extent to which the overall public interest may legitimately override individual rights** – are critical components in planning law and practice in Alberta, and thus highly relevant to the interpretation of the Bylaw.

Central to these values is the need for certainty and predictability in planning law.

Although expropriation of private property is permitted for the public, not private, good in clearly defined and limited circumstances, private ownership of land remains one of the fundamental elements of our Parliamentary democracy. **Without certainty, the economical development of land would be an unachievable objective.** Who would invest in land with no clear indication as to the use to which it could be put? Hence the importance of land use bylaws which clearly define the specific uses for property and any limits on them.

The need for predictability is equally imperative. The public must have confidence that the rules governing land use will be applied fairly and equally. This is as important to the individual landowner as it is to the corporate developer. Without this, few would wish to invest capital in an asset the value of which might tomorrow prove relatively worthless. This is not in the community's collective interest.

...the scheme and object of the Act reveal a legislative intention not only to expressly protect individual rights but to permit those rights to be eroded only in favour of a public interest and only to the extent necessary for the overall public interest.

¹ Section 617, *Municipal Government Act* (Alberta)

² *Love v. Flagstaff* (County of) Subdivision and Development Appeal Board, 2002 ABCA 292 (CanLII)

OUR MOST IMPORTANT INVESTMENT

In nearly all cases, a home is the biggest financial commitment a person ever makes. A home is not only a financial investment, but it is the owner's place of refuge, a "home base" from which life is conducted. People often expend substantial time and energy in maintaining their homes and gardens, developing and maintaining community connections, and organizing their lives around their home base. Society is connected and organized in many ways and at many levels, but families, homes and communities are among the basic and most important aspects of societal connection.

A threat to that home base is a threat to the structure and stability of a person's life, their family life, and their community connection. There is nowhere to run and hide when the home base is threatened.

Council must respect home ownership, and maintain the certainty and predictability of that ownership. Blanket upzoning of established neighbourhoods, however, destroys that certainty and predictability, contrary to the fundamental principles of planning and development set out in the Municipal Government Act (Alberta).

LAND USE CHANGES NEED FULL INPUT FROM AFFECTED OWNERS

The Municipal Government Act (Alberta) requires public hearings when enacting or amending bylaws, and requires that the City have a public participation policy, which for Calgary is the "Engage Policy". That policy speaks of "purposeful dialogue between the City, impacted or interested Calgarians and other communities or groups". Yet, by a blanket bylaw amendment changing the zoning of most residential lots in the City, affected home-owners are deprived of any proper, meaningful, "purposeful" input into the zoning change.

A public hearing to consider the effects of a zoning change on one lot would permit surrounding residents to fully present their views, including consideration of a wide range of relevant issues such as building context, sun/shadow effects, privacy effects, traffic effects, urban forest effects, utilities infrastructure effects, and other relevant considerations.

The blanket upzoning bylaw amendment limits a concerned citizen to one five minute presentation to Council, along with any written material the resident wishes to propose. It is unrealistic and simply impossible for Council to consider the effects of this proposed zoning change on hundreds of thousands of lots affected by the blanket zoning change.

The proposed blanket upzoning bylaw change is contrary to the governing principles of the Municipal Government Act (Alberta) and the City's own Engagement Policy.

IMPORTANT CHANGES REQUIRE VOTER APPROVAL

The proposed blanket upzoning is arguably the most significant change to land use policy in the City since the implementation of zoning bylaws many decades ago. In the past, major rewrites of the zoning bylaw were technical updates, introducing more detail, and incremental in nature. This amendment, however, is a substantive and significant change in land use policy.

Sixty-one per cent (61%) of Calgary housing is either single detached or semi detached dwellings, and 69% of all homes are owner occupied.³ These are substantial majorities of Calgarians in each case. A major land use policy change affecting so many Calgarians necessitates that the scope of consultation – and deferral to residents’ wishes – must be commensurate to the scope of the change.

No councillor advocated for this policy change while campaigning for office, no councillor (other than Peter Demong) was elected with a majority of votes in the applicable ward, and voter turnout was only forty-six per cent (46%) city wide. In my own ward (Ward 8), Courtney Wolcott received only 31% of the votes cast. Assuming the turnout rate for Ward 11 was the same as the City-wide rate, that means that Mr. Wolcott was elected by only 13% of Ward 8 voters. Silence on blanket upzoning, combined with this low number of votes, is the opposite of a mandate to impose blanket upzoning.

Council had an opportunity to permit wide public input on the issue, via a plebiscite, but a majority of Council rejected this potential method of obtaining public input. Those councillors voting against the plebiscite are demonstrating a profound disrespect for the voters of Calgary, for the principles of the *Municipal Government Act* (Alberta), and for informed democratic decision-making.

BLANKET UPZONING DOESN'T ALIGN WITH THE MUNICIPAL DEVELOPMENT PLAN

The *Municipal Government Act* (Alberta) requires the City to enact a municipal development plan (MDP), which Calgary did in 2005, and updated in 2019/2020. While the MDP contemplates a range of housing opportunities and choices, and a balance of growth between established and greenfield communities, it also speaks of “**reinforcing the character, quality and stability of neighbourhoods.**” It calls for locating new housing in Activity Centres and Main Streets, reasoning that “focusing most intensification to defined areas provides more certainty to the development and building industries and **makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.**”

One MDP objective⁴ is to “reinforce the stability of Calgary’s neighbourhoods and ensure housing quality and vitality of its residential areas.” “Intensification should be accommodated within existing communities in a sensitive manner”. The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Another MDP objective⁵ is to “Respect and enhance neighbourhood character and vitality, including the following policies:

- (1) **Respect the existing character of low density residential areas**, while still allowing for innovative and creative designs that foster distinctiveness.
- (2) Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.

³ Statistics Canada – 2021 Census - Calgary

⁴ Section 2.2.5

⁵ section 2.3.2

(3) Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

(4) Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods

Finally, section 3.5.3 of the MDP states that land use policies should “encourage **modest** redevelopment of Established Areas”.

The new building forms permitted by R-CG, up to 11 meters high (current R-C1 zoning limit is 10 meters) and 60% lot coverage (current R-C1 zoning limit is 45%), are not “modest”. R-CG higher density building forms would “create dramatic contrasts in the physical development pattern”. To be clear, labelling housing forms which permit 9 dwelling units on one 50X120 lot “low density” does not alter the higher density reality.

THE CITY’S DENSITY GOALS CAN BE ACHIEVED ELSEWHERE

It is not necessary to destroy established communities to achieve the City’s growth and density goals.

According to an internal City document⁶:

Calgary is well supplied with 22-31 years of planned land supply in new communities. This far exceeds the minimum 15 years’ supply of planned land identified within the Municipal Development Plan (5.2.3 (d)(A)). **Overall, there is enough land to accommodate close to 500,000 people.** The 12 Area Structure Plans approved in the last decade are cumulatively built out at approximately 9 per cent. **This demonstrates a significant amount of vacant land where planning policy work is already complete, and where The City has plans for growth.**

In addition to land supply on the periphery of the city, there is land owned by the City. It is disappointing that the City has identified only 2 parcels of City-owned property, out of 407 possible parcels, which would be suitable for residential housing development. The City should require that all potential sites (other than green/parks space) along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels must first be developed before densification via R-CG in established neighbourhoods is permitted.

Why, for example, is the former Ernest Manning School site, taken by the City as part of the west LRT expansion, sitting undeveloped after so many years?

CREATING DENSITY IN ESTABLISHED NEIGHBOURHOODS WON’T SOLVE AFFORDABILITY

Redesignating land to R-CG does not create affordable housing. There is NO requirement for affordable housing on any privately owned land. Removing older more affordable bungalows from the rental market may further reduce affordability.

⁶ Calgary Planning & Development Services briefing document dated 5 July 2023

A variety of studies ⁷

⁷ Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis 15 March 2019 – The Planning Report. ,⁸

⁸ Overview of Evidence for Universal Up-Zoning. Suzanne Tough PhD ,⁹

⁹ 3 We Zoned for Density and Got Higher House Prices: Supply and Price Effects of Upzoning over 20 Years Cameron Murray C, Lim M, Urban Policy and Research V41, 2023 Issue 2 ,¹⁰

¹⁰ Broad Upzoning Makes Housing Less Affordable, And Doesn't Add Supply

show that increased density achieved through upzoning does not create affordable housing, and in fact usually results in the creation of housing stock which is more expensive than that which it replaced.

R-CG densification does not create affordability. Rarely, if ever, is an existing single family dwelling replaced by multiple dwelling units which each cost less than what was removed. Developers do not construct affordable housing; they construct the amount and type of housing which will maximize their profit from development of the parcel(s) in question. That is a rational response by developers to the market.

R-CG densification simultaneously increases the stock of more expensive housing and decreases the stock of comparatively more affordable housing.

If the City wants “affordable” housing, then it must either increase the land supply (my preferred choice) or intervene in the housing market. Intervention could be achieved by mandating a certain percentage of housing units for low income groups, or granting long-term leases to housing cooperatives committed to affordable housing.

I am not optimistic that government intervention is the solution: the City has not done a very good job managing its existing City-owned affordable housing stock, and there is little reason to believe it can do better than the market with an even larger stock of housing under its administration. Since Calgary's inception, housing has been planned and developed by the private sector, and I have great faith that if the many restrictions on housing development which the City imposes on the housing development and construction sector were removed, the private sector would respond by building a sufficient supply the housing that Calgarians want and can afford.

R-CG DENSIFICATION WILL DESTROY EXISTING NEIGHBOURHOODS

Single family dwellings in established neighbourhoods are an essential and desirable part of Calgary's housing stock, and should be maintained, not destroyed.

R-CG driven densification would simply remove single family dwellings and replace them with equally or more costly multi-family dwellings, without regard to the overall impact on the community. And, in the process, the removal of single family dwellings would result in a reduction in choice in type of housing. Single family dwellings are the most sought after dwelling type, especially by families, so R-CG densification would also not be effective in providing most Calgarians with the type of housing they seek.

Blanket R-CG densification also means that the Local Area Plans (both completed and in process) for established communities is a waste of time. Why plan for increased density in logical places (along

major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels), if developers can build anywhere in a community to the limit of R-CG? This is the opposite of responsible, planned, careful densification.

UNFAIR TO ESTABLISHED COMMUNITIES

Newer Calgary communities are developed according to a master plan which includes a carefully designed mix of single family, multi-family, commercial developments and cultural/community facilities, all with appropriate roadways, park spaces and utilities infrastructure.

Established communities were master-planned communities, complete with boulevards, parks, schools and churches. They were designed specifically for low density single family and duplex dwellings. They were not designed for the substantially greater densification which blanket R-CG zoning would permit. Neither roadways, utilities, nor public park spaces could properly accommodate the greatly increased number of residents.

Rezoning without consideration for neighborhood character and heritage would result in the loss of unique architectural features, cultural assets, and community identity. Replacing heritage homes with generic buildings would not only erase a vital piece of the community's identity but also disregard the cultural and historical value they hold. These homes contribute to the unique charm and identity of our City, attracting residents and visitors alike with their architectural beauty and historical significance.

To quote Richard White:

Calgary's urban planners and some politicians don't seem to understand one of the reasons Calgary is one of the best places to live is NOT because of its urban vitality, but because of its affordable spacious, suburban tranquility even in our inner-city neighbourhoods."

PARKING

Reduced parking requirements will exacerbate on-street parking conflict and degrade the quality and desirability of neighbourhoods. Developers do not care about parking; the residents they leave behind must live with the shortage. Council may seek to convert Calgary to a city with many fewer motor vehicles, but that goal is contrary to the desires and actual demonstrated behaviour of most Calgarians, who value and need motor vehicles in order to get on with their lives. Shifting parking from residential parcels to the street does not solve the parking problem; it only relocates it.

While the City planners apparently wish for a future where Calgarians ride bicycles, "wheel" in other ways, or ride public transit, the reality is that Calgary is a large city of suburbs, and vehicles are a necessity for virtually all Calgarians. The City's own data¹¹ shows an historical household **automobile ownership rate of 1.85 per household** as of 2011. Auto ownership in 2011 was higher than in 2001 in every household size category. Younger and older residents still have ~1 vehicle per household, with rates over 2 per household for the 35 to 44 demographic. Data do not support the proposition that smaller dwelling units have no need for parking. **Increased densification would require more, not less, parking.**

¹¹ Changing Travel Behaviour, October 2013

As a final point, the blanket upzoning would set a parking ratio of 0.5 parking stalls per dwelling unit/suite in established areas, whereas the parking ratio for the newer communities covered by R-G zoning is one stall per unit. Why the difference?

ENVIRONMENTAL CONCERNS

The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces reducing evapotranspiration, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.¹²

CONCLUDING COMMENTS

Making the base residential "low density" land use district R-CG in place of the various R1 and R2 districts will certainly increase density, is unlikely to increase affordability, and will destroy the character and desirability of many existing neighbourhoods. Put simply, it would be a bad and ineffective policy.

The proposed blanket rezoning to R-CG is a radical proposal, will not achieve its stated goals, and will substantially alter – in a bad way -- the look and feel of Calgary.

Don't do something irreversibly bad. I urge Council to **just say no to blanket R-CG.**

Chris Bennett
819 Crescent Blvd. SW

¹² The Unassailable Case Against Blanket Rezoning , by Stephen Shawcross and Sano Stante, 2024



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

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

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

[required] - max 75 characters	Public Meeting On Blanket Rezoning
--------------------------------	------------------------------------

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

I strongly OPPOSE Blanket Rezoning.

There has not been adequate transparency, public discussion, forethought or planning involved around this issue. This is clearly the mayor and councilors pushing this issue through that Calgarians do not want. One can only assume why the majority of council voted to ignore Calgarians and are opposed to a plebiscite, and this is not good governance !

Blanket rezoning opens up the doors to even more collusion, corruption, and mismanagement, benefiting and profiting few, at the expense of the majority of the citizens of Calgary. It thereby denies homeowners the rights to receive notice of, speak to or contest unwanted development in their communities.

Blanket rezoning benefits developers, will not, does not benefit or address housing challenges.

Blanket rezoning is a blatant violation and disrespect of the rights and privacy of all Calgarians who choose to live in communities based on the vision, values, character, history of their chosen communities.

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

From CREB

"Blanket rezoning is not the right solution to to address Calgary's housing challenges. It poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality."

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

Why does Calgary need to blanket upzone in haste if we have sufficient land for growth for the next 35-49 years?

Taking federal bribes (and bribes from developers) to implement bad planning policy is corrupt.

Stop the corruption. Stop Blanket rezoning.



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First name [required] **Brenda**

Last name [required] **Lucy**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 - Rezoning for Houses**

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

ATTACHMENT_01_FILENAME (hidden) **REZONING - Letter - B Lucy.docx**



ATTACHMENT_02_FILENAME
(hidden)

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

See attached letter - Thank you

SUBJECT;
REZONIG CALGARYS COMMUNITIES

1 of 2

APRIL 15, 2024

ATTENTION; CALGARY CITY COUNCIL

I am a 3rd generation Calgary and through all these years have seen this city grow and grow and grow; sprawling out every which way, gobbling up farmland and foothills.

I hate the affect sprawl has had on our city traffic and its infrastructure. All those plans and decisions were made by former city councils. Did anyone think back of the long term effects of those decisions? Has anyone stopped to think about how greedy decision making has deep effects on communities. And so here we are; A housing crisis (I hate the word “crisis”- it’s inflammatory and does not facilitate rational thinking, by anyone!) .

All that said and let me be clear; YES, I absolutely acknowledge we need more housing- more affordable, smart housing

BUT I am ardently opposed to blanket rezoning.

Why, may you ask?

Because I do not believe in this city council or its administration. I do not see the courage or the honest, open- minded discourse required to put a HOLD on this broad- brush, blanket sweep of a decision. I am absolutely sure that Calgarian’s and their communities can come up with a compromise. A creative workable plan. Please Work with us. We are smart people who can forge a path without destroying the history and nature of every community in the city. It will build trust that is so lacking.

2 of 2

Why again am I opposed to blanket rezoning?

I believe this council and its councilors convinced themselves that they did the work – that they gave its citizens enough notice to understand the impact of this decision. I think city council is gravely misguided. Its seeming unwillingness to bend has resulted in a certain mistrust, by thousands and thousands of Calgarians.

Please HOLD OFF on THIS BLANKET REZONING DECISION

I believe a well-thought-out plan for affordable housing will see Federal \$\$\$ come later.

It sickens me to think that the Federal government is swaying councils' decisions - just another reason for the eroded trust.

Please Listen with open minds and hearts.

Calgarians want courageous, honest, transparent leadership.

Thank You

Brenda Lucy



Public Submission

CC 968 (R2023-10)

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

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First name [required] Caroline

Last name [required] Pierce-Strangemann

How do you wish to attend?

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

Date of meeting [required] Apr 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 in regards to blanket rezoning

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

ATTACHMENT_01_FILENAME (hidden) Letter to city re rezoning..pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Thank you to all our elected officials for thinking about the long term effects this policy will have on the city of Calgary. Decisions they will need to explain to their grand children.

Subject: **Stop the Proposed Blanket Upzoning for all Neighbourhoods in Calgary**

Dear Members of City Council,

I am writing to express my strongest objection to the proposed citywide RC-G blanket up-zoning bylaw that is to be brought forward for decision by City Council on April 22, 2024. As a resident of Calgary, I believe it is important for Calgarians to have a voice in decisions that will significantly impact our city's urban growth and development.

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has extraordinary, and primarily negative, implications for all single-family residential property owners in Calgary. Given such a significant and broadly applied zoning change, it is only fair that residents have the opportunity to have a significant say in whether they want the bylaw applied to their neighbourhood or not.

While I applaud the city for proposing some measures to help facilitate the construction of new housing, the blanket upzoning does little to address housing affordability, increases demand on city infrastructure services (gas, water, sewer, electricity) without considering the cost of upgrading those services, removes great portions on the city's tree canopy and private green space, while destroying every established single-family home neighbourhood in the city. Once those neighbourhoods are gone, they can never be recreated.

Instead of a blanket upzoning, the city should be focused on encouraging the construction of high-rises with inexpensive apartments in the Beltline, East Village and other defined locations that are well suited for a walking population, where our tree canopy has already been removed, and where the city vision of small neighbourhood shops within residential buildings makes more sense. By doing so we can limit the amount of city infrastructure that needs to be upgraded, and create new, high-density communities that will be diverse and unique in their own way from other, preserved areas of the city, and Calgary can continue to be a great place to live.

Thank you for your attention to this matter.

Sincerely,

Caroline Pierce-Strangemann



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First name [required]	Isabelle
Last name [required]	Jankovic
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	CPC2024-0213 Rezoning for Housing
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	01 IJ-CPC2024-0213 rezoning for housing public hearing.pdf



ATTACHMENT_02_FILENAME
(hidden)

02 IJ attachments CPC2024-0213 rezoning for housing.pdf

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

15 April 2024

To City Council:

Re: CPC2024 – 0213 Rezoning for Housing Public Hearing, 22 April 2024

My name is Isabelle Jankovic. Although I am a member Crescent Heights Community Association (CHCA) Planning Committee, this is an independent submission as a resident. Inner city communities have been densifying for 60 years. Crescent Heights is a prime example of past policies that have worked or haven't worked.

This residential rezoning has been in progress for several years, long before it was tied to federal funding. I understand the concept and why we need to do this. I don't agree with the "how". The existing R-CG bylaw still needs work.

A. BUILDING HEIGHT

According to Dan Perolak's book, "The Missing Middle" there are two factors needed to successfully integrate new developments into existing neighbourhoods:

1. Same size or slightly larger than the surrounding existing properties
2. Lot coverage



This is a partial view of the card that was recently sent to home owners. Note that the roof heights in the illustration are similar.

However, this is not the reality in practice.

The reality is more like this:

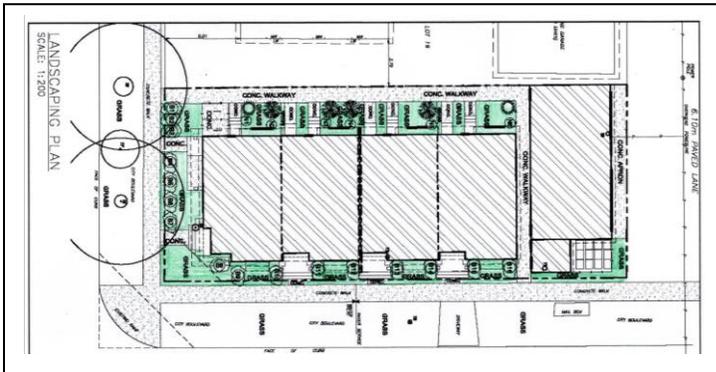


If the desired outcome is what is shown on the City's illustration, then make it part of the bylaw. Although Administration will tell you that there is already a minimum roof height of 8.6m. Through calculations, it can be adjusted and if there is any slope on the lot, Bylaw S.360 can override it by

adding a metre to the calculated height to the maximum height.

A1. Make the maximum roof height 3m above neighbouring properties to a maximum of 11m. 3m allows for a 9 ft interior ceiling height. It is simple, straightforward and will work in any neighbourhood.

B. LOT COVERAGE:



This is what 60% lot coverage for a rowhouse looks like on a typical 50 ft x 120 ft lot. There is little room for even small trees. Because there are mature trees on the city boulevard in this location, this landscape plan only shows shrubs. While this may work in areas where there is a lot of public green space, in communities where green space is limited, it is too high. In areas where there are no boulevards, the row

house developments are about 4.2 feet from the public sidewalk. Not every 4 unit row house unit needs to be 1500 sq. ft. Many people, especially singles and couples, are happy to live in smaller units.

B1. Reduce the lot coverage for row houses to 55%.

C. DENSITY:

Some councillors have stated that older communities need to have the same mix of housing as newer communities. In my sampling of the 2021 community profiles (Attach. 1), there are many recently built communities that have a high number of single family homes: Carrington 85%, Evanston 76%, Cranston 74%, Mahogany 66%, Redstone 50%.

By contrast, most of the inner city communities are below 30%: Inglewood 28%, Glenbrook 24%, Capital Hill and Crescent Heights 25%, Bridgeland and Sunnyside 17%, Beltline 0%. The only new communities in my sample that have similar numbers to the inner city are The University District and Seton.

For density of dwellings per hectare (du/h), no community comes even close to Beltline at 58.57 du/h. Next are Sunnyside, Renfrew, Crescent Heights, and South Calgary which are all above 20 du/h. The newest communities are not built out enough to determine overall density but most communities in my sample built in the last 20 years are all less than 20 du/h, less than many inner city communities.

My calculation includes the area of the whole community including green spaces, schools, and commercial locations. While my sample is by no means complete, I have tried to include communities of various ages from across the city.

C1. Revise housing mix for new areas to increase density.

D. DEMOLITION:

How much waste is going to the landfill? According Heritage BC, (Attach 2: Comparison Rehabilitation - Existing vs Demolition New-Build) , 35% of the materials going to the landfill are construction materials and 20% of that is from demolition including wood. Reclamation is not mentioned on the current demolition permit form and doesn't seem to be encouraged. When a house is demolished, I see dump truck after dump truck head for the dump. There are salvage companies but small developers seldom use them and almost never open the property to people interested in salvaging materials. This needs to change.

D1. Make salvage and reclamation a bylaw.

D2. Increase demolition dumping fees to encourage recycling and salvage.

E. RETHINK DENSIFICATION:

According to Heritage BC, (Attach 3: Conservation and Building Reuse are Climate Action) when older homes are retrofitted, they have similar efficiencies as new buildings at a much lower cost. Secondary suites, backyard suites, additions and second floors can be added. Larger homes can be divided into separate suites.

E1. The R-CG bylaw needs to support these options by allowing a minimum of 4 units of any type.

F. PARKING:

There is little on-street parking in neighbourhoods with front drive garages. If onsite parking requirements are reduced or removed for new developments, there may not be enough onstreet parking available to accommodate vehicles from multi unit developments.

G. TREES:

We are losing large mature trees at an alarming rate and it is mainly due to site demolition. Mature trees can be retained with horizontal drilling for utilities and off season pruning of roots and branches.

While there are landscaping requirements in the bylaw, the City currently does not follow up on landscaping plans for infills. Local developers know this and often don't plant the required trees and shrubs. The City relies on neighbours to report missing trees before there is site follow-up. However, development plans have been approved, the public can no longer access them.

G1. The bylaw needs to support the retention of mature trees.

H. LOCAL AREA PLANS (LAP):

Many LAPs are still in development. Many of these issues can be addressed through this process with the input of residents.

H1. Rather than blanket rezoning, adopt the R-CG zoning as LAPs are approved and passed by Council.

H2. Revise the R-CG bylaw to be more objective and less prescriptive to align with desired outcomes.

I. CALGARY PLANNING COMMISSION INITIAL COMMENTS (CPC2024-0213 Attach. 6)

Comment 10: What is the impact on heritage areas? Currently there are only heritage guidelines in the North Hill Local Area Plan (NHLAP) which guides redevelopment. Although incentives to retain heritage properties has been promised for the past 5 years, there have been many delays. We are losing heritage homes at an alarming rate. The only way to protect them is to have them designated as historic resources. This is a long and involved process and the capacity for Heritage Calgary to do this work is limited to about 40 homes per year.

I1. Introduce incentives to encourage retention of heritage homes.

Comment 11. Shadowing and Privacy are major concerns.

Shadowing: 6 hours of sunlight a day is considered full sunlight for the growing season.

I.1 Make shadow studies a requirement of the DP process to ensure neighbouring properties have access to 6 hours of sunlight during the growing season.

Privacy: Second and third storey balconies are becoming more common. Clear glass railings are very common and birds hit them often. They also overlook neighbouring back yards. The other issue are windows looking into neighbouring houses and back yards. Existing residents need to add translucent film to their existing windows to maintain privacy.

I2: Include 6 ft obscured railings for rear facing balconies in the bylaw.

I3. Revise the bylaw to include obscured glass for all side windows facing a neighbouring property.

In conclusion, I recommend that the R-CG bylaw be revised before it is passed.

Thank you for your time.

Isabelle Jankovic
Resident, Crescent Heights

ATTACH 1: 2021 Dwelling Summary by Community

Ward	Community Name	% of const. since 2011	occupied dwelling count 2021	Single Detached	semi detached	row house	apt in duplex	apt less than 5 storeys	apt more 5 storeys	community area in hectares *	dwellings /hectare
10	ABBEYDALE	0%	2,005	67%	14%	10%	7%	1%	0%	200	10.03
9	ACADIA	0%	4,755	46%	3%	8%	2%	36%	4%	390	12.19
10	ALBERT PARK/RADISSON HEIGHTS	13%	2,785	21%	8%	11%	16%	38%	5%	170	16.38
11	ALTADORE	31%	3,075	38%	20%	8%	10%	24%	0%		
11	BEL-AIRE	10%	140	100%	0%	0%	0%	0%	0%	30	4.67
8	BELTLINE	32%	16,985	0%	0%	1%	0%	12%	86%	290	58.57
1	BOWNESS	7%	5,060	42%	14%	9%	6%	26%	3%	560	9.04
4	BRENTWOOD	24%	3,120	60%	0%	18%	2%	6%	13%	290	10.76
9	BRIDGELAND/RIVERSIDE	33%	3,550	16%	3%	4%	11%	43%	24%	320	11.09
13	BRIDLEWOOD	6%	4,130	68%	7%	5%	1%	19%	0%	320	12.91
11	BRITANNIA	25%	295	85%	0%	0%	0%	17%	0%	60	4.92
7	CAPITOL HILL	21%	2,205	25%	22%	2%	20%	32%	0%	140	15.75
2	CARRINGTON	97%	895	85%	6%	7%	0%	0%	0%		
7	CHARLESWOOD	1%	1,450	86%	2%	0%	3%	9%	0%	230	6.30
12	CRANSTON	47%	7,210	74%	7%	8%	0%	11%	0%	830	8.69
7	CRESCENT HEIGHTS	11%	3,515	25%	4%	2%	6%	52%	11%	163	21.56
8	ELBOW PARK	16%	1,145	98%	0%	0%	1%	0%	0%	180	6.36
2	EVANSTON	66%	5,785	76%	9%	11%	0%	1%	3%	490	11.81
6	GLAMORGAN	6%	3,100	37%	2%	22%	2%	21%	16%	190	16.32
5	GLENBROOK	9%	3,155	24%	18%	22%	9%	27%	0%	190	16.61
9	INGLEWOOD	19%	2,285	28%	6%	19%	10%	27%	10%	250	9.14
14	LEGACY	99%	3,050	43%	11%	9%	0%	36%	0%		
12	MAHOGANY	92%	4,715	66%	11%	5%	0%	18%	0%	640	7.37
12	MCKENZIE TOWNE	16%	6,950	52%	10%	16%	1%	22%	0%	430	16.16
7	MOUNT PLEASANT	27%	2,775	42%	21%	5%	18%	14%	1%	180	15.42
2	NOLAN HILL	97%	2,650	73%	0%	16%	0%	1%	9%		
13?	PINE CREEK	100%	85	35%	41%	18%	0%	0%	0%		
3	REDSTONE	70%	2,665	50%	10%	13%	6%	21%	0%		

Ward	Community Name	% of const. since 2011	occupied dwelling count 2021	Single Detached	semi detached	row house	apt in duplex	apt less than 5 storeys	apt more 5 storeys	community area in hectares *	dwellings /hectare
9	RENFREW	20%	3,240	31%	6%	12%	19%	31%	0%	150	21.60
12	SETON	97%	1,730	17%	2%	16%	6%	51%	7%		
3	SKYVIEW RANCH	82%	4,295	37%	6%	9%	2%	47%	0%	460	9.34
8	SOUTH CALGARY	28%	2,365	22%	11%	8%	6%	49%	2%	110	21.50
7	SUNNYSIDE	16%	2,390	17%	3%	5%	4%	60%	11%	100	23.90
3	TARADALE	10%	4,465	66%	5%	10%	12%	8%	0%	240	18.60
4	THORNCLIFFE	0%	3,615	51%	9%	23%	6%	8%	4%	327	11.06
9	TUXEDO PARK	20%	2,480	31%	14%	4%	14%	36%	0%	130	19.08
1	UNIVERSITY DISTRICT	77%	485	22%	0%	21%	0%	36%	23%		
14	WALDEN	90%	2,780	56%	10%	14%	1%	19%	0%		
14	YORKVILLE	100%	260	44%	21%	31%	4%	0%	0%		

* Community areas were obtained from Wikipedia

Note: Dwelling counts and percentages were obtained from City of Calgary Community Profiles



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Climate Adaptation: Comparison: Rehabilitation/Existing vs Demolition/New-Build

Making a case to leverage existing and historic buildings for zero net carbon

5. Comparison: Rehabilitation/Existing vs Demolition/New-Build

Every year in the United States, an estimated 1 billion square feet of buildings are demolished and replaced with new construction, a statistic that accompanies the replacement of one-quarter of today's existing building stock between 2005 and 2030.¹³

Estimates for Canada and British Columbia are not dissimilar, to scale.

A study conducted in 2011 by the Preservation Green Lab, National Trust for Historic Preservation, confirmed that building reuse almost always offers environmental savings over demolition and new construction when comparing buildings of similar size and functionality.¹³

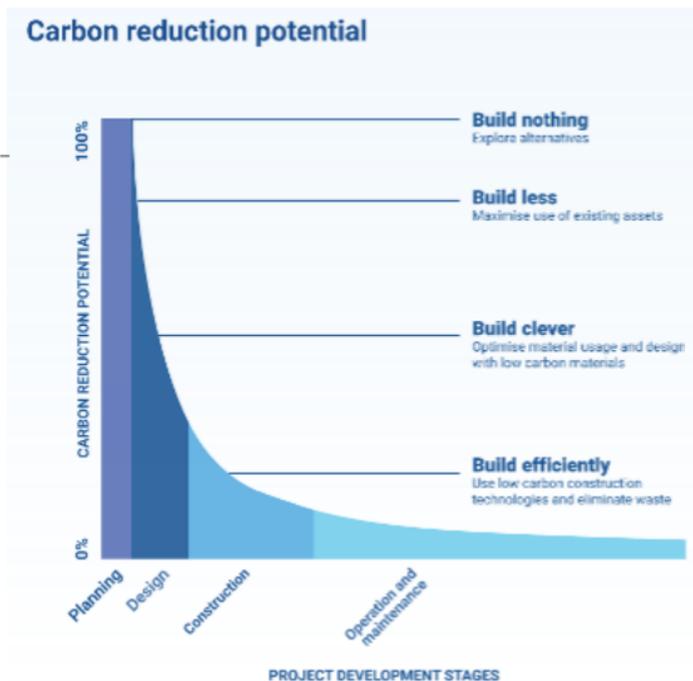
Accompanied by careful consideration for material selection and efficient design strategies for reuse, retrofitting existing buildings with appropriate energy upgrades offers the most substantial emissions reductions over time and is an option for immediate climate action. The study, which compared a variety of building typologies in a range of USA locations, confirmed a 4-46% in savings for reuse compared to new construction for buildings of the same energy performance level.

Reusing existing buildings can provide communities with an opportunity to avoid unnecessary carbon outlays and a means of achieving near-future carbon reduction goals.¹³

The impact of savings in reuse at the individual scale may reap minimal benefits, however, the impact of these savings at a city scale is substantial. Scaling up the benefits of carbon savings for building reuse is a known way to meet carbon reduction targets.

The most impactful changes for building reuse and retrofit are in areas where coal is the dominant energy source and where the environment experiences extreme climate variations.

New "energy-efficient" buildings can take between 10-80 years to overcome the negative climate change impacts created during the construction process for a building that is 30% more efficient than an average-performing existing building.¹³



Carbon reduction potential during project development stages. Advancing Net Zero, WGBC, RAMBOLL and C40 Cities. *Bringing Embodied Carbon Upfront: Coordinated action for the building and construction sector to tackle embodied carbon.* (p.20).

[13] Preservation Green Lab. *The Greenest Building: Quantifying the Environmental Value of Building Reuse.* National Trust for Historic Preservation, 2011.



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Climate Adaptation : Conservation and Building Reuse are Climate Action

Making a case to leverage existing and historic buildings for zero net carbon

2. Conservation and Building Reuse are Climate Action

The Intergovernmental Panel on Climate Change (IPCC) notes that “over the whole building stock, the largest portion of carbon savings by 2030 is in retrofitting existing buildings” (B. Metz, et al).⁴

Older, traditional buildings are often more “inherently sustainable” than contemporary buildings, given their traditional construction techniques, durable materials, emphasis on passive approaches to occupant comfort and repairable components.⁴

According to a Canadian Commission on Building and Fire Codes recent Task Force report, Authorities Having Jurisdiction (AHJs) have expressed the desire for a variety of tools to support their policy objectives and are increasingly turning to building codes to address their most pressing social policy goals, such as climate change resilience.

There is an increasing interest in BC, Canada and abroad to use regulation as a tool to address the shortfalls of new construction and the existing building stock. For example, jurisdictions are increasingly turning to more ambitious building codes as a means of reducing energy use and, in turn, greenhouse gas emissions (GHG) of buildings. Although the application to existing buildings is stated in the National Building Code (NBC), jurisdictions often only apply the NBC to the design and construction of new buildings.⁵

The development of National Model Codes for existing buildings could be a key component of improving the performance of existing buildings at the time of alterations, working toward provincial, territorial, and federal long-term policy goals. In the absence of consistent regulatory measures regarding the improvement of building performance at the time of alterations, or non-regulatory measures encouraging these improvements, many existing buildings will be left unchanged for years to come.

(Note: The Province of BC is revising the building code, specifically for existing buildings, to incorporate new energy efficiency standards for building upgrades in collaboration with Codes Canada. Heritage BC supports this initiative, with some caveats pertaining to protection of character-defining elements of designated heritage buildings.)

Is there a way to better position existing and historic buildings for reductions by 2030?

Architecture 2030's *Road Map 2050 to Zero Emissions* include action items guidelines for existing buildings in developed countries, such as renovating a minimum of 2-3% of the total existing building stock each year to meet energy use intensity (EUI) of 50% below the regional average, for each building type.⁶ The goal

In the last decade, however, most jurisdictions, including British Columbia, have fallen behind. It is therefore essential to increase that amount of total building stock being retrofitted for zero-carbon to a significantly higher rate than 2-3% per year.⁶

This means that a major push on building renovation and decarbonization is now a necessity. Programs that BC can bring forward to further enhance the feasibility and attractiveness of deep green rehabilitation to existing and historic buildings would be useful.

In the area of energy improvements for existing buildings, continuing with the status quo vs. a significant set of programs to boost decarbonization, could also have a big impact on whether BC and Canada can achieve specific policy goals, such as our commitment to the Paris Climate Agreement. Canada's Building Sector accounts for a *quarter of final energy demand* and a *fifth of our energy-related carbon emissions*; building codes are an opportunity to reduce and eliminate significant energy waste.⁷

20% of Canada's built heritage was lost between 1970 and 2000. This is almost entirely due to demolition and new construction, which have had a tremendous impact on the environment. Construction and demolition generate ~ 35% of Canada's landfill waste.

Demolitions produce 20-30 times more waste material per sq. m. than reno or new construction; 20% of Canadian landfill is occupied by construction waste; 50% of that waste is salvageable and 45% recyclable. Refurbishing existing buildings can reduce Canada's waste stream by at least 6%, since renos to existing buildings have similar energy consumptions as for typical new builds.⁷

While the case for building and renovating green buildings has been proven from financial and environmental perspectives, it is time to scale up solutions, including promoting building renovation that has measurable impact. Prior focus was on the operational carbon of buildings which accounts for 28% of global emissions but embodied carbon accounts for a further 11%.⁸

A study comparing life cycle carbon emissions for the refurbishment versus demolition and new build of two properties was conducted by Carrig International for English Heritage and determined that the carbon emissions for both were comparatively lower using a 60-year Reference Study Period (RSP) due to the high embodied carbon emissions associated with the demolition and construction of the new build. They also performed considerably better in terms of Marginal Abatement Cost (MAC) and Savings to Investment Ratios (SIR), indicating that it would be more cost-effective and attractive as a policy than new-build, and cheaper to make attractive to developers and homeowners.⁹

[4] National Trust for Canada. *Making Reuse the New Normal: Accelerating the Reuse and Retrofit of Canada's Built Environment*. 2020.

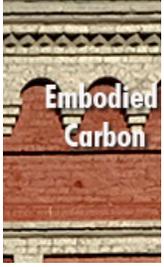
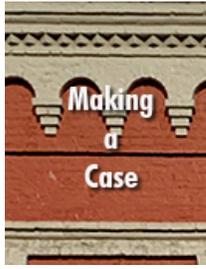
[5] Canadian Commission on Building and Fire Codes. *Final Report-Alterations to Existing Buildings: Joint CCBFC/PTPACC Task Group on Alterations to Existing Buildings*. National Research Council Canada, 2020.

[6] Architecture 2030. *Roadmap to Zero Emissions: Submission to the AD HOC Working Group on the Durban Platform for Enhanced Action*. 2014.

[7] Efficiency Canada. "What You Need to Know About the New Building Codes." *Efficiency Canada (blog)*. February 4, 2020.

[8] World Green Building Council. *Building a Better Future, Annual Report*. 2018-2019.

[9] Carrig Conservation International. *Understanding Carbon in the Historic Environment, Scoping Study Final Report*. Historic England, 2019.

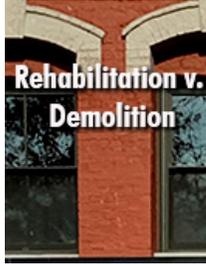


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As an organization of provincial scope, Heritage BC recognizes that its members, and the local history and heritage they seek to preserve, occupy the lands and territories of B.C.'s Indigenous peoples. Heritage BC asks its members and everyone working in the heritage sector to reflect on the places where they reside and work, and to respect the diversity of cultures and experiences that form the richness of our provincial heritage.



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

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

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

First name [required] **Caroline**

Last name [required] **Csak**

How do you wish to attend?

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

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

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

[required] - max 75 characters **RCG blanket rezoning - resubmitting to ensure correct agenda item listed.**

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

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

“One of the reasons I moved to Bonavista, 50 years ago, was because there was no multi housing here” (from community FB page). Obviously anyone from any of Calgary’s low-density neighborhoods could say this.

Ours is a vast, sprawling, mostly low-density city, facing an unprecedented housing crisis of affordability and availability, for both home renters & homeowners. It’s going to take creative thinking, bold action and multiple approaches to tackle the issue. We all have to be part of the solution.

We should clamp down on short term rentals. Converting office space to residential and multistory housing will help. But high-rise living isn’t for everyone, and can’t be the only option. For many reasons, we can’t keep expanding outwards. Council shouldn’t have to be approving every rezoning application when there are far bigger issues to deal with.

Like many other North American cities, Calgary suffers from “Missing Middle” density. We lack townhouses, rowhouses and duplexes. We have mostly low-density communities, most of which are nowhere near capacity population. But it seems many people in these communities think theirs is extra special, and should be exempt from blanket rezoning. Classic NIMBYism, which was on full display at a recent session in our neighbourhood. I was disheartened & embarrassed by a hall full of angry Boomers, displaying a level of entitlement I’d heard was the purview of Millennials. I know change is hard, but from the misconceptions expressed & questions asked it seemed a lot people had not read the material the City has put out. The disdain for the councillor, City staff and anyone with views in favour was appalling. We were definitely nervous raising our hands when it was asked who was in favour.

Given the rhetoric, you’d think developers (who are apparently in bed with council and City staff), will swoop in, raze the neighborhood, slap up row upon row of townhouses, develop every last park, and the neighborhood will be filled with – gasp – renters or low income people. We seem to forgot that many of us were previously renters, many of our children are, and always will be as homeownership becomes ever more unattainable.

There will be densification in all established neighborhoods, but in the outer, more expensive ones, it will be a slow barely perceptible process, with random single plots being redeveloped over years.

We need bold action and many approaches. We need to look outside our bubbles, and all be part of the solution.



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First name [required] Dennis

Last name [required] Kryzalka

How do you wish to attend?

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

Date of meeting [required] Apr 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

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

I employ a number of young employees that require housing in which there is a shortage at the present time. Please approve the up zoning.



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First name [required]	Eve
Last name [required]	Robinson
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Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Citywide rezoning to R-CG
Are you in favour or opposition of the issue? [required]	In favour
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April 15, 2024

Dear Mayor Gondek and Councillors,

I am a resident of Radisson Heights, and confess that I'm part of what is causing the housing crisis. I moved to Calgary 2 years ago after seeing a diverse city that had invested in transit, bike lanes, and a gorgeous library. I had been a long-term renter in cities like Vancouver and San Francisco where homeownership was unavailable to me, but here I had the privilege of being able to buy a 1960s bungalow.

I urge you to follow the recommendation of the Housing and Affordability Task Force for a citywide rezone to R-CG. We need more affordable housing options. I'm not the only one who recognizes that Calgary is a great place to call home. I have seen what happens when cities try to employ a "business as usual" approach to a housing crisis. The choice before you isn't to keep things the same or to make a change — there will be more growth in our city and change is inevitable. The decision to rezone is recognizing this change with a good faith step in the direction of making housing available for all of us. Moreover, urban sprawl and reliance on cars contribute to climate change. Citywide rezoning supports the goals in the Calgary's Climate Strategy to mitigate these impacts.

I have students in my university classes who struggle to find affordable places to live and have experienced 14% increase in rent. Citywide rezoning would address missing middle housing opportunities and housing options that cost less than 30% of their income. I have aging family members whom I would like to have live with me. Rezoning would give us the option to adapt our existing space to accommodate multi-generational housing.

Rezone the city to R-CG to plan for the change that is coming. Keep our city a welcoming place for all Calgarians into the future.

Sincerely,



H. Eve Robinson



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Kathaleen

Last name [required] Berting

How do you wish to attend?

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

Date of meeting [required] Apr 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 and Parking (this is a revised version)

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

ATTACHMENT_01_FILENAME (hidden) Rezoning revised.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Note this is a revised document and supercedes the one sent prior. Thanks so much.

Rezoning

The City of Calgary is proposing blanket residential housing rezoning. We (homeowners) are **grandfathered** under our original residential zoning and are therefore not subject to any and all rezoning changes now or ever. No changes can be made by anyone mayor, council or the prime minister to our original zoning under law. No contract, resolutions/motions passed, or votes override our grandfathered zoning and **industry practice** and intent have set precedent that **legally** would not allow the city to proceed with their rezoning proposal for existing residential areas. We **bought and paid for** our properties which includes all amenities under our grandfathered zoning. The grandfathering is the same concept as existing homeowners have with their original building codes being grandfathered.

We chose our areas based on **density**, (property setbacks, architectural controls, sight lines, views, etc.), **amenities** including parking, alleys, parks, green spaces, roads, lake access, schools, etc., and the **character** of the neighborhood. Any changes to any of these especially row housing, views, setbacks, shadows, parking, etc. would impact **market values**. We have paid for all of these when we bought in our existing areas. In addition lake communities only have capacity at the lake for the original zoning numbers.

And if every household and we're potentially talking 300,000 homes that can have a **basement and a backyard suite** that would materially impact property values and would impact the infrastructure let alone the character of existing neighborhoods. Technically based on our existing zoning backyard suites should not be allowed as they are not within the original footprint of the home and basement suites had to go through a permitting process so as not to materially affect the existing neighborhood. If there was changes to an existing residential home and because of existing grandfathered zoning neighbors had input as to proposed changes in their areas as it could affect their market values and basement suites had to provide adequate parking. You are talking 300,000 homes that are within the proposed zoning changes that could have 2 suites for each and if developers get in on things that could be even greater ie. 4 units with 4 suites where there was originally a single residential dwelling.

We also don't have the **infrastructure** to handle the increase in housing in existing areas. Our sewer systems, water treatment facilities, utilities (electricity, nat gas, internet), sanitation (where are you putting the ev batteries which there are many more than our nat gas vehicles), roads (ev's weigh way more than regular vehicles) are not sufficient to handle the increase in traffic in existing areas for an increase in housing . All of our areas were only set-up for access to all infrastructure for our original zoning numbers. Regardless of what your statistics show if you talk to the front lines you will find that our current infrastructure is not working without the increase in housing. Your personnel are extremely busy daily fighting the fight whether it be sewer personnel unclogging or repairing existing sewer distribution lines that are not able to handle in reality our current population in existing areas, electricity personnel will tell you that the existing transformers can't handle the load especially with ev's when there are several in an area let alone what there could be in the future. Schools in many areas are already at capacity or beyond. And you don't even want to talk our health services. They are already changing protocols because of the number of people. We already have trouble with our electricity grid having brownouts/blackouts without the increase in housing as well as slow internet within areas at peak times with the increase in wifi requirements. Ie. Smart tvs,,

security, phones, etc. Let alone the condition of our roads have you seen them lately and with the weight of the ev's the road repairs would be more frequent and more costly and the budget for roads would at least have to double. In addition we are already going to have to go thru water restrictions. All infrastructure needs to be addressed before you make changes to **new areas** as it will impact us all.

Parking

Parking has become a hot button issue within the city already without the proposed backyard suites especially when the city started charging people to park in front of their own homes. And now the city proposing that backyard suites should not have to provide any parking so where are they parking – in existing residential areas under grandfathered zoning which required adequate parking at the front or side of homes in order to be built. There was no trouble with parking in front of one's own home for the most part until the city or whomever allowed universities, colleges, etc. to charge for parking which was free prior and therefore students started to park in residential areas for free parking so people couldn't park in front of their own homes. So permits were required - why do you think that was. Homeowners have the right to park in the front/side of their own homes. Now the city is making homeowners pay for parking permits and some residential areas are not allowed any permits where they had existed prior because of businesses. If the city doesn't make businesses etc, pay for adequate visitor or staff parking let alone that it should be free it is not the fault of the homeowner. Homeowners are grandfathered parking in front or the side of their properties as per their original zoning/development requirements. There is no way that homeowners should have to pay to park in front or the side of their own homes as they have already paid for that right and backyard suites not having parking would acerbate the situation and what is the city going to try to do next. Are we all going to have to pay to park in front or the side of our houses even though our grandfathered zoning required that we have adequate parking for homes to be built. Where are all the basement/backyard suites going to park. The city is going to have to have a whole new department just to handle the fallout.

Affordable housing

You are looking for more affordable housing but what does that mean adding more housing does not necessarily mean affordable housing. Any new homes are certainly not going to be what you would call affordable. There will always be people to pay the market values for new homes regardless of those with lower incomes. So you are trying to get more affordable housing on the backs of existing homeowners by allowing suites without parking. Can you imagine what is going to happen to neighborhoods when someone can't park in front of their house because of suites or increased density. You certainly haven't seen the conflict.

There were times in the past where there were incentives to build rental units within the city but when the market got good the units were sold so this could happen again and we'd be in the same boat. Even the new development proposal in Cliff Bungalow is not going to be affordable housing where it existed prior. The developers especially in areas inner city like cliff bungalow will significantly benefit and not people who need housing. Building more doesn't mean affordable and how do you keep it affordable. If housing is designated as affordable housing there has to be some provision that it can't be sold or if sold it has to be at the original price (other than for maintenance). If the city was truly looking for affordable housing they would buy and build such and they would

maintain or have someone govern the units with a trust or some such that it would always be affordable housing.



Public Submission

CC 968 (R2023-10)

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First name [required] Kenneth

Last name [required] Lee

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters TBD (agenda not yet released) - Citywide Rezoning (R-CG)

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

ATTACHMENT_01_FILENAME (hidden) Comments Re Blanket Rezoning to R-CG.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please find my comments attached as a pdf to this submission. I have done this, as my comments slightly exceeded the 2500 character limit. Thank you.

I am writing on behalf of my family to oppose the base rezoning to R-CG.

First of all, many communities had plans developed (including the Local Area Plan) over the past decade through countless hours of consultation between community members, other stakeholders, and City of Calgary representatives. These plans were developed with long-term visions and with great attention to the details required in those specific communities to achieve those visions. It would be a great shame to see those years of work and those visions become futile with this proposed change.

There are many factors and issues unique to each community that would be overlooked by a blanket rezoning plan. Issues include traffic, roadways, schools, and other infrastructure. In my community, an older, very small school exists, and it has already taken on students from other communities (which we supported) as Calgary's population has grown. It has neither the space nor resources to take on students at a higher rate.

Specifically in the R-CG zoning, we are extremely concerned about the parking space requirements. While I respect that Council has good intentions to expand transit services, it will take time and billions of dollars in funding not yet allocated to complete such projects. Aside from the Green Line, we don't even have any other substantive plans in the works.

There is not enough time in the day for a child living in the NW to travel to the SE for an after-school art or sports activity in the SE without a car. We cannot limit kids and families from participating in enrichment activities because of irresponsible planning.

Street parking is already an issue in many higher-density communities, so that cannot be used to ease parking issues.

Calgary will remain a driving city for decades to come and Developers must be required to provide sufficient parking for all residents.

Blanket rezoning would be a perfunctory change with unexpected and unintended consequences. City planning and Calgary's housing crisis are both complex matters that can't be solved by simply throwing the rules out the window.

We have heard that there is significant opposition to this blanket rezoning and would ask that council put the matter to a referendum if it wishes to proceed with the change.

We have also heard many fellow Calgarians express concerns that any feedback they give would be futile, as Council seems to have already made up its mind. We urge you to act in good faith, and facilitate and accept a transparent vote. Changing our zoning so drastically would have a significant impact on the entire city, and as such, every Calgarian is entitled have their say.

Thank you for your consideration.



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First name [required] Rob

Last name [required] Litzenberger

How do you wish to attend?

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

Date of meeting [required] Apr 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 - Apr 22

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

ATTACHMENT_01_FILENAME (hidden) Recycle bins.pdf



ATTACHMENT_02_FILENAME
(hidden)

Rezoning submission.pdf

Rezoning Submission

I live in the beautiful community of Parkdale. I want to stress that I am not against development here or any other community in Calgary as long as it is done in a reasonable, predictable and well planned way. Every community is different and that is why I think it is a mistake to move forward with a blanket rezoning initiative as proposed through this Land Use Designation (zoning) amendment.

With this blanket rezoning proposal, I believe the city, risks creating a number of unintended consequences including strain on existing infrastructure, overcrowding, traffic and parking congestion and overall disruption and unrest/unhappiness of citizens. People like me who made a significant investment in a home after researching and becoming comfortable with the community including how it will reasonable and predictably develop over time. Below I will elaborate further on these risks for Council's consideration.

Strain on Existing Infrastructure

Parkdale is an older community built in the 1950s and 60s. The infrastructure including utility water and sewer lines, the electricity and natural gas distribution systems are over 70 years old and were never built for the kind of densification the city is proposing. Some utilities are already strained and showing their age as demonstrated by the frequent water main breaks and power outages that we have in this community. The city seems to be moving full steam ahead with this rezoning plan without consideration for the impacts it will have on this key infrastructure and whether or not an already strained system in older communities has the capacity and capability to add hundreds of new services. Has the city completed any analysis or studies on the effects this rezoning proposal may have on our utility systems to ensure they can handle the increased requirements? For example what are the impacts on the electricity system of increasing the loads as we move from a single family to multi-unit complex (i.e. the number of home appliances connected to the grid will exponentially increase from 5 to upwards of 40 dishwashers, washing machines, dryers, refrigerators and televisions). What happens when electric vehicle penetration occurs where we move from 1 to 8 EVs per lot? The strain on all utilities should be understood now before these decisions are made.

If allowed to proceed, at some point these developments will cause the utility systems to collapse and significant upgrades will be required to meet

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

Rezoning Submission

April 15, 2024

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If allowed to proceed, at some point these developments will cause the utility systems to collapse and significant upgrades will be required to meet the utility needs of the community. At that point who will pay for these upgrades? With the developer long gone with their huge profits, it only leaves the already burdened tax payer to pay for these expensive system upgrades. Should the city not charge developers at the time of construction the costs that they are driving now for these upgrades? Why should taxpayers be left with the bill to upgrade utilities rather than the developer who is causing the overload situation?

Other infrastructure will also be strained in Parkdale as the roads were not built for all the additional traffic and parking requirements of the added vehicles. In many cases the move from R-C1 to R-CG will add as many as 12 vehicles per lot that will have nowhere to park but on the street. Parkdale already has challenges with street parking due to the existing density and proximity to the Foothills Hospital which sees many workers and visitors parking on the street. as well as a fire hydrant in front of our home. Densification in areas like Parkdale should make consideration for street parking and the challenges and impacts it will have on existing homeowners.

Another concern with the move from R-C1 To R-CG would be where all of the garbage, recycling and compost bins will be located and stored. Most developments to date include garages that will take up most of the space in the back alley and therefore the exponential

increase from the existing 3 recycle/garbage bins to upwards of 12 bins with no where to store them will become a problem for everyone who accesses the alley. This is another oversight by the city that will disrupt our community by creating a traffic hazard and eye sore of bins that are always front and centre in our communities (see attached picture). Who wants to go for a walk in the neighbourhood with the smell and clutter of these bins everywhere (disgusting) Developers should be forced to provide a shed/storage space to ensure these bins tucked away and not visible for a hazard for traffic or kids playing in the community.

Disruption/Unrest/Unhappiness

I won't go into a lot of detail here, as most Calgarians will be making submissions on this topic, but I have significant concerns with how my peaceful and serene community of Parkdale will be changed forever should the city proceed with this rezoning proposal. I currently have a view of the river from my second floor and have sun pouring into my south facing windows all day long including my home office where I spend a great deal of time. A new development is going in next door to the immediate south of me and I am extremely unhappy with the fact that a 3 story duplex with basement suites has been allowed to proceed. It will tower over my 2 story home and I will be losing sunlight, views and privacy. My back yard is a sanctuary where I spend a great deal of time enjoying the outdoors, but this 3 story behemoth with 3rd story decks will completely spoil my privacy and tranquility.

I would have fully expected and been supportive of a 2 story duplex if it were to be built as that is what everyone would have expected as that has become the norm for Parkdale. The 3-story building is the result of developers trying to maximize profits per square foot rather than build reasonable size homes expected by the community. Again, this does not provide affordable housing options as these units will likely sell for over \$1 million per side. Development in older more established communities needs to be predictable, reasonable and well thought out and I would argue, that is not what is currently happening and the rezoning proposal will only make matters worse.

Conclusion

I would argue that by moving from R-C to R-CG in older communities like Parkdale, does not solve the housing crisis in Calgary, it only serves to make developers more profits and disrupt communities. The disruption is making many Calgarians unhappy and negatively impacting mental health (I have an elderly neighbor who has a wonderful garden in her back yard where she spends a great deal of time and enjoyment, but is devastated that a multiplex with 8 units may proceed on the south side of her property that will have significant shadowing effects on her garden which may not see any sun until the peak summer).

Additionally the rezoning proposal does not address the issue of affordable housing. Moving forward with practical, reasonable and well thought out plans for each community is what is needed not a blanket rezoning which will create chaos in our communities. Wouldn't it make more sense to continue to deploy 60,000-1000,000 high density homes like what is happening in the north part of our city and the outskirts where development and construction are already under way while continuing to develop inner city communities in a thoughtful and pragmatic way without overcrowding and straining infrastructure?

Thank-you for the opportunity to provide input into this important decision facing the city going forward. I would be happy to discuss this further.

Thanks,
Rob Litzenberger
403-239-0346
rob.litz@telus.net

From: Rob Litzenberger rob.litz@telus.net 
Subject: Recycle bins
Date: April 15, 2024 at 10:37 AM
To: rob.litz@telus.net

RL



Sent from my iPhone



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First name [required] Supin

Last name [required] Hachey

How do you wish to attend?

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

Date of meeting [required] Apr 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 an outrageous and destructive proposal. It will damage our entire city forever. 1. Blanket rezoning is being pushed by third party special interests including a group called Calgary's Future of which 8 of the 14 council members are involved in. This is a conflict of interest. 2. This blanket rezoning is a condition of receiving funding from the federal government. It is wrong to hold our city as a ransom and to give up municipal autonomy. 3. It will eliminate zoning for single family communities throughout the city. Our city will become cluttered with housing everywhere. 4. This does not respect diversity and choice. You're removing lifestyle and choice from Calgarians. 5. You are destroying green spaces as it will be nearly impossible to grow trees or gardens. You will also be blocking light for those who already have solar panels. 6. You are creating a fire hazard of so many buildings close together. 7. There will no longer be privacy in our backyards. 8. Parking will be at a premium with very little to no space. This move to do blanket rezoning is utterly foolish. Please do not destroy our city.



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First name [required]	Claire
Last name [required]	Ennis
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	R-CG Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	2024-04-15 City Council Blanket Rezoning Initiative Opposition.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Dear City Council,

I am writing to express my deep concerns regarding the proposed blanket rezoning initiative that would permit the construction of rowhouses and townhouses on any previously single-family home lot in our city, without a public appeal process. While I understand the intention behind this proposal to address housing affordability concerns, I believe it lacks sufficient evidence of its effectiveness in improving affordability for lower-income residents and raises significant issues regarding environmental sustainability, community well-being, and urban planning.

First and foremost, I am deeply concerned about the potential negative impact of this rezoning on our urban tree canopy and climate change resilience. The proposal to allow for 60% lot coverage will result in the removal of mature trees, and will undoubtedly degrade our city's natural environment and reduce its ability to mitigate the effects of climate change. As we strive to become more sustainable and resilient, sacrificing our precious urban greenery is a step in the wrong direction.

Furthermore, the lack of adequate planning for supporting infrastructure at a higher density population is troubling. Increased housing density without corresponding provisions for parking and waste carts will inevitably lead to overcrowding on streets, exacerbating traffic congestion and safety concerns. Additionally, utilities like power and sewage may be overwhelmed if development is allowed without sufficient planning. My children's elementary school is already a lottery school due to insufficient capacity for the communities it serves, and I am concerned that if density is increased without corresponding community planning, we will see more shortages in our infrastructure that decrease our quality of life in Calgary.

Moreover, the proposed rezoning threatens the quality of life for existing residents who have invested in their homes and neighborhoods. The construction of large townhouses next to single-family homes will result in overshadowing and reduced privacy, fundamentally altering the character of our neighborhoods and diminishing the value of existing properties. While this may seem to be a trade-off we should be willing to make in the spirit of more affordable housing, there is insufficient evidence put forward by Council that decreasing single-family homes and increasing multi-unit developments will improve affordability for families. I have seen these units listed on the market for \$800,000+ in my former neighbourhood of Capitol Hill. These units are financially out of reach for young families, and will simply continue to drive the cycle of higher inner city housing costs as developers can afford to offer single-family homeowners much higher prices considering the luxury multi-unit development opportunity. Affordable housing requires a real economic plan that deliberately builds units at less than current market price.

Good urban planning and community design that results in higher density is possible – I live near the new University District development, am continually impressed at how the convergence of local government, private industry, and community residents resulted in a neighborhood that is thoughtfully planned out and is a place people want to live together. I believe that City Council can take a more deliberate approach to how we increase density in our established neighborhoods through Comprehensive Neighborhood Plans. It is Council's responsibility to govern and plan development of this

city in a way that fosters community engagement, not to simply 'cut the red tape' and eliminate a democratic public appeal process, in the hope that things will work out.

In light of these concerns, I urge the City Council to reconsider the proposed blanket rezoning initiative and instead explore alternative solutions that prioritize affordability while safeguarding our environment, preserving community integrity, and respecting the investments of current residents. Any zoning changes must be accompanied by comprehensive studies, robust community engagement, and clear provisions for environmental protection, infrastructure development, and affordable housing strategies.

I appreciate your attention to these critical issues and urge you to represent the best interests of all residents in your decision-making process. Our city's future prosperity and livability depend on thoughtful and responsible urban planning that balances the needs of both current and future generations.

Thank you for considering my input on this matter.

Sincerely,

Claire Ennis



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

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First name [required]	Miro
Last name [required]	Kana
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 - City Wide Rezoning Proposal
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
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Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Hello Councillors, Calgary is a great city and Calgarians all want to improve the quality of life for all today and for our future generations.

Calgary has brought the largest amount of new residences on line in the country for several years now. We continue to add record supply however this is not keeping up. Immigration from other provinces and internationally are driving up costs pricing out Calgarians from their own market. This is the same thing that has been occurring in Vancouver and Toronto for years. The Federal government has finally admitted their aggressive immigration policy is a key factor driving the housing crisis along with inflation across the country. We need to look at the root cause of these fundamental issues to create effective strategies to address them.

City wide re-zoning is NOT an effective strategy to address the housing crisis. Every community in the city has expressed broad opposition to this proposal as there are several reasons this will not deliver the stated outcome.

It is bad for the environment. Homes that have many years of economic value will be destroyed prematurely to make way for slightly higher density. There are many more negative consequences of these blanket policies.

Targeting areas makes sense like in the inner city where the economic value of a home is at the end of its lifecycle (70-90 year old homes). This is NOT a viable strategy across the city especially in more remote suburbs that have much newer construction.

Densification with apartment buildings is a proven, scalable way to make a difference. Key developments that have and should be built around the C-train. There are many good examples of this in recent years, one is the Dell's Apartment complex in Dalhousie. 451 units in the space of ~20 residential houses next to shopping and the C-train. This is a proven way we get housing scale and more affordable units on the market. It addresses parking, safety, density, convenience.

A proposal this sweeping needs to at a minimum go to a plebiscite.

There is broad concern from Calgarians that Council is disconnected from what their constituents want in order to continue to improve the quality of life for Calgarians.

There are more effective strategies to be employed to address housing. Calgarians are listening, watching how this will be handled as well as acting at the next election.

Please listen to Calgarians and cancel this proposal.

Best Regards

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



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First name [required] Melanie

Last name [required] Swailes

How do you wish to attend?

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

Date of meeting [required] Apr 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) Melanie Swailes - letter re blanket rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

**Public Hearing Meeting of Council
April 22, 2024 at 9:30 AM**

Re: Blanket rezoning to R-CG

Dear Mayor Gondek and City Councillors,

Definitions from Oxford Languages

cher-ry-pick-ing

The action or practice of choosing and taking only the most beneficial or profitable items, opportunities, etc., from what is available. The negative connotation of the same can be that the easiest task/project is done first while ignoring the other tasks in hand.

Approving blanket rezoning would allow and encourage developers to cherry-pick the most lucrative projects, while neglecting or suppressing housing forms that were the mandate of the Housing Affordability Task Force (HATF) – affordable housing.

The HATF contained 33 initial proposals, which then were expanded into over 90 items, and yet blanket rezoning seems to be the focus for many developers. Why? Because this cherry-picking yields quick and profitable results for them, while failing to view a comprehensive strategy over the longer term. Inner-city developers portray themselves as the solution to the problem of affordability, rather than a large part of the reason for increased rental or home purchase costs.

By cherry-picking the “low-hanging fruit”, the easiest, quickest and most lucrative projects for developers to complete are the short-term tear-downs of existing R-C1 homes, then replacing them with R-CG dwellings – dwellings in which each unit is generally just as or more expensive than the homes they replaced. Existing NOAH (Naturally Occurring Affordable Housing) is being lost, but not replaced. Houses that tended to be smaller and older stock were affordable for families to rent or possibly purchase, but now the home prices have been driven up sharply by investors seeking to maximize their returns. Random R-CG placement in an established area acts as a major disruptive force for other residents who thought they had some predictability regarding the housing forms that could be built next to them.

As an example, a friend who owns an older inner-city home on a corner lot now repeatedly gets approached by developers and asked if she will sell her “lot”. Her reply is always, “this is not a “lot”, this is my “HOME!” She is very involved in her community, intends to stay, but developers keep upping the price they are willing to pay to get at her property. For families looking to buy into that same community, the prices have been driven up sharply. For renters, existing properties that may have had reasonably-priced basement suites are being replaced by upscale townhouses. Developers don’t see a “home”, they just see dollars, but have no stake in the community after their building is complete.

Another very real concern is that inner-city developers also take the necessary trades-people with them: framers, plumbers, electricians, window installers, etc. Both locally and federally, a shortage of skilled trades has been noted as a limiting factor for increased building levels. When there is competition for trades, non-profit organizations seeking to build affordable home have to compete for those trades, driving up their costs, and in turn, making it even less feasible for them to build homes that are truly affordable. Instead of R-CGs which have no requirement for any affordability, the focus should be on supporting non-profit organizations building units which are truly “affordable”.

Developers have no incentive to try to tackle the “high-hanging” items – the more difficult and involved sites. These larger sites require much greater capital investment and have a much longer time-frame to completion. However, these are the very same sites that the City has identified as a priority for years, sometimes even decades. Areas like Westbrook LRT and Victoria Park (around the planned Event Centre), and are the areas where densification is most desirable, plus they do not involve evicting existing tenants in relatively lower-cost homes.

And yet, there is little action in those areas, while within the nearby communities, houses are being torn down and LOCs are popping up like spring dandelions. The onus should be on the City to direct construction to the desired areas following a master plan, not to allow random redevelopment that follows no discernable pattern other than the whims of investors or developers.

The City has adequate land supply for the next 35-49 years, without tearing down houses. In July 2024, *“the Calgary City Council approved a recommendation from Administration to immediately withdraw from the process of annexing Foothills County lands into The City of Calgary. It has also been determined The City has adequate land supply within its boundaries for the next 35-49 years, which is sufficient based on current growth rates.”* <http://newsroom.calgary.ca/city-of-calgary-withdraws-from-the-annexation-of-lands-from-foothills-county/>

Of course, some of this land is within the newer annexed greenfield sites, but many other areas lie within brownfield sites. Focusing developer attention on those areas would be far more productive and in line with the City’s overall goals. Blanket rezoning runs counter to those goals.

Within the Brentwood / Varsity area, there are numerous brownfield building sites that have been identified with the capacity for a large amount of residential building, including:

- the University Innovation Quarter (former Research Park) redevelopment (LOC in 2024 Q3)
- the Brentwood Co-op / TOD area (which has an existing Station ARP densification plan in place)
- University District (under construction with many buildings still under review or in processing)
- the Crowchild Mall site at Crowchild Trail and 53rd Street
- the Bow Valley Christian Church site

The City’s focus should be to both direct and support development in those areas where it makes the most sense. For example, work with the U of C to plan and build student housing with the University Innovation Quarter: acres of land where multi-storey towers could be built, adding to housing in the area, not tearing down existing housing.

Blanket rezoning is the wrong step to take. Blanket densification does not equal affordability. If building more units brought down prices, then Vancouver or Canmore should be quite affordable by now, but obviously that hasn’t happened. In Calgary, huge amounts of redevelopment have happened in areas like Marda Loop or Killarney, but affordability did not just happen along with it: there was no trickle-down effect that brought down prices.

Blanket rezoning does not ensure that building happens in the areas already targeted for greater redevelopment, like TOD sites or other vacant brownfield sites. Just as when picking cherries, leaving the “hard stuff” (the cherries that nobody wants to pick because they require climbing up and down a ladder) risks never completing the task fully or successfully. Everyone wants to do the easy and most profitable work, and will do so if given the option. Developers are no different.

When redevelopment does happen within established communities, there needs to be a far greater focus on creating contextual and sensitive development.

Established communities are not a blank slate. Opposing unsuitable development is not NIMBYism, it is a legitimate planning concern. When the building next door overshadows, overlooks and negatively impacts your use of your yard, it is simply not good enough to claim that there is some greater good in allowing for poorly conceived development without referring to the safeguards and standards that already exist.

It is not NIMBYism to object to mediocre buildings that bring massing, shadowing, and other issues, while ripping out all trees and greenery on the site. Just as a developer has a right to build on a property, the neighbours should maintain the right to comment on the aspects that will negatively impact them. More importantly, not just comment, but expect to have some action taken to ensure greater compatibility and to minimize the negative impacts on their properties. *“Rather than rushing to condemn communities for engaging with the planning system, it’s worth considering nimbyism as a learned behaviour, one built upon so many disappointing experiences of increased urban density.”* ([The demonisation of nimbyism is unhelpful – it’s a natural response to decades of Melbourne’s planning failures | Andrew Butt | The Guardian](#))

The City should not abandon decades and decades of neighbourhood plans, created with the active participation of the citizens who worked with the City to create them in the first place. Blanket rezoning abandons all of that input because it treats all communities in the same manner.

The City of Calgary is good at creating guidelines but not so good at following them: The Infill Guidelines, the DAG (Developed Areas Guidelines), the Established Areas Guidelines. In addition, there are statutory provincial documents, namely the MDP and MGA. All of those guidelines emphasize the need for “sensitive” and “contextual” redevelopment that is responsive to the unique conditions that already exist in an area. Some examples:

- The MDP, Section 2.2.5, “The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhood.”
- The Infill Guidelines key concept for Context is that “New development should be designed in a manner which is responsive to the local context.”
- For Building Mass, “New development should respect the existing scale and massing of its immediate surroundings.”
- For Placement of Windows, “The privacy of adjacent residences should be respected”.

And yet, somehow, those guidelines do not seem to help those homeowners who face a multi-storey, multi-unit complex being constructed next door, with a 3-storey wall of windows, shadowing and privacy impacts along with other intrusions. Such random redevelopment seems to follow no discernable pattern other than the whims of investors or developers. Therein lies much of the problem.

All of the statutory documents ranging from the provincial level (MGA, MDP) to the local level (Infill and Established Area Guidelines, existing ARPs) emphasize the need for sensitive redevelopment that fits into an area. Best planning practices dictate the same. The rules and guidelines already exist.

It is possible to create new housing forms within an established area without tearing apart the fabric of what makes the community desirable. That starts with engaging residents and ensuring they have a strong voice at the table. The HATF failed to include communities and that was a major mistake. Blanket rezoning would be the same mistake.

Thank you for the opportunity to comment.

Sincerely,

Melanie Swailes



Public Submission

CC 968 (R2023-10)

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First name [required]	Charles
Last name [required]	Leskun
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	Planning/rezoning
Are you in favour or opposition of the issue? [required]	In opposition
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please find attached our submission to scrap blanket zoning

Dear Mayor Gondek and Councillors,

I am writing you regarding the Cities blanket proposal for rezoning. We strongly object this blanket proposal for a number of reasons. Not one centres on NIMBYism ! Growth may be necessary. Yet, not everyone agrees with unchecked blanket growth! Many sociologists, planners and environmentalists are but a few. Deliberate, cautious, thoughtful and democratic development can work. Nevertheless, unchecked, dictated growth is a bane to all. Except for developers!

We have lived in Ward 1 for a little more than 2 years and were truly excited about moving to Calgary and specifically a young neighbourhood in the North West. We purchased our house based on the fact that the street was designated as a single occupancy residency/neighbourhood. Certainly the purchase price reflected that. Over the last 2 years we have seen the quality of our neighbourhood experience decline notably since a number of houses on our street have moved to more than a one occupancy dwelling designation. Had we known that the zoning laws would be handled willy-nilly we most likely would have chosen another locale. Since we have moved in we have noticed that a number of the multiple occupancy houses maintenance and yards have significantly declined. Pardon the expression but some look like crap! The owners /landlords to nothing regarding upkeep!

Furthermore, street congestion abounds. Some cars are parked on the front lawns and many of the occupants park their many vehicles on the street, not the driveway or the garages as per zoning laws. Congestion becomes worse in winter especially because our streets are not cleared of snow in winter, the street is cluttered. Visitors can't park on the street and additional traffic and delivery vans have also created a hazard for the many children that live here. Furthermore, sidewalks have not shovelled after snowfalls. We have not seen a Bylaw inspector on the street in the last 2 years! So what do we get for our taxes? HMMMMM! More services? Not at all!

I don't want to too sarcastic but this is more than a simple annoyance about some ones dog dropping on the sidewalk or lawn! It is about living in a neighbourhood where the residents actually care about the quality of the street and the joy of a liveable neighbourhood. And you want to foist blanket rezoning on every resident without a plebiscite or civic election, for what?

Not to be cynical but your blanket zoning proposal only bodes well for speculators like some of the people who have bought on our street. People looking to cash in on investments quickly! And of course increased tax rolls.

We have not seen one credible discussion or plan on how changes in designation will impact, short and long term on the infrastructure! None! We have not seen anything about how these changes could and would impact already established communities: water, sewers, roads, public transportation, schools and the many other services. Come on. This takes time and careful consideration as well as thoughtful consultation with the body politic.

Yes, I am aware that Calgary's population is expanding and new residential developments will be necessary. We see this with the new builds in Royal Oak, Rocky Ridge and many areas in the

south and east. Fine! I see nothing wrong with that as long as that is what the initial zoning plan prescribed. However, to retro actively rezone the entire city without any care or consideration for what Calgary planners had designed or what the present house owners or residents wish for is ludicrous. One size never fits all. Each neighbourhood and each resident needs to be consulted on a case by case and or zone by zone plan. Some neighbourhoods and their infrastructure are more amenable to these changes. Not all.

Wait for what Calgarians' say. Wait for how the Province can help. Take the Federal governments money by all means. But go slow and move by a case by case and locale by locale procedure.

We have lived in many places in North America and recently chose Calgary because it is one of the most liveable and enjoyable cities in the world! Let's keep it that way.

We urge you, your colleagues to move with patience and extreme caution.

Reject this motion unconditionally!

Thank you,

Charles(Carlos) Leskun, BA, MA, Bed, CCW
Karen Leskun, RN
238 Royal Abbey Ct NW
404 374 1949
905 334 5803
leskunc@yahoo.com



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First name [required]	Aniko
Last name [required]	McDowell
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	None mailed or provided, so I am addressing the topic: rezoning.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Rezoning for Housing_Letter to Calgary City Council_2024-04-14_vfinal.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

City of Calgary
700 MacLeod Trail, SE
PO Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

Subject: Rezoning for Housing Proposal

April 14, 2024

Dear City of Calgary Council members,

Thank you for wanting to hear us, residents of Calgary, by inviting letters such as this one to be submitted and for us to have an opportunity to be heard at the upcoming hearing on April 22, 2024. Sadly, the proposed rezoning is a violation of our rights and freedoms. As real estate investors and homeowners in Calgary, we understand the opportunity proposed, but also appreciate how the discourse is biased toward renters and real estate developers, not in favour of inclusion for homeowners and their preferences.

First, we, neighbours and our families, looked for an online open discussion forum managed by the City of Calgary Council and did not find one. Also, while we appreciate the opportunity to add an agenda item to the hearing agenda, no agenda was systematically shared. We had to dig and jump through hoops to try to get a copy, in vain. This approach prevents equitable access to information.

Further, your thought and will to help resolve the housing crisis is commendable and promising. While there is wide agreement that Calgary and other major cities in Canada are experiencing a housing crisis, the definition of crisis may differ. Also, importantly, the proposed solution to the crisis is distinct from some largest cities in Canada that implemented exemplary solutions. This proposal is exclusive rather than inclusive as follows.

Unlike Calgary's proposal, successful cities are addressing the matter in partnership with real estate developers not in residential neighbourhoods. These other cities are focused on areas already zoned for multi-door residences. To rezone the entire City of Calgary is not sensible. This blanket policy proposal excludes rather than includes. Ultimately, those who would be incentivised by such a blanket rezoning are real estate developers driven by money-making, and renters who seek affordable housing, not inclusive of all residents. This proposal blatantly excludes taxpaying, rule-abiding, long-standing homeowners who enjoy, prefer and want the current zoning regulations to remain. This proposal disregards this group; not all citizens care for or have capacity to take advantage of the proposed real estate opportunities. In a letter post mailed to homeowners advising of the proposal, the language suggests that we, homeowners are currently at a disadvantage with 'only' having the right to one additional suite, as if the current zoning regulation is a disservice to us. Such suggestions disregard all those of us who cherish the current zoning regulations. The proposal is asking us to sacrifice what we bought into, invested in and made our home in favour of an eventual multi-door residential neighbourhoods that would generate higher crime, traffic, less green spaces, jeopardizing our families' safety, livelihood, peace and rights.

We, our neighbours and families, opted to invest and reside in Fairview, one of the oldest neighbourhoods in Calgary, as a privilege to enjoy pristine walks and minimal crime; elements that would be lost with this policy. The proposed rezoning would multiply traffic fourfold, which is not sustainable and is not environmentally friendly. Namely, it is suggested that the rezoning "... *would remove the need to provide a parking space on the property for the backyard suite*", iterating the disconnect with what current homeowners need and want. The rezoning proposes no viable, equitable or fair solution to the tremendous increased traffic. In addition, importantly, the proposed plan lacks sustainability in resources, electricity, water and food.

Moreover, while such rezoning may appear to solve the housing crisis, the proposal lacks in environmental- and people-friendliness. Rezoning as proposed is not only not feasible in a short timeframe, but also most homeowners do not have financial and resource capacity, interest or need to transform their property into the proposed rowhouse-style housing or other multi-door housing. Most single-detached homeowners are not looking for development rights or opportunities. Our present neighbourhoods with single-detached homes and semi-detached homes are what we want, what we invested in, and continue to pay for at a premium, because we choose to live in these neighbourhoods for the peaceful, green, safe lifestyle. We already have the freedom to add a suite, which is acceptable to continue to foster privacy, safety and space for our children. We are opposed to your proposed rezoning that would not only diminish our comfort, open spaces, visibility, traffic flow, esthetics and crime prevention. We understand that the suggestion is to have the option to transform our single- or semi-detached homes into rowhouse-style housing or other multi-door housing, which eventually would force out current homeowners out, and benefit real estate developers and renters. We do not want neighbours with rowhouse-style housing or other multi-door housing. We do not want more neighbours, people living on top of us and glued beside us. We want our open spaces, and our connected or fenced backyards. Rezoning would penalise all those who made and saved up hard earned dollars for the down payment and mortgage payments. Most homeowners are not interested in and do not have capacity for real estate business ventures. Implementing the five actions would force these homeowners' hand in leaving, because developing rowhouse-style housing or other multi-door housing are unaffordable to most homeowners. Bottom line, the proposal is vastly not what homeowners want in their neighbourhood. This rezoning is tokenistic, pushing out current taxpayers/homeowners who do not want any zoning changes.

The proposal could not be done in a hurry, is unrealistic, misrepresentative of diverse residents, excludes taxpaying homeowners who want the status quo, all of which is contrary to Calgarian wishes. Therefore, rezoning as proposed would not solve the housing crisis. Further, the communication practices lack transparency and share a one-sided view of rezoning, without regard for the impact on all residents living in Calgary, namely homeowners. This approach is sub-optimal, unsustainable, exclusive. This blanket proposal counters the people's will. Also, at the moment, this proposal is instigating a fight, which is out of alignment with Canadian governance that stands for peace, equity, inclusivity and diversity.

In conclusion, city-wide rezoning in residential neighbourhoods is not an adequate or sustainable solution. We ask the following:

- Model the solution on cities in Canada that are in the highest livability scale, including Dollard-des-Ormeaux (Montreal, Quebec), where the mayor was the longest standing uninterrupted term in Canada; 33 years. By doing so, Calgary too will be a safe, family-oriented community with many aspects that contribute to a high quality of life, for **all diverse residents**.
- Engage widely diverse taxpayers and homeowners in the discussion from the outset rather than after a proposal is drafted to facilitate citizens supporting your mayoral decision-making.
- Preserve historic residential communities by keeping the current zoning rules in neighbourhoods built before 1985. Zoning already allows for an additional suite. Any additional suite requests would continue to require application and approval from the City of Calgary.
- Rezone a maximum 10% on corner lots solely in neighbourhoods that were built after 1985.
- Incentivise Calgary residents and homeowners, rather than external real estate investors, to invest in building plexes in **downtown, commercial and industrial** areas in Calgary; not in residential neighbourhoods built before 1985. Calgary has ample land to build both out and up near public transportation, outside residential neighbourhoods.
- Specifically, rather than build out in residential neighbourhoods, build up by partnering with real estate developers to:
 - o Convert building vacancy downtown into housing, condominiums and apartments;
 - o Develop apartment plexes and condominiums in commercial and industrial areas.

All these geographic areas offer nearby access to public transportation, c-train and buses. Such real estate partnerships in appropriate areas will respect diverse homeowners and renters

inclusively, honour both original and newcomer residents, and foster collectively consenting to a resolution for the housing crisis, preventing a fight. Also, this approach will preserve green spaces, diversity of peoples, authentically hearing and responding to **all residents needs and wants**, while still multiplying residential doors.

Sincerely yours,

Aniko McDowell, neighbours and family, Fairview Homeowners

Your address: 7411 Fountain Road SE Calgary, Alberta T2H 0W9

Telephone: 250-402-9319

Email: anikomcd@gmail.com



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Jacqueline

Last name [required] Probe

How do you wish to attend?

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

Date of meeting [required] Apr 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)

As a resident of this historic neighbourhood, I firmly oppose any proposal to rezone the area. Our neighbourhood's historical significance is a cornerstone of its identity, attracting residents and visitors alike. Rezoning could jeopardize the integrity of our architectural heritage, leading to the destruction or alteration of cherished buildings. Moreover, it may open the door to incompatible developments that disrupt the cohesive character and sense of community that defines our neighbourhood. Preserving our existing zoning regulations is essential to safeguarding the unique charm and cultural value that make our neighbourhood special. I firmly oppose any proposal to rezone the area, as it could strain our existing infrastructure and worsen traffic congestion, further diminishing the quality of life for current residents.



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First name [required] Betty Ann

Last name [required] Lough

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City wide rezoning proposal

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Dear Calgary City Council,

I am writing to express my opposition to the proposed changes to housing zoning regulations. While I understand the necessity to increase housing availability in light of the current housing crisis, I firmly believe that the current proposal is a lazy, knee-jerk reaction to the problem. It is an overly generic, broad brush approach to city-wide rezoning which absolutely fails to take into account the nuances of particular neighbourhoods and will result in a diminished quality of life for many Calgarians.

I live in Strathcona, a community that already has a mix of single and multi-family areas. There is ample opportunity to increase density in areas that are already zoned for such use, without negatively impacting the unique characteristics and charm that define this community.

The proposed rezoning absolutely fails to adequately address the needs and concerns of existing residents. Many of us chose to live in our neighbourhoods precisely because of their specific attributes, such as quiet streets, ample green spaces, and mature trees. This one-size-fits-all approach to rezoning overlooks the diversity of needs and preferences among existing residents and will erode our community's character and quality of life.

Finally, I am concerned that the proposed changes are prioritizing the interests of developers and the vocal proponents of increased density over those of individual citizens. The fact that this proposal is already at a public hearing stage is clear evidence of that. Again, I completely understand the need to increase the supply of housing stock but doing so at the expense of existing taxpayers and citizens is irresponsible, unfair and unjust. It's essential that residents have a meaningful voice in decisions that shape the future of their neighbourhoods. Eliminating the legislated protections of zoning and relying on contextual review during the permitting process puts an unfair burden on individual homeowners, who will now have to become planning experts if they want to maintain the desirable aspects of their community.

In light of these concerns, I urge you to reject the current proposal for blanket rezoning and ask your administration to come forward with a more nuanced and community-centric approach to zoning that takes into account the unique characteristics and needs of all Calgary communities.

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



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First name [required] Carl

Last name [required] Feniak

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The need for additional housing is real, however, I feel the approach city council is taking is lazy and short sighted. Proper consideration for the needs of each area is a requirement and should not be bypassed. Community character, parking, garbage collection, percentage of green space, traffic congestion, etc. are all real concerns that are too easily being dismissed because properly considering them takes time and effort. The city was on the right path with their previous targeted and planned approach to densification. Now, rather than escalate this effort, it has been abandoned in favour of "blanket" rezoning. If this change proceeds there will be irreversible damage to Calgary communities. I object to the path the city council is on and request that you double down on the previous efforts instead.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I do not support blanker rezoning, I have purposely moved into my community (Glamorgan) 25 years ago based on the density and restrictions that are in place (single family single story). I do not support that idea of a developer building a high density unit next to or near me. Parking and other issues are already a concern increasing density in a community that is 50+ years old is assinine.



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First name [required] Tyler

Last name [required] Siwy

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RC-G Hearing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Hello, my wife and I moved to Calgary in 2022. We moved from Victoria, BC, which we loved because of the dense, vibrant, walkable communities the city afforded to us. We moved because we could not afford a home in Victoria, since that city refuses to update its housing policy to address reality. During the one-year timeframe that we began looking at houses, those we were interested in increased in price by over 100 thousand dollars, and since buying our house, its value has increased by another 100 thousand dollars.

The proposal to rezone the city is not primarily for those who own homes; it is for those who don't: renters, mid to low-income families, young people, and new Calgarians looking to find a home. This proposal is about creating variety, reducing red tape, updating overly restrictive government policies, and creating new and varied places for people to live, without expanding city limits further. Our existing neighbourhoods are not going to change overnight; this will be a long-term, gradual process that will improve the communities that already exist and bring money into the city.

Housing-wise, Calgary is a homogeneous city, almost entirely composed of single-family neighbourhoods. These communities are socially isolating and financially unsustainable, being propped up by the dense neighbourhoods of the city's core, which produce much higher revenue for their property size. We can no longer afford to continue expanding outwards as the cost of infrastructure increases exponentially with area expansion. Focusing on small redevelopments and adding density to existing neighbourhoods will increase the number of homes available for purchase without significantly altering existing communities. More supply of homes means more lower demand on the properties for all residents, lowering costs. More density also means more tax revenue for the city, which in turn means lower property taxes and/or higher quality city services.

There will always be single-family homes for those who want them if the demand exists. Let's reduce government oversight and allow the free market to decide what the city needs, give people options, and build what is appropriate for the housing market. Some will argue that the character of their neighbourhood will be compromised and that the infrastructure of the existing communities will fail if a duplex or townhouse is built down the street. Those people are selfish and unrealistic, prioritizing the value of their homes over the needs



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First name [required] Joanne

Last name [required] Stansky

How do you wish to attend?

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

Date of meeting [required] Apr 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 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 against city-wide re-zoning. It seems like it is a lazy way for the city to do their job. The current process may be too onerous and needs to be stream-lined but that is no reason to change re-zoning the way it has been done for a long time. Single family homes are still the most desirable type of dwelling and many people have paid a lot of money to live in these homes in a particular area. Also it is not appropriate that any home can have a suite above their garage or in their house. Parking considerations and how many people live in a particular house matters too.



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First name [required] Kimberly

Last name [required] Perry

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a resident of a Single family dwelling in an established neighbourhood, as someone who moved to Calgary with my spouse who brought valuable education, skills to Calgary's health system, I urge council to reject blanket re-zoning. We chose Calgary and specifically our neighbourhood because it offered what other large cities in Canada cannot offer, a community with large trees that gave us some semblance of being back in the East. Please respect the history of these older neighbourhoods. Furthermore, single family dwellings in established neighbourhoods are an essential and desirable part of Calgary's housing stock, and should be maintained, not destroyed. R-CG driven densification would simply remove single family dwellings and replace them with equally or more costly multi-family dwellings, without regard to the overall impact on the community. And, in the process, the removal of single family dwellings would result in a reduction in choice in type of housing. Making the base residential "low density" land use district R-CG in place of the various R1 and R2 districts will certainly increase density, is unlikely to increase affordability, and will destroy the character and desirability of many existing neighbourhoods. Put simply, it would be a bad and ineffective policy. Don't do something irreversibly bad. I urge Council to just say no to blanket R-CG.



Public Submission

CC 968 (R2023-10)

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First name [required]	Kevin
Last name [required]	Doyle
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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 blanket rezoning initiative - reference R-CG
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	April 22 Public Hearing - Written Submission to Calgary City Council - Doyle.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

actually did do in the end, were in each and every case, 2 vastly different things. And all the net actions taken by the City have been driven by one thing, the City's relentless push for densification. At any cost to the existing long-term tax-paying citizens. And with little regard for their direct input as a group, as specifically requested by the City. Or the resultant quality of surroundings and space. Or any historical factors or values. That has been window dressing only, in recent years. Not actual intent on the part of Planning and Development.

We long-time residents of Bowness, and even many new residents, including on Bow Crescent, are as a group, as a whole, asking City Council to please change. To work with us existing taxpaying residents to ensure the preservation - for real - of the feel, flavour and unique nature of this neighbourhood as a whole. And at the same time, we from the Crescent are putting an additional request in for preservation of this special street in a special district in Calgary, so that we residents do not end up having each spent a good portion of our lives building the way of life we have here, only to lose it to "densification" development and rabbit-warren structures, an untenable number of domiciles per lot, which if they were to be allowed would destroy forever the unique and precious feel and sense of this special place in our City. And at the same time, the City needs to genuinely consider the existing residents of all areas of Bowness, areas which border parcels like the Riley/Bowcroft School parcel. All of us. We love this neighbourhood. Over time, we as resident families built it. Please help us save it from mass "densification".

And this request goes out equally for every other neighbourhood and special location out there in the entire city, that has these same legitimate concerns.

This blanket re-zoning proposal is just wrong. We need to keep these zoning proposals fair, appropriate to location and not try to push one untenable single and massive change down the throat of every Calgarian wholesale.

Certain areas as they have been planned and built in the past, and which have developed unique, even precious character over many years, are simply too far outside the range of existing planning as already built which will allow for successful integration of the type of densification of individual domicile spaces themselves in the proposed density, and the accompanying increased resident load that is proposed by R-CG. Parking, access, street ambience, all of it will be destroyed in these places if this format goes ahead.

In my own view, the Council vote was far too close to let stand on its own, to even think of initiating a massive change of this nature, which will affect many many taxpayers negatively if it proceeds as blanket rezoning. The taxpayers as a group need to decide this by plebiscite or similar specific vote. One vote per registered taxpayer. I have sent in comments to the Ombudsman's Office, however they tell me that while this position has merit, they are not able to act on this within the current system. I believe there is a formal City Commission regarding the current Ward system, including the fairness of the current Council-level Single Vote per Ward system, in progress and ongoing right now. I will be submitting some related comments to that group for review.

Thank you for listening to and considering the above viewpoints.

Respectfully and sincerely,

Kevin Doyle



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First name [required] William

Last name [required] Ferguson

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Hello, I am in opposition to the blanket rezoning of Calgary neighborhoods. I understand that there is a need for housing, however I feel that this should be addressed by evaluating and consulting each community. This rezoning will affect street parking in communities that were not built for multi family dwellings. Our community has one main road in and out and it would become very overwhelmed if multiple family dwellings were introduced.
Thank you for your time.



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First name [required] **Tanja**

Last name [required] **Biener**

How do you wish to attend?

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

Date of meeting [required] **Apr 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) **Rezoning letter Apr22.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Dear Council,

Re: In Opposition - Blanket Rezoning

I am writing to express my opposition to the blanket rezoning proposal before council. I have lived in Calgary for over 50 years and during that time I have lived in three different neighbours all with houses built before the 1980s. My husband has lived in Calgary for 30 years. We love what mature neighbourhoods have to offer; from my time as a child to now raising my own children in these mature neighbourhoods.

The following reasons are why I am In Opposition of the blanket rezoning.

1. None of the current city councillors campaigned on a blanket rezoning/ upzoning in the last municipal election. This is the most significant change ever made to housing and planning in the city, one that could affect all single-family residential property owners.

2. Serve the citizens, not the builders

The sole beneficiaries of blanket zoning are developers. Residents have made sacrifices to purchase a single-family house are being encroached upon by high buildings. People have lost access to sunlight, seclusion, and peace of mind. What we observe is an administration that shows no regard or deference to the tax-paying public in favour of developers.

3. Speak to our Provincial Government, not federal government

Housing and associated financing is a provincial issue. Any money from the Federal government should be allocated through our provincial government. City councillors and the Mayor should not be speaking directly to or taking money from the Federal government. Know your role. Please stop by passing our provincial government.

4. Eliminates public involvement in the redevelopment process.

Blanket up-zoning proposal eliminates public involvement and ignores community context.

5. Erosion of public accountability and transparency.

A Public Hearing is not “Red Tape,” a “community veto,” or a “hindrance to re-development.” It is an important component of local government. Elected officials, not bureaucrats, should be the decision-makers on matters such as community character and context.

6. Removal of certainty for residents

Residents require certainty in their chosen communities. NOT builders. The Blanket rezoning proposal provides none. Certainty of one’s preferred living experience is a key

determinant in the home buying process. Restrictive covenants provide this certainty and is a tool we are fortunate to have.

7. Does NOT Improve housing affordability

Blanket up-zoning will have no appreciable impact on housing affordability nor will it add more housing. This is confirmed in academic studies of cities previously using blanket up-zoning. Auckland, NZ. Recent and rigorous analysis (see Murray and Helm, "The Auckland Myth") reveals that there was not an increase in new housing stock. Nor was there any impact on housing affordability. A July 2021 report from the New York City Association for Neighborhood and Housing Development cautions that blanket re-zoning can have serious unintended consequences for less affluent and more vulnerable communities, suggesting it can often "cause more harm than good." In this, developers tend to purchase older, more affordable (and more often than not rental) properties, demolish them, and build new higher-density housing with higher prices/rents. Builders want to make profit/money. Builders will buy a single home for \$750,000 and build a multiplex (4 plex or 8 plex) where each new unit costs \$750,000 (x4 = \$3,000,000).

8. Strain on Existing Infrastructure and Services

Unfairly impacts older neighbourhoods. There will be impacts on snow removal, sewer, water, electrical and telecommunications infrastructure, schools, parks, and emergency services. A recent study conducted by the Federation of Canadian Municipalities found that \$1M per 100m will be required for infrastructure upgrades if single detached dwellings are replaced by 4-6 plexes This equates to 150K\$/per house replaced. This means replacing 10,000 homes, as contemplated in the Housing Strategy equates to a cost of \$1.5Billion at a minimum which will fall on Calgary taxpayers. Calgary is rezoning to 8-plexes. The costs will be higher.

9. The greenest building is the one that already exists

The 'greenest' house is the one that already exists including all of the mature trees, shrubs, grass and gardens. Demolish and new builds are not environmental. It requires many inputs such as excavators and dump trucks and creates a lot of waste material. New builds require a lot of building materials: lumber, drywall, windows.

10. Reduction of green space

The higher density forms proposed will lead to a reduction in green space, trees and permeable surfaces, exacerbating the urban heat island effect, limiting biodiversity through loss of habitat and increasing peak discharge of stormwater and its associated impacts.

11. Parking issues

Parking is already an issue in all communities. Newer neighbourhoods have little or no, on street parking available. Communities that allow in-fills or basement suites have constant parking problems. The City of Calgary never makes parking allocation in any decisions.

12. Safety Concerns

Fire fighters oppose the development of more density and multiplexes for safety concerns. When a fire occurs in one unit, it WILL impact attached units and basement suites. Firefighters have difficulties and take higher risks when trying to fight fires because high density units and multiplexes are too close together and difficult to access. Safety of residents and neighbours is not being addressed.

T. Biener
Home Owner
Born and Raised Calgarian

R. Trojan
Home Owner



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First name [required]	Karen
Last name [required]	Walsh
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	public hearing on planning matters
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	City of Calgary Land Dev Amend.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

TO THE CITY OF CALGARY PUBLIC HEARING REGARDING LAND USE DESIGNATION FOR MONDAY, 22 APRIL 2024.

As a homeowner affected by these sweeping land use designation amendments, and in response to the City of Calgary's stating that I have a voice when it comes to housing in this city, this is to register that I oppose the proposed amendments.

Given their scale, these changes are happening too quickly. They are not supported by a commensurate planning vision and housing development policy. I have no confidence in the will of the City to administer the processes in a manner that will ensure sustainable, responsible land use, livable communities and housing for those who need it.

Almost assuredly, this wholesale alteration of residential land zoning will result in a hodgepodge of developments higgledy-piggledy throughout city neighbourhoods. There is little profit margin in developing affordable housing. Developers and landlords are more interested in developing upscale, where the profits are greater. New housing that will result will be largely unaffordable for the population cohorts that need housing.

One is reminded daily by the ever increasing homeless population in our city which we see whenever we venture out. People living in their cars. People living on the streets. On vacant lots, industrial land, and on the margins of the Deerfoot. None of this demographic figure in the amendments that you are inevitably approving today.

The City of Calgary has a long history of neglecting affordable housing development, and of supporting poor choices in developments overall. In the 1980's I was part of a volunteer group, Friends of the Elderly at Risk Society, which submitted a proposal for affordable housing for the elderly hard to house. The City of Calgary rejected this bid. About the same time, the City supported the development of the Eau Claire Mall, soon to be demolished.

The City of Calgary has a track record of not listening to or hearing the opinions of Calgarians. I expect today will not be any different. I am saddened by this.

Karen Walsh
915 80th Avenue SW
Calgary, Alberta
klwalsh@telus.net



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First name [required]	Joy
Last name [required]	Gair
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	22/04/24
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Strong Opposition to Blanket Rezoning - Support for Targeted Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket zoning YYC April 9-24.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I feel very strongly that Blanket rezoning is a terrible choice. Planning means planning. Please read attached document. Thank you.

Office of the City Clerk - City of Calgary

April 15, 2024

Re: Strong Opposition to Blanket Rezoning / Support for Targeted Rezoning

City of Calgary Council and Mayor Jyoti Gondek,

Born in Calgary in 1960, I've lived in Calgary my whole life. Dad retired from the City of Calgary Survey Department after 33 years of service and I was a Calgary Transit Operator for 8 years. I have lived in Varsity for 27 years, my husband has lived here for nearly 50 years. My roots are deep and my love of Calgary is strong.

I'm writing to indicate my ***strong opposition*** to the proposed blanket rezoning of neighbourhoods. **Planning means you have a Plan!** Blanket rezoning is like opening Pandora's Box; it will have ***unintended and undesired consequences***. This zoning allows for 60% lot coverage and a height of 11 metres. This will have dramatic impact on neighbourhood ***privacy, overshadowing and reduced setbacks***. We already have problems with ice and snow build up on back sidewalks where 2 homes with solid fences on the property line have nowhere to clear the snow; making it icy and dangerous the whole winter. These fences are only 2 metres high, not the 11 metres you are proposing. We are currently experiencing drought, which makes an ***urban tree canopy*** more important than ever. There is virtually no space for gardens and trees on a R-CG lot. ***Garbage, recycling and compost bins*** would be lined up in front of our homes as we have no back alley. ***Traffic flow and parking*** congestion are concerns as older neighbourhoods have limited access and weren't designed for the traffic load resulting from hodge podge densification.

I understand Calgary has ***substantial inventory of properties suitable for high density*** housing development. As mayor and council ***you were not elected on this issue***, nor was it mentioned in election platforms. Blanket rezoning is a ***radical change that will have enormous impacts on the whole city and its growth***. This initiative is ***an overreach*** on

council's part; it needs a more nuanced approach and more thorough public consultation. ***This topic must be a plebiscite issue*** receiving input from citizens of Calgary, not based on a vote by council that is predicted to be close as it is so contentious. ***Almost 250,000 property owners will be affected.*** Homeowners rights are being ignored with this high consequence proposal.

I support Targeted Rezoning. I acknowledge our current housing crisis and the need for responsible growth and affordable housing. I believe ***targeted rezoning can achieve positive outcomes*** that make sense for us all. ***Proximity to transit*** is desirable, helping with traffic flow where roads and infrastructure can support increased density while preserving much of the character of established neighbourhoods. ***By identifying specific nodes and corridors for rezoning,*** there is less impact on existing neighbourhoods that have their own distinct architecture, green spaces and community spirit.

Please consider working with communities on densification plans so that the ***people who are most affected have a voice.*** I argue that blanket rezoning doesn't enable densification with affordable housing; it lines the pockets of developers to build expensive, premium multi-unit housing to achieve highest profit levels.

Thank you for your service to our great city. I implore you to ***vote for Calgary's future by voting against Blanket Rezoning.*** Let's do this right with greater nuance and a sharpened pencil.

Sincerely,

A Concerned Calgarian and Varsity Resident



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



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached Letter to City. I feel the goals of densification and affordability can be achieved in a MUCH more strategic manner than blanket rezoning.

April 14, 2024

Dear City Council of Calgary,

I am writing to express my concerns regarding the proposed blanket rezoning initiative. While I support the objectives of densification and the provision of affordable housing, I believe that the current proposal is not be the best way to achieve these goals.

I believe that a more targeted approach to rezoning, focusing on specific nodes and corridors, would offer a more strategic solution. Concentrating development around transportation hubs, major thoroughfares and retail areas would create sustainable higher density communities without compromising the existing ambiance of many neighborhoods. This method would also allow for the preservation of the urban forests and access to sunlight that are present in many older neighborhoods. We need trees and sunlight in addition to more housing.

I also believe it is vital to maintain the unique character of many of Calgary's neighborhoods, which includes the historical contextual dwelling design and the sense of community that has been cultivated over generations. The blanket rezoning proposal puts these attributes at risk.

Given the magnitude of the potential impact, this issue should not be decided solely by the council. I feel we need a plebiscite so that the voices of Calgary's citizens are heard, or alternatively, this matter could be made a focal point in the upcoming election, allowing candidates to articulate their stance on the proposal.

Thank you for listening. It is vital that our elected representatives are truly representing the opinions of their constituents on this and all matters.

Sincerely,

Jeff

Resident Ward 1



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First name [required] Terry & Sharon

Last name [required] Allen

How do you wish to attend?

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

Date of meeting [required] Apr 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 - from RC-1 to R-CG

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

ATTACHMENT_01_FILENAME (hidden) Letter to City Council. 04.15.24.docx



ATTACHMENT_02_FILENAME
(hidden)

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

Please include this letter in the material for consideration by City Council on April 22nd.

Terry and Sharon Allen
3003- Beil Ave. NW
Calgary , Alberta T2L 1K6

April 15, 2024

Mayor Jyoti Gondek ,
Members of Calgary City Council

Dear Mayor and City Councillors,

Re: City of Calgary Blanket Rezoning Proposal

We would like to emphatically oppose the proposal before city council to move to blanket rezoning for all residential properties to R-CG designation.

You will have heard many reasons to allow the construction of multi-unit buildings on a standard lot in order to increase the availability of more housing. While this may be the ultimate goal, we believe that under the present proposal the building of these units will change the character of communities in ways which can not be for seen.

You will also hear from many citizens who have legitimate concerns about the building of multi-plex units beside their homes. The issue of shadowing as higher buildings are allowed next door, the issues of parking allocations, adequate services to accommodate increased density and many more.

It is our opinion that such a drastic change of policy should be one on which all affected citizens should have a vote. While we elect our councillors to make decisions on many important matters, we think that in this case the decision to move to a blanket rezoning should be made by everyone who pays taxes. A plebiscite should be held on this proposal. We realize that this can be costly, but if this decision was delayed until next year's election the cost would be reduced significantly.

To reiterate, a plebiscite provides the opportunity for all of those who will be affected by this proposal to have input. We urge the members of City Council to defer this decision and allow us to have the opportunity to vote on this matter. This would be true democracy in action.

Yours truly,

Terry and Sharon Allen
Residents of Brentwood for 62 years.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

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

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

The proposed rezoning also doesn't address the increased number of cars caused by the higher density of residential units. The current design of streets in some areas, especially older communities, cannot accommodate more cars. There must be space to park ambulances and fire trucks, visitors, garbage collection, delivery and maintenance cars and trucks. Removing the requirement for sufficient parking space on the lot for the secondary and backyard units puts the problem on the shoulders of the residents of the community.

As homeowners and taxpayers, we have a concern, appreciate your time and look forward to your personal, heedful reply to our comments.



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First name [required] Andrea

Last name [required] Boehm

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the blanket rezoning at the currently proposed density. I believe the infrastructure of many communities will not support up to 12 housing units where there is currently one. There should be a more considered approach that allows for increased density without going as far as this proposal does. 4 units per 50ft lot, each with a secondary and a laneway suite is unreasonable. There must be a middle route.



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First name [required] **Charlotte**

Last name [required] **Kingsford**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 change from RC-1 to RC-G as cited in CPC2024-0213-March 7, 2024**

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

ATTACHMENT_01_FILENAME (hidden) **Written submission Letter.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

Charlotte Kingsford
Ward 8
Calgary, Alberta

April 15, 2024

City of Calgary Council
P.O. Box 2100, Stn. M
Calgary, Alberta, Canada T2P 2M5

Subject: Land-use Amendment land-use amendments to bylaw 1P2007 as outlined in Attachment 3, CPC2024-0213.

Your Worship, Honourable Members of Council,

I am writing to the City of Calgary's council today to express **my strongest opposition** regarding the blanket upzoning proposal before Council on April 22, 2024. I was born in Calgary and I have raised my family here. As a long time resident of Calgary, I love the many changes being made by our growing city. I've been an active community member of Mount Royal since 2005. I also operate a thriving business in Calgary and I hold degrees in both business and economics.

I share your concern about the cost of living challenges facing many Calgarians. According to the latest data published by Statscan, wages in Alberta are not keeping up with inflation-year-over-year wages have grown by 3.9% across all sectors compared with inflation rate for that same time period being reported at 6.8%¹ and some sectors are worse-off than others, so there exists a concern for widening income inequality and a lower standard of living resulting from higher interest rates and the inflationary pressures. In addition, the City of Calgary is facing a housing affordability crisis with higher prices and a limited availability of affordable housing. On March 7th, Calgary Planning Commission(CPC) reviewed recommendations from the Housing Affordability Taskforce which included a land-use change from RC-1 to RC-G in order expedite the development permit process with the goal to increase construction of affordable housing for the missing middle. However, there is strong evidence-based research that the proposed land-use change will leave the problem of housing affordability mainly unaddressed in Calgary. Mark Limb studied up-zoning in Brisbane, Australia over a twenty year period and his research found that; "despite these changes, 78% of sites with zoned capacity in the first period remained undeveloped. Higher rates of new housing supply are robustly related to higher prices despite demand arguably seeing a similar increase across locations."² This shows that increasing land supply by up-zoning didn't add new affordable housing supply and any new housing supply added was driven primarily by higher prices. Therefore, I strongly oppose this policy recommendation as I do not believe the broad application of up-zoning in the City of Calgary will address the root causes of the housing affordability crisis and may exacerbate social and economic challenges for our most vulnerable community members.

Economic Rent and Housing Demand

There is a famous quote by an economist, Ricardo, when discussing economic rent associated with land production; "The price of corn is not high because rent is paid, but rent is paid because the price of corn is high."³ The concept of economic rent emphasizes that the price of

¹ Statistics Canada, wages by Industry(annual)-Alberta
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410006401&pickMembers%5B0%5D=1.10&pickMembers%5B1%5D=2.2&pickMembers%5B2%5D=3.1&pickMembers%5B3%5D=5.1&pickMembers%5B4%5D=6.1&cubeTimeFrame.startYear=2019&cubeTimeFrame.endYear=2023&referencePeriods=20190101%2C20230101>

² Mark Limb, 2020 (PDF) [We zoned for density and got higher house prices: Supply and price effects of upzoning over 20 years](#)

³ Ricardo, D., & Kolthammer, F. W. (2004). The principles of political economy and taxation. Dover Publications.

housing is largely driven by demand rather than the cost of land. In many urban areas with high housing demand, the price of housing is driven up by various factors including; population growth, and economic activity. The supply for land is inelastic, meaning that increasing land availability will not significantly add to our housing supply or impact housing affordability any time soon. “There are intelligent ways to do these things that we need to start thinking about. Affordability has to be tackled directly; it’s not going to be created through **aggregate supply** and trickle-down.”⁴ Instead, the focus should be how to address stratified demand for housing since it’s more responsive to price.

Interest Rates and Market Dynamics

The recent rate hikes by the Bank of Canada led to a temporary decrease in housing prices. Since the Bank of Canada’s first rate hike, the average house price fell by 16.3% according to data from the CREA(Canadian Real Estate Board)⁵. Rents and housing prices reflect the buyer’s willingness to pay. These are substitute goods to each other so if housing prices are too high then the demand for rental properties increases and vice versa. This certainly supports the current economic conditions. Buyers are already returning to the market, encouraged by the prospect of future interest rate cuts. Freemark researched the effect of up-zoning in Chicago over five years and his research found; “robust increases in values for transactions on parcels that received a boost in allowed building size. I also identify value increases for residential condominiums, indicating that upzoning increased prices of existing housing units. I find no impacts of the reforms, however, on the number of newly permitted dwellings over five years. As such, I demonstrate that the short-term, local-level impacts of upzoning are higher property prices but no additional new housing construction.”⁶ Faster market supply of land doesn’t mean housing for those who are most in need will be built because the market allocates land and housing according to the purchasing power of willing buyers. This can be supported by the change in home prices, after the Bank of Canada paused the interest rate increases, which jumped back up by 13%⁷. The rebound in prices indicates other factors such as, speculative real estate activity and buyer’s future outlook on interest rates are both playing a significant role in driving up house prices. However, incomes are not keeping pace with cost of living, lowering everyone’s standard of living but to a much greater extent, those families with the lowest incomes(when housing and food costs take up most of the household budget). In 2022, employees with wages in the top 10% had an hourly wage at least 3.4 times higher than those in the bottom 10% in Calgary⁸ and the bottom 10% of income earners represents 22.4%⁹ of the total income groups in Calgary suggesting that a sizable portion of Calgary’s population is facing financial challenges and struggling to make ends meet.

Zoning Rules and Market Dynamics

Blanket upzoning risks destabilizing established neighborhoods, leading to disinvestment and speculative redevelopment, undermining the stability and vibrancy of these areas. Zoning rules act as output quotas on land, and limiting the number of homes that can be built on a property is an allocatively efficient way to maintain stability in neighbourhoods. In most cases, a home is the single largest investment a person makes in their lifetime and a homebuyer seeks stability and chooses communities in which to buy for its desirability subject to their individual budget constraint. Blanket upzoning ignores the carefully planned mix of developments in newer communities and would disrupt the balance and stability of established neighborhoods. Zoning also acts as a mechanism for a thoughtful city planning response to changing demographics in our neighbourhoods; “The key thing here is that the public sector

⁴ Michael Stroper, 2019 [Blanket Upzoning—A Blunt Instrument—Won’t Solve the Affordable Housing Crisis | The Planning Report](#)

⁵ Housing market: Is the roller-coaster ride finally over? [Monthly Economic Letter - April 2024 | BDC.ca](#)

⁶ Yonah, Freemark , 2020 [Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing Construction - Yonah Freemark, 2020](#)

⁷ Housing market: Is the roller-coaster ride finally over? [Monthly Economic Letter - April 2024 | BDC.ca](#)

⁸ Statistics Canada- wages by deciles
<https://www150.statcan.gc.ca/n1/pub/14-28-0001/2023001/article/00005-eng.htm>

⁹ Statistics Canada, Profile table- Calgary:
<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0&DGUIDlist=2021A00054806016&SearchText=calgary>

keeps control of the land forever. A city, essentially, is its land—and land is the most valuable resource in a city. When the public sector controls land, it has the ability to weigh in on the future of the city. Now, as cities are changing, that asset—which will only become more valuable and less affordable to the public sector over time—isn't being given away to the private sector, but is instead being transformed in response to social and economic forces.”¹⁰ Established communities in the City of Calgary were designed for low-density housing and are not equipped to handle substantial densification without city planning involvement. The over 300,000 homes affected by this land-use change are currently zoned for a one-single detached residential home per property thus reducing developer profits without necessarily constraining market rate for new housing supply. Freemark found in his research; “that the short-term, local-level impacts of upzoning are higher property prices but no additional new housing construction.”¹¹ By removing the RC-1 zoning bylaw, the City of Calgary will effectively transfer market surplus(a measure of the economic rent from land) from the City of Calgary to developers without any meaningful increase to the housing supply.

Social Welfare Effects and Income Inequality

Developers face a monopolistic competitive market and a downward decreasing demand curve. As such, they enjoy some price setting power, and they will take into account future price expectations in their decision-making (leading to speculative activity). This market behaviour tends to produce a lower quantity output of houses prioritizing profit maximization over meeting the housing needs of bottom quadrant income families. This causes deadweight loss and market inefficiency where some buyers willing-to-buy or rent can't because there is no housing available at a price that they can afford and eventually causing homelessness for those most vulnerable. “...affordability and supply are not the same thing. In big, mature metropolitan areas like Los Angeles, affordability has to be produced through active housing market policy. That means directly targeting affordability and access for every group and every mix of housing.”¹² Building permits approvals for residential building types have grown 35% year-over-year in Alberta¹³. In transferring market surplus to developers, the choice of when, where, and what to build is left to the pricing system instead of the city planning department, as evidenced by Limb, “...that private housing markets will not rapidly supply new housing or cause significant price reductions, even if the planning system allows it.”¹⁴. The welfare effects are firms profits are increased to abnormal levels in the short-run(builders who are already building will enjoy extraordinary profit without doing anything more to add to the expected housing supply) and harms consumer welfare through price discrimination using income distribution and rent burden as barriers to market entry, “it will favor those who can pay the price of housing in high-demand areas—marginally improving the housing prospects for highly skilled people at the upper end of the income distribution.”¹⁵ Therefore, the current housing crisis and the problem of housing affordability today won't be solved in any meaningful way by this land-use amendment and if the benefits of development accrue disproportionately to wealthier individuals, and rental corporations, then this can lead to exploitation of the most vulnerable in our community.

Access to Federal Housing Infrastructure Fund

Based upon the public information sessions that I have participated in, it feels like this policy is being largely pursued to access the federal housing infrastructure fund. “The biggest problems

¹⁰ Michael Stroper, 2019 [Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis | The Planning Report](#)

¹¹ Yonah, Freemark , 2020 [Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing Construction - Yonah Freemark, 2020](#)

¹² Michael Stroper, 2019 [Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis | The Planning Report](#)

¹³ Statistics Canada- Housing flows and stocks
<https://www150.statcan.gc.ca/n1/pub/71-607-x/71-607-x2023030-eng.htm>

¹⁴ Mark Limb, 2020 (PDF) [We zoned for density and got higher house prices: Supply and price effects of upzoning over 20 years](#)

¹⁵ Michael Stroper, 2019 [Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis | The Planning Report](#)

are the tax systems that lead municipalities to be competitive with one another-¹⁶ The federal government should not be meddling in municipal city planning affairs. The \$6 billion dollars housing infrastructure fund should be allocatively distributed to provinces in a fair and equitable way¹⁷. Additionally, access to these tax dollars by the City of Calgary should be awarded monies on the basis of showing a housing plan that builds housing for those who need it the most and not conditional on an arbitrary land-use change which quite frankly, this is outside federal policy jurisdiction and may not produce any meaningful outcomes.

Addressing Income Inequality

This land-use change will re-distribute market inefficiency in a harmful way causing negative social welfare effects to our most vulnerable groups through price discrimination and rent burden. Additionally, it contributes to income inequality by effectively pricing vulnerable community members out of the housing market because developers aren't building housing for the targeted income level. I believe this has the potential to increase homelessness with some probability. According to StatsCan, social housing accounts for only 2.6% of all dwelling types in Alberta¹⁸ Addressing income inequality through policy is worth exploring as a means to improve housing affordability. This involves all levels of government not just a land-use change at the municipal level adding little to increase the housing supply as shown. We need to acknowledge that the income level most impacted by this housing crisis is the bottom quadrant income groups and the burden of housing costs are significantly impacting the welfare of these families, affecting their financial stability, health, and overall well-being. Rental assistance programs can help families afford housing costs, during times of financial hardship or provide support and resources to help families achieve homeownership. The Alberta government can increase the minimum wage to support a living wage as other provinces have done within the last couple of years,-similar to that of British Columbia. The federal government can consider income tax reform that is allocatively efficient to help the missing middle afford more- that's in their policy jurisdiction. The federal government can also pause or consider indexing the carbon tax so that in times of high inflation the carbon tax is reduced or alleviated in some sectors to ease the additional inflationary cost pressures associated with it on lower-income families and in producing agriculture products.

Other Ways to Increase Housing stock for those who need it the Most

Many Calgary neighborhoods already offer a variety of housing choices, and blanket upzoning may not necessarily increase housing choice and may not provide the housing needed for the most vulnerable groups in our communities. All levels of government need to support policies to increase housing stock in a meaningful way to meet the needs of our growing population targeting the most impacted income levels. There are other ways to build homes and new rental spaces so that housing is accessible for those in the most need without a land-use amendment. The City of Calgary can consider providing under-utilized public land to build rent-controlled publicly funded lower-income housing and cooperative apartments targeting the lowest income deciles attributing to approximately 22.4% of Calgarians¹⁹ rather than building homes only for those who are willing to pay higher prices. The use of thoughtful city planning so established communities benefit from changes to our neighbourhoods in a planful and organized way using the Municipal Development Plan and Local Area Plans under way.

Conclusion

In conclusion, housing affordability is a scapegoat for a broadly applied land-use amendment having limited impact in addressing the housing crisis or improve housing affordability that will unfairly enrich the development community but this decision will come at an expense to our

¹⁶ Michael Stroper, 2019 [Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis | The Planning Report](#)

¹⁷ Ottawa wants to tie federal funding to blanket upzoning: [Ottawa wants to tie access to \\$6B in new housing funds to fourplex approvalGlobal News.](#)

¹⁸Statistics Canada, Housing flows and stocks:
<https://www150.statcan.gc.ca/n1/pub/71-607-x/71-607-x2023030-eng.htm>

¹⁹ Statistics Canada, Calgary Profile table:
<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0&DGUIDlist=2021A00054806016&SearchText=calgary>

communities in terms of liveability, social vibrancy and creates greater social and economic challenges for the City of Calgary to face in the future affecting everyone's quality of life. There are other ways to support families with housing affordability using more meaningful social welfare policies and other ways to increase housing stock for lower-income families and our most vulnerable community members.

Lastly, I greatly appreciate the work you are doing for Calgarians. At this time, I'm asking the city council to vote down the proposed land-use amendments to bylaw 1P2007 as outlined in Attachment 3, CPC2024-0213 and instead find alternative solutions to increase housing supply and improve affordability. Please don't bow to federal pressure but instead find a better way forward respecting the spirit of our communities. Together we can address the housing crisis facing our city without sacrificing the vibrancy and livability of our neighbourhoods.

Sincerely,

Charlotte Kingsford



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

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

[required] - max 75 characters	Housing upzoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Denser zoning has higher traffic, noise, accidents and crime by definition. I have lived in the same area in excess of 40 years due to a peaceful community, good access to amenities and fair traffic movement. Don't want my city to have gang and drug issues resulting from high density uncontrolled housing like in Toronto and Vancouver, where it is not recommended to be out at night alone in many areas. This is a Trudeau problem, I don't want to resign my freedoms for Trudeau. His funding is a bribe to the city and should not have any conditions, plus provincial approval must be obtained as municipalities are under the provincial government. The city should develop vacant land near LRT lines to handle valid immigration and should deport all illegal immigration. We should not be garbage can for other countries criminals.



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First name [required]

Donna

Last name [required]

Pidkova

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

I live in the Charleswood Area and am opposed to the 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)

I am against row housing in our area. At this time we are a R1 area and we have enjoyed this community for 40 years now. Row housing in our hilly area would ruin the look of our community and many would possibly lose sunshine in their yards. Parking would be an issue as the developers only need to provide 0,5 parking places for residents and the average home need 1.7 parking places. Having 3 garbage bins per unit is also a problem in the area. I know council is talking about increasing dense population in areas but we pay a lot of taxes and I fail to see how our lifestyles will be better, I fear it will be far worse. The areas in Calgary with all the trees streets would not stay the same. There are many areas which are already deemed commercial areas where you could build more condos like at Northland Mall area is doing. Upgrade Westbrook mall area for example. I also believe these row houses will not be economical for an average family to live in. I think it will be a two income, high income couple or family who can afford to buy or rent with two cars. I also believe small bungalows next to these high row houses will lose a portion of their value because of the lack of light, possible air conditioners and parking. This will not improve our quality of life. Even a 2 story house perched on our hills in Charleswood can sometimes look way too high when the back alley behind is already 8 feet below grade level, I can't imagine what these row houses would look like. An eye sore is my opinion. These decisions that council is making or being pressured into making, will change the look for not only our community but many of the communities that are planning on doing this change. I am definitely very opposed to making this change. I feel the neighbours should have an input on what is happening around them and the developers should not just have to stay in their height restrictions or land space restrictions. The neighbourhood should be able to have a voice on these changes.



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First name [required] Rosaline

Last name [required] Akinokun

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME (hidden) Rosaline A. Objection to Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please note the attached supersedes my initial submission on the same matter. Thanks. Rosaline Akinokun

The City Clerk's Office
The City of Calgary
Alberta

April 15, 2024

Dear City Clerk,

I am Rosaline Akinokun and I am an affected land owner in Ward # 4 where I have lived for 5 months, having recently moved there from another ward where I had lived for 15 years. Our current home was built in 1986, and we bought it because of the space it afforded us as a growing family. Since moving in, we have been filled with the joy and pride of finally having space to actually live and entertain friends and family. **Unfortunately, that dream seems jeopardized by the current plans to upzone our neighbourhood/ward.** In fact, I am close to tears every time I contemplate how our quality of life will change if this proposed rezoning is actually implemented. I told my kids it is the end of our Canadian dream, after working for it for so many years.

It is for these reasons that I write to express my opposition to the proposed blanket rezoning.

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

First, I am concerned that community input was circumvented in an issue of this importance. Citizens have the right to be informed before the Council moves forward with it. I am also concerned that this is being forced upon Calgarians by a Third-Party Advertiser that committed a lot of money towards electing Mayor Gondek. That seems to me like a conflict of interest.

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

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

1. **Fire hazards:** when buildings of this magnitude are built together, and so close to themselves, the risk of fire dramatically increases. Are our fire services equipped to deal with these hazards, with their diminishing manpower? Can the City guarantee that insurance companies will continue to insure homes when in proximity to this level of density, proximity and building size?
2. **Parking implications:** Traditionally, developers have been required to match or even exceed the amount of parking they are providing the units they are building. The blanket rezoning, in many instances requires just .5 parking units per unit built. This will no doubt create a shortage of on-street parking in every neighbourhood across the City. Is the City planning to require citizens to pay a monthly fee to park their car on their own street?

3. **Inadequate infrastructure**: there will be increased demands on existing roads, water, sewer, gas and electrical demand; it is not clear how the City plans to resolve these issues or who will pay for upgrades to infrastructure where required.
4. **Further stretching of existing facilities**, especially schools, which are already overcrowded in all neighbourhoods, severely impacting the level of education and instruction students are getting. These students are the future of our dear country. How are we preparing them for that future?

Please note that the list above is not exhaustive.

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

This letter supersedes my previous one on the same matter as it has additional points.

Thank you.

Sincerely,



Rosaline Akinokun



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First name [required] Rachel

Last name [required] Jesse

How do you wish to attend?

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

Date of meeting [required] Apr 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
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ATTACHMENT_02_FILENAME
(hidden)

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

Our community of Glamorgan currently has several areas zoned for use as multi-family dwellings and low income housing initiatives. We chose this neighborhood because the street on which we purchased was zoned R1. It was our understanding the original land use agreement meant it would remain R1 zoning. Parking is already an issue with Mount Royal Students parking in the community. Traffic congestion has increased as you can not access 37th Street from the sarcee/glenmore forcing MRU traffic onto Richmond Road and through our community. In the mornings it can take forever to get off my crescent and onto 46th Ave SW. I do not support the rezoning initiative as it is currently written.



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First name [required] Anjali

Last name [required] McKenzie

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2022

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

[required] - max 75 characters Citywide Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I submitted a letter in opposition yesterday dated April 14, 2022 but had one final comment. The City has our attention with its citywide rezoning proposal. Just because I do not support this particular strategy does not mean I would not support a similarly radical strategy that would truly provide affordable housing. This is a problem for everyone to solve and none of us can have our cake and eat it too. For example, I would support an increase to the tax of my single family home if that money was dedicated to an affordable housing strategy that will work such as those in the City's 2024 budget and my home could remain R-1. Many thanks.



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

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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I do not support the rezoning of Housing for Lake Bonavista. I recently purchased in this community for many reasons including the current community appeal. There already exists a system for people to apply for reasoning in new builds; an application that is reasonable and meet the expectations of the community as is. Property taxes and assessed values will be impacted negatively. Increased population puts more demands on parking, sewer/water, school systems and over extended child care facilities (there is already a supply and demand issue with child care options). Building costs are high meaning the new homes would be expensive and not solving the demand issue.



ATTACHMENT_02_FILENAME
(hidden)

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

I am submitting my concerns for the new housing zoning planning. I am against rezoning, due to how congested parking is already in neighborhoods. I'm not interested in switching to permit parking and risk myself and family members receiving multiple tickets due to no longer having parking readily available or having to walk significant distances because I now have multiple new families and vehicles in a lot beside my home that was once a single family home.



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First name [required]	Duncan
Last name [required]	Bell
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)

No to blanket rezoning. This would change what Calgary is. This is such a major change it must be put to a plebiscite. This has been very poorly handled and communicated to city residents for all the wrong reasons



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First name [required]

Shemin

Last name [required]

Chatur

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

We're taking single family housing communities that were design for that density and the infrastructure can't handle. I've waited a year to get a pedestrian crossing and speed controls on my street.



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First name [required]

Mark

Last name [required]

Brodrick

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

R-CG Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

City council needs to do more research on the "trickle down" effect these rezoning plans will have on every established community. I am referring to the following-electrical grid system,sewer and water,parking,traffic down to schools and retail etc.to accommodate the influx of people. This rezoning plan could/should be utilized in future new subdivisions to help offset some of the affordable housing shortages we now face.The developers need to be instructed on the long term goals of council as opposed to the quick tax grab.Thank you



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First name [required]

Sean

Last name [required]

Nolan

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Citywide land use Designation amendment

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 following are comments with respect to the Proposed Land Use Designation amendment to broadly change many residential zoning types (particularly R-1) to Grade-Oriented Infill district (R-CG).

As a lifetime resident of Calgary, Council should be very concerned with this lazy and unsophisticated approach and vote to put a stop to it.

A wonderful feature that citizens in Canada enjoy are property rights. City planning and administration, along with the development and building community spend years studying stormwater, traffic, parks space, architecture, etc. to create wonderful legacy communities. Citizens then vote on the communities they desire with their pocketbook and over time these communities have grown to be legacy communities that contributed to Calgary receiving several "Most Livable City" awards.

The fact that this can all be undone with the stroke of a pen is not acceptable and I think it is Councils duty to challenge administration for a more thoughtful, targeted and elegant solution.

There are many knock on effects to this land use change that I believe the majority of citizens you represent do not want. The proposed solution will not balance supply and demand nor will it bring down the cost of housing as the supply chain is already maxed. Alternatives could include a target approach, such as only lots with a lane to address parking, or already transitioning communities, or facilitating more sustainable suburban growth, or revitalizing and densifying the dying downtown core and underutilized office space.

As our representatives, you need to challenge for a thoughtful approach to get to the end goal and not accept something as half-baked as this.

I will make myself available at your convenience should you wish to discuss.

Thanks in advance for the attention to this matter.

Sean Nolan
403-554-2226



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

While I support the City's desire to increase the quantity of affordable housing in Calgary, I don't believe that this is the appropriate method of accomplishing this. The City has a large and capable team of urban planners who have the ability to create an appropriate evolution of the city's housing situation that is both forward thinking and equitable. The world of single family homes may very well be disappearing and maybe it should, but that change can be managed to ensure that it is properly enacted considering and resolving the many issues that surround it. The infrastructure, the tree canopy, the quality of life in Calgary, property value of individual homes, and individual communities could all benefit from a managed evolution from our existing situation to the housing situation of the future. However this can only be accomplished through the thoughtful management of the process. Given the amount of taxes that we pay and the number of staff working for the City of Calgary it is impossible to believe that we do not have the manpower and the knowledge to do this right.



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



ATTACHMENT_02_FILENAME
(hidden)

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

I give my permission to put my comments in the public record for the April 22, 2024 hearing on blanket rezoning.

I am vehemently opposed - to the blanket rezoning of Calgary and to the removal of R1 & R2 neighbourhoods and the transitions to higher density must be retained.

I am Adele Sanoy and I own a house - and have made my home in **Ward 9** where I have lived for 22 years. I enjoy a back yard, a garden, a place for family and friends to meet and gather, and where our various pet cats have found their safe space. These are things most people aspire to have.

I don't want to have my property rezoned, or any in my area, as I don't want there to be precedent set on my street for density creep or block-busting.

The upzoning sledgehammer approach and the complete removal of R1 & R2 zoning to the kind of mixed use that the city is proposing with intense development right next door to single family dwellings are destructive, and will lead to increased homelessness. These properties were purchased to enjoy community and a bit of space.

Gardens are important and pets are important for the health and well-being of hundreds of thousands of Calgarians. Your actions will affect the quality of life of not just men and woman and children who live in this city but also our pets.

I rely on my garden and my garden relies on sunlight and carbon dioxide which are both imperative for a garden to thrive.

There's already a house beside me that's not at all contextual, and is a barrier to my garden full access to sunlight. If there is zero side setback and 62% coverage as proposed, I won't be able to have a garden, and the community garden is over a kilometer away - much too far to be considered a 'kitchen garden'.

Stop this now.

The federal government immigration policies need to be changed, Calgary needs to stand up to Ottawa, not take their hand-outs. The bribe the city of Calgary has taken needs to be returned, and the contract the managers have signed - needs to be ripped up!

We need single family homes. And we need space around them to protect them. Even people who choose and want to live in multi-family units appreciate being able to see and visit single family homes. Space is necessary for mental health and well-being and keeps crime in check.

I would also implore people to stop using the term "unhoused" – and stick to the word "homeless". Unhoused is an attempt to desensitize people from the need of a place to live that we call **home**.



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First name [required]	Kevin
Last name [required]	Taylor
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Penner Letter Rezoning.docx



ATTACHMENT_02_FILENAME
(hidden)

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

April 15, 2024

Dear Councillor Penner,

I am writing to express my concerns and OPPOSITION about the proposed blanket rezoning in Calgary.

I understand that there is to be a public hearing beginning on Monday April 22, 2024, to receive comments and submissions from all Calgarians.

Coming from the development industry I understand the need for development and progress in our city, I believe that blanket rezoning is not the right approach. This one size fits all strategy does not consider the unique characteristics and needs of different neighborhoods.

It has been debated at city council many times over the years about the right way for densification. You cannot treat the Beltline the same way as you would treat Willow Park for example. Allowing developers to build anything on a standard lot with zero input from neighbouring Calgarians, simply put is wrong.

Moreover, blanket rezoning could have unintended consequences with un-planned and un-coordinated development and the displacement of long-term residents. Right now, we are witnessing the loss of green space right after you have declared a climate emergency in November 2021.

We held a Town Hall Community meeting in Ward 11 on Wednesday April 3, 2024, and 99.9% of the 275 Calgarians in attendance were in OPPOSITION of the blanket rezoning.

I urge you to consider these points and engage in a more community-focused approach to zoning and VOTE AGAINST the blanket ReZoning of the City of Calgary.

Sincerely,

Kevin Taylor

Email: kdt1@shaw.ca



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



ATTACHMENT_02_FILENAME
(hidden)

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

I do hope that I have selected the right meeting. If not, I appreciate if you could direct this as required, to the April 22nd meeting where Council is discussing the Blanket Upzoning.

April 15, 2024

Dear City of Calgary Council,

I am a resident of Ward 14, and reside in the community of Parkland. I have lived in Calgary for 25 years now. During that time I have lived in apartments in Sunalta and Beltline, bought my first high-rise condo in Mission, then bought my first single family home in West Hillhurst, and moved to an infill/duplex in Capitol Hill. After the birth of our first child, the desire to move to a quieter neighbourhood, with bigger yards and trees, and lots of proximity to green spaces became a priority. Having lived in areas like Mission, West Hillhurst and Capitol Hill that were already starting to see densification, we made it a priority to find an R-1 designated community. We found a 1975-era home in Parkland, and 4 years ago invested over \$350,000 in a top-to-bottom renovation, creating our “dream home” where we hope to raise our 2 children, and reside happily, for the foreseeable future.

The harsh reality that we may now end up with 9 (or 12... documentation seems to be inconsistent on this matter) units towering over our 2-story home and backyard is incredibly concerning. What would happen to our beautiful mountain views that we currently have from all 3 upstairs bedrooms, our bonus room, and our kitchen windows? What would happen to our quiet street, with ample parking when family and friends come to visit? Would our garden still grow if it had no direct sunlight? What about the beautiful 45+ year old trees all along our street? Would we have even more power outages (two transformers have recently blown across the street from us, we believe due to increased demand from electric vehicles)? Can the water and sewer infrastructure handle the extra population? Will we be able to recoup all the money we invested into our home, if suddenly it is overshadowed by these humungous multi-family dwellings?

Even more concerning is the lack of meaningful consultation provided by you, our elected City officials, whom I voted for to represent me. I appreciate that you have provided lots of resources and meetings to educate the populace on your decision to upzone, but at no point has there been any more than one option presented -- which doesn't feel like meaningful consultation whatsoever. There are only a few select Councillors who have indicated they are open to hearing from their electorates, and will make their decision based on that input, and that is incredibly concerning given the magnitude of this decision.

I wish to add that I completely understand the housing crisis, and do realize that action needs to be taken. Everyone deserves to be able to find a home. However, I do not believe that throwing multi-family units into the midst of R-1 areas wherever a developer feels he can make a profit, with no regard for the character of the community, or confirming there is adequate infrastructure (utilities, parking, transit, traffic, etc.) is completely irresponsible.

It is my understanding that the City had been quite effectively engaging with individual communities to create LAPs, and that 3 were completed, with 5 more in-the-works. This feels like a much more reasonable response to the housing crisis. Each community has unique opportunities. For example, in Parkland, there are two very large, under-utilized parking lots near the existing condo development along the Boulevard, and Park 96. It would seem like a positive thing to explore developments in these spaces, that would add diversity of supply in our neighbourhood. Why wouldn't areas such as that be explored, prior to disrupting quiet, tree-lined streets where families have invested their hard-earned dollars to create a wonderful home for their children?

I have also come to learn that there is already land zoned in greenfield and established areas to accommodate several hundred thousand units. Why, if there is so much supply already identified, are you looking to so drastically change the character of long-established, R-1 neighbourhoods -- and in the case of Parkland, a neighbourhood with minimal access to transit (one bus), and a low walkability score.

Lastly, why are these monstrous multi-unit dwellings the only option? Why can't there be a compromise, and look at dwellings that, perhaps don't offer 9-12 units/lot, but perhaps offer 3-4 and better align to the existing character of the neighbourhood, not to mention perhaps not put the incredible strain on infrastructure resources? Can't there be compromise? Our infill/duplex in Capitol Hill provided a beautiful home, with parking, and served to improve the character of the street, as it brought in many new families. It certainly helped to replace the many run down bungalows with landlords who failed to keep them well-kept, and the shady tenants doing drug deals and overdosing on a regular basis (that is what we were subject to in Capitol Hill, where visits from the police, TAC team, and ambulances were a regular occurrence). Although it was just 2 units, that still doubled the original? Why must we go to such extremes?

I appreciate that you are trying to do what you feel is best. However, "the sum of the parts is greater than the whole". Why not meaningfully engage with those who stand to lose the most -- the homeowners -- and together find solutions that work for all stakeholders, not just those who stand to reap massive profits.

Sincerely,
Cori Morris
252 Parkvalley Drive SE
Calgary, AB T2J 4N6
403-478-9178
corimorris71@gmail.com



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

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

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

[required] - max 75 characters	R-CG Blanket Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Blanket will alter the character of our neighborhood and dramatically devalue our home. We have invested millions of dollars to live in a beautiful established inner city community. There are also not enough schools within the catchment of our community to accommodate increased density. Our children are already in lotteries to attend the local public schools that are within walking distance. This is unacceptable. Increased density will also reduce green space and trees within our community. Calgarians must have a say regarding this issue.



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First name [required]

Susan

Last name [required]

Harrigan

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

blanket rezoning bylaw

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

April 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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

While I appreciate the city is looking to address the issue of affordability and lack of housing, a blanket rezoning across the city is not the answer. There has been very little engagement on the pros and cons of this new policy. I live in an inner-city community that has seen tremendous growth in multifamily homes. The additional infrastructure hasn't kept pace with the development of new residences. Traffic and parking are becoming a huge issue. There hasn't been an updated area structure plan that ensures there are recreational facilities and green spaces alongside the population/resident growth. There is a lot of zoning diversity in my neighbourhood; while this is appropriate in some areas of the neighbourhood, it is not appropriate in others. A blanket rezoning across the entire area is not appropriate. This is one of the biggest changes proposed by the city of Calgary since I lived here for over 25 years. This was not an election issue; as previously mentioned, there was very little engagement regarding this massive change. Given the enormity of the impact of this decision, it should go to a public plebiscite; 14 councillors should not have the decision-making powers.



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First name [required] Donna

Last name [required] Logan

How do you wish to attend?

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

Date of meeting [required] Apr 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) Donna Logan Calgary Rezoning Letter (2).docx



ATTACHMENT_02_FILENAME
(hidden)

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

I have attached my letter that outlines my concerns for R-CG Blanket rezoning and devastating affects is could have on our neighbourhoods, especially established ones, and on our City as a whole. I think Blanket Rezoning to R-CG is taking and huge financial risk with most people's most valuable asset - their home. I have seen some of the R-CG developments in other communities, like Mount Pleasant and Banff trail and the affects they have had on neighbouring homes: less privacy, more noise (air conditioners and a lot more residents), overshadowing, destruction of the tree canopy and lack of sufficient parking... to name a few. I think Blanket rezoning will cause more problems and headaches, from angry homeowners, than it will be worth and that there are better ways to increase density, without mixing 4 plex's beside existing single family homes. It is just not good planning to mix a variety of density styles on one street. Newer districts are not planned that way; there are areas for townhomes, areas for apartment buildings, areas for single family homes. So, while a community will have mixed density styles, they are not typically located side by side. I know the Federal Government has offered \$230 Million to the city, and if it is specifically for a blanket rezoning type approach to creating higher density, the affects that blanket rezoning will have on our neighbourhoods and the City, are just not worth the money we would get. I urge you to please vote against R-CG Blanket Rezoing. Thank you, Donna Logan

April 12, 2024

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

To Calgary City Council,

I am writing to express my strong opposition to, and concerns with the City of Calgary's proposed blanket rezoning – collapsing several low density residential land use districts into one new district -R-CG. R-CG allows: single family homes, semi-detached homes, townhouses, row houses, cottage housing clusters, secondary suites, and backyard (laneway) suites on a single residential lot. With R-CG zoning, an existing single family home could be replaced, without public consultation, by a 4 plex that includes 4 secondary suites and potentially another 4 backyard suites. So one residence could become 8 to 12 residences! That is a massive and potentially devastating change for existing communities... especially established ones, where a single family home could find itself squeezed out by massive 4 plex's on either side.

I believe that this change will have a significant negative impact on my community of Varsity specifically, and on the City as a whole. In particular, I believe the change will have a deleterious effect on the character of our neighbourhoods, place undue strain on existing infrastructure, and ultimately decrease the housing options available to Calgarians. It also conflicts with the reasonable expectations of homeowners who have purchased property based on existing zoning rules.

The end result of blanket rezoning will be constant and endless problems and once the decision has been made, it will be difficult to reverse or alter.

I also believe that there are better solutions to increase density, without mixing a hodge podge of different density residences beside one another in existing neighbourhoods. Not NIMBY... but appropriate and contextually sensitive planning with existing homeowners in mind.

Here are my concerns. These are the issues that will cause endless problems for The City and every homeowner:

Certainty of Use

For most people, their home is their biggest investment and asset. People select where they want to live for reasons that align with their lifestyle preferences and personal circumstances. The purchaser of that home has a reasonable expectation, based on neighbourhood zoning, of what living in that community will continue to be like in the future. This rezoning proposal dramatically and unfairly alters those reasonable expectations. Moreover, the proposal would ultimately restrict the ability of a resident to live in the type of community he or she desires. At present, one can choose a high, medium, or low density neighbourhood. Blanket rezoning would fully eliminate the option of low density neighbourhoods, and potentially make Calgary a less desirable place for future residents to live.

I think everyone can agree that someone who purchased a single family home with similar adjacent homes, would find it worrisome and shocking if any of these homes were replaced by a large multi-family building. It would cause the homeowners stress and anxiety over the obvious changes to their personal enjoyment of their home (now being faced with less privacy, the noise of air conditioners, overshadowing, destruction of the tree canopy, and lack of sufficient parking.) Many of the reasons they bought and remained in the home, would be gone. My sister-in-law has driven around Banff Trail and Mount Pleasant and shown me pictures... and I'm shocked at some of the 4 plexes that have been allowed to be built and what it's done to the adjacent homes.

So, you'd say, then move somewhere else. That is a big deal, if you weren't planning to move! And, then the worry about a decrease in property value – because, your house is obviously now not as desirable – not just for you, but for any buyer. So, a homeowner would end up moving, when they didn't want to and, it is easy to see, they could potentially lose value in their home; their biggest asset.

I can tell you, I've been in my house in Varsity for 30 years. We bought because of the beautiful treelined, quiet street. My house is not really spectacular in any way, but it is a nice bungalow, and we have a wonderful large backyard. We have no plans to move, but I can tell you, if we are forced out because of overdevelopment on our street, even if we managed to get a premium value for our house, we could never duplicate our house and our yard anywhere else in our quadrant for what we would get. The thought of that causes me a lot of stress.

This is not NIMBY...It's not unreasonable for homeowners to be concerned about the impact of this type of development on the quality of life and property value.

The end result will be a lot of angry homeowners!!

Massing and Density

The City considers rowhouses and townhouses to be low density residential development, but public perception is quite different. The possibility that one residence could become 8-12 residences IS A BIG DEAL! In addition, lot coverage that goes from under 45% to 60%, is a significant change to the pattern of development in an existing neighbourhood. Again, I've seen my sister-in-law's pictures from driving through Banff Trail and Mount Pleasant, 4 plex's and 8 plex's have no trees, usually, very little green (grass, plants, etc). The 40% is mostly stairs, sidewalks and patios.

Overshadowing

Due to the height and lot coverage, overshadowing of neighbouring properties can be very significant. Reduced sunlight and warmth can affect neighbours' ability to grow a garden and have privacy on their deck and in their yards – leading to less enjoyment of their home.

Reduced Property Values – a big financial risk for a homeowner

I mentioned this above under Certainty of Use. It is not a “big stretch” to see how a single family home, with one or two neighbouring 4 plex's would be less desirable, which could reduce the property value. Considering a homeowners' home is likely their most valuable asset....this could cause enormous risk financially to a homeowner.

Parking

Developers are currently required to provide only .5 parking stalls per unit. For a 4 plex with 4 secondary suites (8 residences), this would be only 4 stalls. Calgary is a city that is spread out. We do not have public subway system like New York. Most people with children, will have to drive them to their activities. If you want to shop at Costco, you probably need a car. If you want to drive to the mountains, you need a car. The chances are high that the 8 residences will have more than 4 cars... so now, the “extra” cars are parking on the street!

Noise

The lack of trees, to shade the suites, plus the 3 store height, increases the likelihood that each residence will have an air conditioner x 4 or 8.... That's a lot of increased noise for a neighbour.

Loss of Parks

Some parks could be zoned R-CG – so it makes them vulnerable for development. Thereby reducing our green spaces and tree canopy. Things that may our city great.

Destruction of the Urban Tree Canopy

Calgary's tree canopy, at 8.6%, is almost half of the target of 16% and well below other large cities (Toronto 28% with a target of 40%; New York 22% with a target of 30%). The urban tree canopy provides shade and reduces the heat island effect, absorbs pollutants and enhances air quality, streetscapes, improves soil health, reduces water runoff, provides habitat for birds and animals and improves quality of life for residents.

Varsity is known for its mature trees and landscapes and quiet, community feel. Construction of such houses would likely require mature trees to be removed, and itself cause noise and inconvenience, potentially for years at a time, as different lots within the community are redeveloped. Having seen rowhouse developments in other neighbourhoods, the trees are gone.. There's just not room for trees that will be large when they mature.

The reduction of the urban tree canopy runs directly counter to the City's state climate change goals

Infrastructure

There are questions about the ability of infrastructure to handle increased density (water, sanitary and storm sewers, electric grid, roads, parks).

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

Waste and Recycling

4 residences = 12 bins; 5 residences = 15 bins. Ridiculous.

Aging in Place

R-CG and H-GO are residences with lots of stairs. Not a great prospect for seniors to “age in place”. The bungalows that are torn down to make way for the rowhousing, are often the accessible and affordable housing options in the community.

Lack of Engagement

As homeowners, we feel duped. Yes, there were meetings. My sister-in-law attended one and spoke with several people from the City and planning groups. While they did listen, it was clear that their objective was to convince us that this blanket upzoning is a good thing for us. She said she could picture them in the “prep meeting” going over the game plan to counter anything she said with the virtues of not owning a car and taking public transit and how great it will be to live next to a 4 plex – our kids could live in the secondary suite! (As if they really want to do that!) Oh, and that it will be years and years, before anything really happens. While the representatives were certainly friendly and nice, my sister-in-law walked out and called me to tell me that she was even more distraught and stressed about my future in our home. She said she felt that the plans have not been based in reality at all.

Affordability

There is no proof that density begets affordability. Blanket upzoning seems like a very risky game of chance with our most valuable financial asset, so you can see why we might not be happy with council making that decision for us.

Not the Ordinary way to Plan

When you look at newer communities in Calgary, and even Varsity. The Single family homes are grouped together, the townhomes are grouped together, apartments are grouped together, and duplex's are grouped together. So, as a community, we have all of the different density residences, but different one's aren't typically side by side... Apartments are generally not located beside a single family home. It just doesn't seem like great planning to mix different densities beside one another. For a community, like Varsity, blanket rezoning would drastically change the feel of the community. It upsets the natural structure of the way a community is typically planned and developed.

And, my sister-in-law said that the City planners at the Open House she went to, told her that, currently, 90% of the requests to rezone single family homes from RC-1 and RC-2 to R-CG are approved by Council. This seems to be one of The City's arguments....that so many are already being approved, that doing the blanket makes sense. In seeing the pictures that my sister-in-law took in Mount Pleasant and Banff Trail and what R-CG developments look like and how it's affected neighbouring existing homes.... Many of those should never have been allowed to be developed in the first place, so The City using the argument that most are approved anyway...does not sit well with me at all. Basing

Blanket Rezoning on decisions that have so negatively impacted Communities is ridiculous!

Federal Government Money

I am aware that the Federal Government is offering \$230 Million to the City to create more housing ...I'm not sure if the stipulation is to remove exclusionary zoning. All I can say is that the devastation rezoning will do to our neighbourhoods and all the problems it will cause, is not worth the money!

As you can see, there a lot of problems associated with blanket rezoning. I think it would cause the city a massive, never ending, headache. There must be another way to create higher density, without causing chaos and worry for existing homeowners...:

Develop Vacant Lands as the Primary Focus

An alternative to blanket rezoning is to use vacant land to develop higher density. I'm referring to places in Calgary, that would have minimal impact on existing communities, because they are more or less "stand alone" and wouldn't see developers buying up homes and turning them into 4 plex's next to single family homes. For example:

Under Construction

- University District – 200 acres of mixed use – 15,000 people
- Uxborough Project – 14 storey residential tower and 8 storey medical office building
- Northland Mall – Two 6 storey buildings containing 229 residential units + commercial

Vacant Lands Approved for Major Projects

- Westgate LRT Station
- Midfield Height (former home of Midfield Trailer Park) has 24 Acres zoned for 1063-1552 Units + commercial

Proposed Future Redevelopments Under Review

University Innovation Quarter (formerly University Research Park) – 7 6 acres

Other Ideas

North Hill Mall – My wife was there the other day, and came home and said there is a large amount of property that could see some high density development – with minimal direct effect on surrounding communities and homeowners.

The bottom line is homeowners feel like the City is taking a big risk with their finances – their most valuable asset

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

Thank You

Donna Logan



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First name [required] Loldine

Last name [required] Vale

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing on Planning Matters

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the proposed rezoning plan. I live in Spruce Cliff and I feel we have been unfairly and unsafely targeted to be densified. We are a corner property so our zoning will be changing. We are already contacted weekly by developers wanting to purchase our property but have no interest in selling. This is where we intend to stay and retire. I feel if the zoning for our property changes, there will be increased pressure from developers that could potentially affect our safety in our home. Who knows what means they will go to to attain the land our house sits on and I fear that intentional "accidental" damage to our home could be caused by the greed and need of developers. Also the intersection at Bow Trail and 37th Street was narrowed with the recent mainstreet project on 37 Street making it already dangerous. Increasing traffic (pedestrian and vehicular) through it by densifying Spruce Cliff and Wildwood would be dangerous and irresponsible. That intersection needs to be looked at by Mobility and made safer before any rezoning should be considered. Also Mount Royal is in a prime area that could support more density, but it appears it has been spared from much change.



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First name [required] Christopher

Last name [required] Doyle

How do you wish to attend?

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

Date of meeting [required] Apr 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)

Get this done! Badly needed to help with our housing affordability crisis and to make our city more livable and sustainable!



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]	AZBA
Last name [required]	ELHAGE
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, 2023
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	BLANKET REZONING IN THE CITY OF CALGARY
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Hello,

In the past weeks, my husband and I have received flyers regarding the proposal to rezone. I understand that the city has a vision to densify the inner city to reduce urban sprawl and thus reduce spending on infrastructure. However, to rezone the city so that one might have an unwelcome building right next door, will impact many communities.

Citizens that are buying homes in communities that have been recently developed or in the process of developing, is one thing, as they know what to expect. Roads and parking are taken into consideration when such communities are approved. However, to have homes torn down in the inner city communities to make way for infills, row housing, backyard guest suites or a 2,4,6 or 8 plex is something completely unacceptable. Developers and the City will continue to profit and the homeowners in these older communities are the ones that will suffer. Parking, traffic congestion, blue, green and black bins will all become a nightmare, not to mention the aesthetics of the older beautiful communities will be greatly impacted.

We have thousands of people who have flocked to Calgary and continue to move here because we live in a beautiful city. By rezoning, the city will become more congested than it already is and will lose it's appeal to draw in new citizens. Glamorgan is a wonderful place to live, and we'd like to keep it that way.

Richard Pootmans should listen to his constituency's wishes and vote NO on April 22nd.

Thank you for your consideration.



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First name [required] Lisa

Last name [required] Corrigan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning proposal

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Dear City Council,

I am writing to express my strong opposition to the proposed rezoning of residential areas within Oakridge. As a concerned resident and taxpayer, I firmly believe that this decision could have detrimental effects on our community and its residents.

Firstly, rezoning residential areas would disrupt the existing balance and character of our neighborhoods. These areas have been carefully planned and developed to provide a safe and comfortable environment for families. Introducing the proposed changes into this zone would not only compromise the quality of life for residents but also lead to increased noise, pollution, and traffic congestion.

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

Additionally, the proposed rezoning could strain existing infrastructure and public services. Residential areas are designed to accommodate a certain number of residents, taking into account factors such as water supply, sewage systems, schools, and healthcare facilities. Introducing these proposed changes may overload these systems and lead to a decline in the overall quality of services provided to residents.

In conclusion, I urge you to reconsider the proposed rezoning of residential areas. While I understand the need for development and progress, it is crucial that we strike a balance between growth and preserving the integrity of our neighborhoods. I believe that alternative solutions can be explored to meet the city's objectives without compromising the well-being and happiness of its residents.

Thank you for considering my concerns, and I trust that you will make a decision that reflects the best interests of our community.



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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I believe it's a very important topic for Calgary which allows to develop the city in the way most mindful for so many people. It can help to invite more young specialists to stay in Calgary and build a post-carbon future.



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I live in single family home in a community that has benefitted from increased density. For the most part, the old homes aren't worth saving (ie: post-war bungalows with little to no heritage value that have been poorly maintained for decades), and the newer builds bring families to the the neighborhood thereby revitalizing it. The highest density developments are on the large corner lots or on the main streets. There is so much misinformation on the anti-densification side that people actually believe that some multi-story, Soviet style apartment block is going to appear next to them in the middle of a residential street. The diversity of housing in my community is part of what makes it such a great place to live. If there is room to amend the policy at all, please consider adding provisions to protect trees, increase the urban tree canopy, and add to biodiversity,



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First name [required] Barbara

Last name [required] Gregg

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters council meeting public hearing Home is Here: 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)

Good Day Mayor and Councilors - Thank you for taking the time to read submissions from residents, even though a plebiscite on a vote by residents was turned down by vote, and this strategy was not part of the election platform of councilors or the Mayor at the previous election. Speaking as a resident in a fairly new area, while also working on our HomeOwners' Association Board, and being a part of the group that has spoken on behalf of our area regarding changes to developments as our land in our area changes to be developed further, I would like to say that we are against this proposal, despite the large offering of money from the Federal Liberal/NDP government if this process is approved for our entire city. While it certainly does "densify, intensify, diversify, and yes change the voting base" (as provided to us from a City Planner at a previous discussion regarding changing and updating zoning for our area, despite a plan already existing that the residents and developers put together in previous years), this also causes a lot of congestion, loss of property value, and stretches the infrastructure capacity, school capacity and local medical clinic and hospital capacity in these areas. We know that Mayor Gondek started the real estate development program at the University of Calgary, a much respected program with a lot of direct connection to developers for the classes, which is a great experience. We also know lots of residents that have had their beautiful homes they lived in all their lives be completely devalued and have lost views, privacy, sunlight, the ability to use the street or front yard due to parking issues and the sadness of looking out their windows into their neighbor's house to now looking up at a 4-6 storey wood frame massive apartment complex that fits on the entire lot edget to edge, with window directly into her house. Constant noise from the construction and high density when they wished to have a neighborhood full of families in yards running around and gardens with trees to have their grandchildren over to play in. There is a reason that the phrase 'not in my backyard' came about and people have fought to protect the areas they have worked so hard to achieve the goals of a single family dwelling with a yard. Because they want that in their life. At some point the respect for the current taxpayers needs to be considered and not taken for granted that they will just go with the flow because they have worked hard for their areas.



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First name [required] Charles

Last name [required] Cowan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

PARKING ! I question Multi units on Vienna Drive near park which already has very limited parking, north side no parking (emergency vehicles only) south side by permit only.
One 50' lot with 4 or more households and real probability for 4 or more vehicles (Calgary average 2 vehicles per household)
If anything limit any future building to semi detached two story maximum households with onsite parking only.



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First name [required] George

Last name [required] Seguin

How do you wish to attend?

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

Date of meeting [required] Apr 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 acknowledge that there is a need for the city to increase the housing density, but I believe that the proposed Blanket Rezoning is the wrong approach for several reasons:

- it will not solve the primary issue of affordability particularly among lower income citizens.
- it will create a parking crisis; even without the increased density Calgary street parking is in short supply.
- it will cause a loss of green space and negatively affect the city's tree canopy which goes against the council's recent move to protect the tree canopy .
- it will have a negative impact of the appearance and the character of many of Calgary's communities.
- the previous rezoning plans that many communities were pursuing seemed to be a more realistic approach; increase the density along major transportation routes.

The housing issue is a serious one that needs careful planning and consideration for both the short and long term. The blanket rezoning approach seems to be very near sighted and a knee jerk reaction to s serious and complex problem. This issue affects all Calgarians and should be an election issue or a issue decided by plebiscite.



Public Submission

CC 968 (R2023-10)

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



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket Rezoning of Calgary Neighborhoods

I am strongly opposed to the proposed rezoning for housing in Calgary. The three primary reasons for my opposition are as follows:

Destruction of Existing Neighborhoods: Quality, nice, quiet and well established neighborhoods, with good community spirit, involvement and a desire to raise their families in these types of neighborhoods, are what citizens want; not high density. Perhaps all future proposed neighborhoods should be built with the high-density model in mind if that is what council is striving for. I am vehemently opposed to people and/or developers, that come into any neighborhood and purchase the less expensive R1 and R2 properties, then apply to change the existing zoning to build multiple dwelling units. This is driven purely by profit and greed. These people/developers do not live in the community, and they have no stake in the community, Yet they expect to come into our neighborhoods and change its look, its feel, its atmosphere, its quality of life, without any consideration for the adjacent homeowners and long term residents of the neighborhood who chose to purchase a home, put down roots, and live in an area that has the benefits of an area zoned R1 and R2. The City of Calgary Council and Mayor should NOT be enabling this.

Proposed Buildings: The proposed buildings are over height and oversized for the lots and infrastructure. This negatively impacts the look of the existing community. This unfair and a hardship to property owners adjacent to these redeveloped sites. Very small yards are unattractive, and they do not allow children room to play. Furthermore, these developments are not conducive to producing quality neighborhoods and that neighborly feeling, as people tend to spend most of their time indoors. The existing infrastructure was designed for the densities of the neighborhoods as they were built; not for double, triple, or quadruple the densities proposed. This adds more construction costs to upgrade infrastructure, not to mention the mess and traffic issues caused by constructions zones. This would also be an unfair additional tax burden to the already overtaxed citizens of this city.

Parking: The parking areas on the streets and in the alleys is not adequate to accommodate parking for double, triple, or quadruple the densities proposed. Traffic is already very congested and these congestion and subsequent safety issues should be obvious to anyone, especially near schools or sports fields, or parks, during drop-off/pick-ups, not to mention school busses and parents/children not crossing at designated pedestrian crosswalks. Adding the extra stress of traffic and parking issues that will be caused by the future occupants of the high-density dwellings and their guests vehicle(s). This is an unfair and unresolvable hardship for the existing property in these existing communities. The back alleys do not provide adequate space for multiple vehicle parking and unpaved alleys create more noise and dust in the neighborhood.

Kevin Hawes
44 Grafton Crescent SW Calgary, AB



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First name [required]	Jeff
Last name [required]	Kushnir
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 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)	Blanket_Upzoning_Multi_Community_Letter_20Feb24_1_.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket Rezoning will not solve any problems associated with housing affordability. You do not simply destroy single family communities with the addition of multi family property. The council needs to address experts within the Real Estate community like Realtors and Builders. Without input from these experts no issues will be solved from this change.

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

Sent via email

Re: Opposition to Blanket Up-zoning

Dear Mayor Gondek and City Councillors,

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

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

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

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

Sincerely,



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First name [required] stephen

Last name [required] morrison

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I presently reside in the community of Silver Springs N.W. 30 years ago my family moved from the community of West Hillhurst to Silver Springs when development of single detached, semi detached and row houses were just starting developing. We moved to the suburbs to avoid to avoid the negatives that came with this development. In Silver Springs we have ample parking and green spaces and a back yard with a fire pit and trees. With this proposed rezoning we will eventually lose all these benefits. Please preserve our green spaces and way of life. Thank You



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First name [required] Peter

Last name [required] Vanderlinden

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket up-zoning

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

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ATTACHMENT_02_FILENAME
(hidden)

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



Public Submission

CC 968 (R2023-10)

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First name [required] Dieter

Last name [required] Hoerz

How do you wish to attend?

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Please see attached submission

MEMO

TO: Calgary Members of Council
C/O Calgary City Clerk

REGARDING: Rezoning for Housing
Council Public Hearing Monday April 22, 2024

The Housing Crisis

One should ask if the crisis is about the amount of housing that is available (ie. volume) or is about the amount of housing that is available at a price that the prospective purchaser can afford.

The litany of discussion on this topic hovers around 'finding a home that I can afford'.

The need for affordable housing is now and continues to grow because current housing costs are outpacing the purchasers' capacity to pay. The affordability crisis is impacting many in our society.

Council is encouraged to not lose sight of the objective – the provision of 'affordable' housing, and also the type of housing that the purchaser would prefer, not just 'something'.

The Proposed Rezoning

It seems intuitive that the rezoning may well increase the housing stock in Calgary over time, remembering that these units in their various forms would take months to years to be developed and become available to the market.

The proposed rezoning will not have any immediate impact on the current shortage of affordable housing nor will it provide any assurance that housing units made available in the future will be at a cost that the purchaser can readily afford. Nothing in this proposed rezoning will address the affordability aspect of any housing unit, existing or new to the market.

There is no assurance that this proposed rezoning will address the immediate or future needs for 'affordable' housing.

The Parking Nonsolution

The assumption that the ½ off-street parking stalls per unit is sufficient, is flawed. In areas where mass transit is readily accessible this may be an adequate allowance. However, the proposed rezoning is far reaching and covers many communities where mass transit is an unfavourable means of transportation for a typical household. Household needs for transportation extend well past the notion of transportation to and from employment. It extends to child care drop off and pickup, after school activities for students, social and recreational activities for the family and more. Ultimately this results in many families or individuals having at least one vehicle in their possession.

The expectation that on-street parking availability will be adequate to address the increased needs is misplaced. Over time, planning amendments to lot sizes has significantly limited available, legal on-street parking opportunities (ie. fully conforming to bylaw requirements such as distance from adjacent driveways, hydrants, street corners, etc.). The suggestion in the online information that on-street

parking can be controlled through permits, paid parking, parking time restrictions, etc. is somewhat near sighted. Most families or individuals have access to a motor vehicle and wish to retain that convenience. The proposed rezoning could result in the introduction of a significant number of additional households into an existing neighbourhood, without giving due consideration to appropriate parking requirements. The proposed resolution to this unattended need is to offload the need onto an inadequate on-street parking model and potentially incite neighbourhood tensions amongst the local residences.

A thoughtful rezoning would take actual vehicular parking needs (based on actual practice vs theoretical norms) into consideration and either require this aspect to be attended to as part of the development (ie. sufficient off-street stall(s) per unit) or restrict the development so that it is not burdensome on the local community. Past requirements for development (ie. lot frontage) are now a constraint on what can be expected for an adequate on-street parking capacity. This constraint appears to be minimized in the proposed rezoning consideration and seems tantamount to turning a blind eye to today's reality.

The Housing Unit

The proposal will open the door to the creation of a variety of housing units. However, these may not be the type of units that purchasers would prefer to have. The current crisis turns on the affordability of the purchasers' preferred housing, not just simply housing of any type. Although there may be some form of housing available on the market that a purchaser could afford, it may fall far short of the purchaser's preference for a particular type of housing or the type of housing needed to suitably house the purchaser and/or family.

The City has an obligation to its current and future citizens to develop and support the type of community that the residence prefer to live in. For existing communities this means giving thoughtful consideration to maintaining the culture of the community on a go forward basis. Residence selected their community for their own reasons. It seems inappropriate to approve a wholesale change in the underlying bylaws that were foundational to the development and evolution of the community they chose to be part of.

A key role of the Council, as the architects of communities, is to foster communities that people want to live in, not just places for people to exist. Over time the City has made a number of changes to the zoning bylaws, each in turn expanding the scope of permitted use of residential type zones. Most recently was the broadbrush approach introducing legal secondary suites. The historical inclusion of Home Occupation operations in residential neighbourhoods has migrated some residential areas away from 'residential' to 'small businesses with living quarters.' The historical reduction of lot frontage requirements resulted in limited on-street parking. These changes impact the community at some point and in aggregate they can be detrimental to the cultural fabric of an existing community.

Conclusion

The proposed rezoning may increase the housing stock in Calgary but it has no force or effect on the price that builders or developers will ultimately charge for any housing unit that they sell. The crisis of affordability of the resultant housing stock will persist.

The proposed rezoning change will bring the City one step closer to relinquishing control of community development to developers while concurrently coming ever closer to a 'do as you will' position when it comes to housing within the boundaries of the City.

Action by Council for the sake of action could result in significant, unintended negative impact on existing communities. Thoughtful consideration and the identification of effective, targeted action to address housing affordability is called for, such as analysing the underlying cause(s) of the high price of housing and determining if there are policies or regulations that the City could implement to result in a reduction of that cost.

Zoning sets the stage for the development of neighbourhoods that people want to live in. What kind of communities do you wish to nurture? What will Council's enduring legacy be?



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

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

[required] - max 75 characters	R-CG Blanket Rezoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	Mr Adrian Jolley Blanket Rezoning.pdf
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ATTACHMENT_02_FILENAME
(hidden)

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

REF.: BLANKET REZONING

Mr Adrian Jolley
741 Tuscany Springs Blvd NW.
T3L 0B7
Calgary
adrianjolley@hotmail.com

Dear Sir/Madam

Thank you for reading my short letter.

My name is Adrian Jolley and I am a home owner that is against blanket rezoning.

It is not fair that the people who bought their home based on the surrounding feel of the neighbourhood should suffer by this act.

In my opinion it is negligence of the governments for continuously increasing the amount of newcomers to Canada without considering the effect on Canadian citizens and Residents living in these communities.

It scares me that I feel now that our representatives in our council are becoming more and more disconnected from the people that they represent and simply follow commands passed down from much higher sources with conditions applied.

100m from our house over 200 town houses have been built on a small piece of grass land we used for walking our dog.

There is very little space between these complexes as it was a very small piece of land (see photo 1).

As a result of this the traffic has increased in this once quiet neighbourhood where our son used to play basketball in our driveway, the number of new people walking past our garden at the back of our house has become like a theme park.

These houses are three stories tall and overlook the residents gardens (see photo 2 & 3), which removes the privacy they once had.

The schools, dentist, doctors are already strained, even without increasing the population in the community.

Please freeze this aggressive blanket zoning and put more thought and compassion into this. If it was your house and you have been living there many years, tell me, "how would you feel".

Get connected with the people again, listen to their opinion and fight for the people.

Thank you for allowing me to present my letter.

Have a wonderful day.

Kind regards Adrian Jolley





PHOTO 1

There is very little space between these complexes, in my opinion this is a huge fire risk.



PHOTO 2

The residents houses are now overlooked.

The residents loose their privacy.

The residents loose natural sunlight as they are now shadowed by these complexes.



PHOTO 3

The residents pycological devastation of having their dream home now becoming a nightmare home.



Public Submission

CC 968 (R2023-10)

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First name [required] DOUGLAS

Last name [required] GARDNER

How do you wish to attend?

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

Date of meeting [required] Apr 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 re City-wide Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Comments re city Re-zoning proposal DGardner.docx



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

Comments on City-wide re-zoning proposal for City Council

My wife and I attended the Lake Bonavista Information session on the above subject. We lived in Silver Springs for 10 years and Lake Bonavista for 36 years. In both areas we enjoyed larger lots, acceptable levels of parking on streets (no congestion), family oriented green spaces, and a wonderful community spirit and involvement. These are legacy communities that were developed under a philosophy of the 1960's to 1980's and with the regulations and building style

Our children live in new communities in Calgary (Evergreen, Cranston, Victoria BC). Over the years we have seen developers evolve properties in the philosophy of increasing density, increasing their profits by increasing the number of houses they can get on the square footage of these districts (by reducing lot sizes and squeezing narrow houses closer together with limited sideyards), only putting sidewalks on one side of the street, narrowing the streets so when cars are parked on both sides it is not possible for two cars to pass on the street, reduce the amount of park green space. And we have seen developers profits grow as a result.

The rationale for re-zoning communities in Calgary is, I believe, being driven by the Climate Change plan of the Federal Government. It is believed that more dense population communities will facilitate improved public transit planning, improved non-renewable energy (solar), reduced need for vehicles, improved access for bicycles, improved logistics for infrastructure, and reduced housing prices for new-home purchasers. This rationale is flawed and the result in these legacy communities is unknown.

In short, I offer the following comments specific to these legacy communities like Bonavista:

1. There is no case that supports the belief that housing prices will become more affordable. Our Councillor, Peter Demong, admitted that in the meeting.
2. Replacement of single family R1 residences with multi-plex housing will:
 - a. Change the community culture significantly;
 - b. Drastically increase vehicle parking on streets (as Developers will not plan for a realistic number of cars per family, so parking will end up on the streets as we have seen in Cranston, Evergreen, and Royal Bay in Victoria BC.);
 - c. Put increasing stress on the infrastructure (water, sewer, power) in the community;
 - d. Put increasing pressure on schools in the community, which are already overloaded;
 - e. Be completely unpredictable in terms of housing affordability;
 - f. Be a windfall for developers who will build whatever housing yields them the most profit to grow their business (I don't believe that if developers buy 2 million dollar houses, put up a 4-plex or 6-plex row house, that they will offer those units for \$500K or \$600K each after construction and builders mortgage costs are factored in, particularly in a desirable community.)

My recommendation is to NOT pass a by-law to allow city-wide re-zoning. But rather to allow community participation for re-zoning in these legacy neighbourhoods. City-wide re-zoning is a blank slate in these communities with unpredictable outcomes and much uncertainty both environmentally and from a house affordability point of view. Over time it is likely that selective re-zoning will occur in some places in these communities where developers are able to acquire specific properties and apply for rezoning as required to build infills or multi-plex housing very locally by getting local homeowner approval and approval of the Development Appeal Board, as has happened in even older communities built in the 40's and 50's and early 60's.

I strongly recommend that City Council vote against this proposed action.

Doug and Chris Gardner



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First name [required] **Heather**

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 hearing**

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

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

Attention Council, City of Calgary:

I'm writing to submit my concerns about the blanket rezoning that is being proposed for the city of Calgary. I feel strongly that it is going to cause more issues & problems.

I built my house in 2001. I had moved from Vancouver a few years earlier to create a better life for me & my young family. I researched & looked at many neighborhoods. I was getting discouraged as I had mostly lived in West Van & North Van & was finding I didn't like most of the cookie cutter neighborhoods here. I finally found Tuscany, NW Calgary. I fell in love with the fact it was up on the hill, had many beautiful mountain views. Also that it is mostly single dwelling homes. With everything from a town home to a starter house, mid range home to the fancy expensive homes.

The community reminded me a lot of North Van., with many trails, parks & beautiful green spaces. I chose Tuscany for those reasons & felt it was a good investment for the future. I have worked very hard to build & purchase my house & keep it. It is my only investment. It really upsets & worries me that with this blanket rezoning that bigger structures & apartments could be put up next to single homes & take away from our green spaces. It will bring more people, traffic, parking issues, accidents & crime to our beautiful neighborhood! That would of course affect what our property is worth & impact my life & the lives of my children. I'm absolutely against this idea & believe strongly that we need rules & not just allow developers to take over & throw up buildings anywhere they want!!! Also this is going to have a huge impact on infrastructure, sewage, schools, etc. I'm sure we weren't set up to handle more & already there are problems with parking, traffic, roads, over crowded schools etc.

I'm sure that most people in Tuscany feel the same & hope that you will reconsider & do things right!

Sincerely,



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First name [required] Arlyn

Last name [required] Francisco

How do you wish to attend?

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

Date of meeting [required] Apr 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

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

We are against this bylaw as it will heavily impact our lives and my job since I work from home.



Public Submission

CC 968 (R2023-10)

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First name [required] **Robert**

Last name [required] **Benson**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Letter to Madam Mayor Gondek - Apr 15, 2024 (01406746xDA61E).pdf**



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(hidden)

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



April 15, 2024

Office of the Major
The City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Dear Madam Mayor Gondek and Members of Council,

I am the President of Varsity Community Association, and am writing in support of the position of Varsity Community Association submitted by our Civic Affairs Committee Chair, Jo Anne Atkins.

I am writing on behalf of myself, my wife Lorraine Benson, and the many Varsity residents with whom I have spoken regarding the proposed blanket rezoning initiative, the vast majority of whom do not support blanket rezoning. I believe it to be a “top down” proposal, unsupported by those residents of Calgary who are most directly affected by it, unlikely to result in an increase in affordability according to many experts, and de-stabilizing to existing long established neighbourhoods.

While in my view most reasonable people support thoughtful densification strategies, including transit oriented development and increased development near transportation corridors, surely there is a place in Calgary for areas that are limited to single family homes, which are what I believe most families aspire to – a home with a yard, with landscaping, trees and space outdoors for kids to play in, with adequate parking and limited vehicular traffic. Putting an end to single family zoning eliminates a valuable choice that many people make as they search for their “forever” homes, which is what I believe most single family homeowners understood they were getting when they bought in single family neighbourhoods. The proposal to change the rules in such dramatic and unproven fashion is upsetting to many people and has led many to question the need for this proposal to be dealt with in what appears to be a headlong rush, without adequate study and reflection. It seems a blunt instrument, irresponsibly ignoring many years of thoughtful planning that has gone into making Calgary a very desirable place to live and raise a family. It is a radical change that in my view should not be implemented without widespread support.

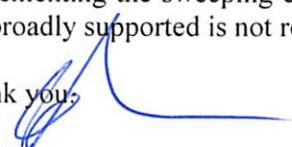
The reduction in minimum parking requirements for R-CG to 0.5 parking stalls per unit and increased lot coverage up to 60% are of great concern to many people with whom I have spoken. Inadequate parking leads to increased stress and reduces quality of life as does loss of grass, yard space and reducing the urban tree canopy, all of which help make single family neighbourhoods pleasant and sought-after places in which to live. City planners have been sensitive to overlooking and overshadowing concerns for years in single family areas, for good reason. Blanket rezoning will bring those multiply those concerns many times, without the safeguard of a public hearing.

Varsity and many other areas in the city include various housing choices at present, and Varsity Community Association continues to support semi-detached, townhouse, low, mid and highrise apartment developments where appropriate. Many examples of all those housing types exist in Varsity, including attainable and affordable housing, both existing and under construction. Varsity, represented by Jo Anne Atkins and

myself, is actively participating in a Local Area Planning process that is underway at present, and we are supportive of the thoughtful approach to development and increased density seen in University District (200 acres immediately south of Varsity) and in early stages in the University Innovation Quarter (76 acres within Varsity). It is our view that Local Area Plans, while not without controversy, are a more reasoned and thoughtful approach to planning changes than is the unduly broad brush of blanket rezoning.

Implementing the sweeping changes that blanket rezoning represents in a manner that seems rushed and not broadly supported is not reasonable and should be rejected.

Thank you,



Bob Benson
President, Varsity Community Association



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

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

First name [required] David

Last name [required] Richardson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters BYLAW 21P2024 Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Letter regarding up-zoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

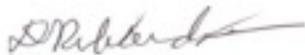
Dear Mayor Gondek and Councillors:

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

I would like to register my strong objections to the proposed blanket up-zoning of the entire City of Calgary's detached and semi-detached dwelling zones to a multifamily R-GC designation. There are many reasons for this: insufficient engagement time, no evidence that such a measure will have any impact on affordability, the unintended consequences have not been properly explored or vetted, such as loss of livability and loss of tree canopy in the impacted neighbourhoods, the lack of certainty such a proposal creates for homeowners. But my greatest criticism is that this appears a ploy to use the affordability crisis to advance a densification agenda at all costs, and the costs will be heavy for many Calgarians.

At this stage of Calgary's development this is not a necessary measure to achieve desired density targets. Successful community building necessitates place-based approaches that are contextually responsive to their unique contexts, opportunities, and challenges. There is no proverbial "silver bullet" or one-step solution. Cities are complex, dynamic, socio-ecological contexts. Further they are situated within, and dependent on, a larger socio-ecological and economic context for the vast resources that sustain them. The challenge of creating vibrant, affordable, equitable, low-carbon and ecologically healthy cities that are prepared for future climate is complex. Land use planning, must go hand in hand with transportation planning (including public transit), green space planning, water planning and much more. Calgary has numerous planners at its disposal and they are presently underway with a Local Area Planning (LAP) process. At the heart of this is a commitment to listening to and learning from many diverse voices and communities across the city and then co-developing solutions with communities. This means different solutions for different communities will emerge. It is not a one-size-fits-all approach to city planning. Currently, the City of Calgary is proposing a one-size-fits-all approach raising the question: is a blanket approach to densification an abdication of the City's responsibility for planning?

Please do not allow this current zeal for density to shirk Council and City administration's responsibility for a proper, methodical, and measured approach to planning. Blanket re-zoning has none of these qualities. I ask the Mayor and Council to please reflect and listen to Calgarians on April 22 and vote no to blanket up-zoning.



David Richardson, Architect, AAA, LEED-AP



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First name [required] Rajdeep

Last name [required] Kandola

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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 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)

At the Housing Strategy hearing, many people came out to talk in favour. I was excited that townhouses and fourplexes would become Permitted under new RCG zoning. Admin recently proposed making fourplexes and townhouses Discretionary, directly ignoring council direction and what we all came out to support. This is gatekeeping. This is moving the goalposts. How many times do people who support positive change need to show up to be heard? How many hoops do we need to jump through. The system is broken. Restore permitted use and deliver what you promised. Bring home up-zoning today.