

April 10, 2024

Honorable Mayor and Council members

Re: Amendments to the Land Use Bylaw 1P2007

The housing shortage issue should NOT be down loaded onto the existing home owners or onto the existing neighborhoods. It is not their problem.

The changes proposed will not in any way provide low cost housing. Economics are what they are. Anyone developing suites, carriage houses, or rooms above garages must charge adequate rent to justify return on investment. People or businesses developing housing under the proposed changes are interested in return on investment not you, me, or how they can be an asset in the community. It's strictly business.

Most home owners have made a conscious decision to live where they live, and purchased on the existing fabric of the neighborhood, as well as pay property taxes on that basis. This change will "negatively" affect the fabric of many of Calgary's neighborhoods in the following manner:

- \* Reduction in Pride in home ownership.
- \*Significant alteration to neighborhood characteristics.
- \*Decreased desirability to for resale except to developers.
- \*Increase concentration of absentee ownership.
- \*Congested parking.
- \*Increased fire hazards.
- \*Higher potential crime rates.
- \*Reduced accessibility of emergency vehicles.

Parking, which you want to eliminate, should not be eliminated as it is vital. Whether we want less cars is not the issue, the fact is people need cars and want a car. We also live in a climate where vehicles need plugged in from time to time. With the increase of electric vehicles, facilities to plug in, becomes more important not less important. Remember the Government of Canada has stated that by 2035 they only want electric cars sold in Canada. So parking and being able to provide electricity to parked vehicles is not less important, going forward, it is more important.

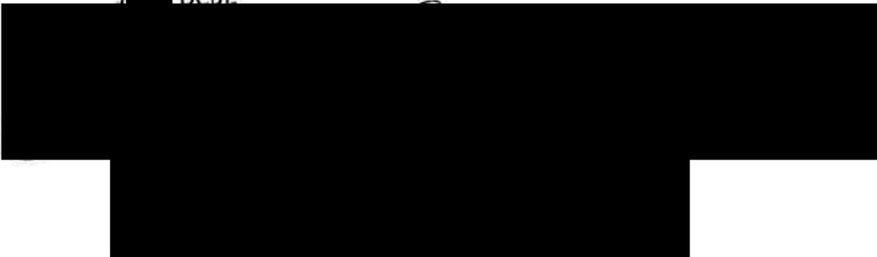
I have traveled in many cities in Canada and around the world and the most successful way of dealing with a housing shortage is apartments, like them or not.

The proposed Bylaw changes are not a long term solution to the housing problem. They are something that looks good on paper. Please do not proceed with this change. It may look like the city is being proactive but it will cause more problems than it will fix.

It is not right that you, our existing Mayor and council make such a huge and long lasting decision, to make such a drastic change, especially since none of you campaigned on this issue, nor are you willing to hold a plebiscite. This appears as nothing more than a repackaging of something the prior mayor and council tried to implement. It was not a good idea then, and it is not a good idea now.

Sincerely;

J. Beal:



NOTE: Our family has lived in the City of Calgary since [REDACTED], and have watched our city grow for over 100 years. We own or have owned many homes here and have operated businesses here that have employed many Calgarians. I truly hope you reconsider.

Address

March 22, 2024

CPC2024-0213  
Attachment 54

City Council,

We are very much against rezoning our Community M, Inspace. We are already Zero Clearance. so to put more people in our District would be way more congested.

We have basement suites already and people are parking in the alleys. So there would be no more parking. The C-Train already brought a lot of homeless in our area's going through our bins in our area. So no we don't want your rezoning Calgary has enough area to make all new districts the new zoning and then people know what they are buying into. We didn't buy this zoning and we don't want it.

Thank you.

No New Zoning.



J [REDACTED] Goddard  
[REDACTED]  
Calgary, Alberta, [REDACTED]  
[REDACTED]



City of Calgary  
PO Box 2100, Station M  
Calgary, Alberta, T2P 2M5

RE: NOTICE OF PUBLIC HEARING ON PLANNING MATTERS  
Home is Here: The City of Calgary's Housing Strategy

I am writing to express my opposition to the proposed rezoning of R1 lots to R-CG within our city. While I understand the need for housing development and the importance of accommodating growth, I believe that this rezoning initiative overlooks critical factors that could have detrimental effects on our community.

One of my primary concerns is the lack of planning involved in this change. New communities in Calgary get to plan where there will be R1 housing and where there will be higher density housing. Older neighborhoods are being forced to convert completely to high density housing. I am in favor of planning within each community, where high density housing makes the most sense, with feedback from the community. Ahead of this change, I have already seen one lot trying to add high density housing on one of our landmark streets within our community. This does not support our community well.

Instead of pursuing rezoning initiatives that prioritize density at the expense of existing neighborhoods, I urge the City of Calgary to consider alternative approaches to housing development. A one size fits all, for older neighbourhoods does not feel inclusive and appropriate to these existing communities.

In conclusion, I believe that rezoning R1 lots to R-CG without adequate consideration for existing infrastructure and community needs is a shortsighted approach to urban planning. I implore the City of Calgary to engage in a more holistic dialogue with residents and stakeholders to ensure that any development decisions reflect the long-term interests of our city.

Thank you for considering my perspective on this important issue.

Sincerely,

J [REDACTED] Goddard  
[REDACTED]

[REDACTED]  
Calgary, Alberta [REDACTED]  
Mar. 27, 2024

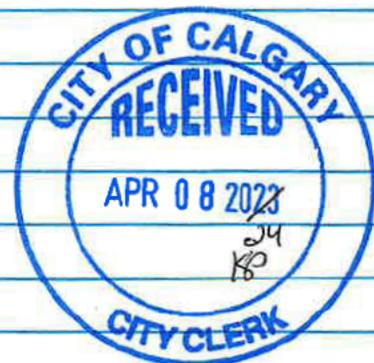
Attn: Calgary City Council

I do not agree with your rezoning proposal. It will be too easy for a slum area to evolve.

I suggest Ward 4 Alderman look into taking the border from Nose Hill Park beside "14th street" or "John Laurie" for new housing. A meeting with the Federal Minister will be necessary for approval and funding. Nose Hill Park is Canada's 4th largest park.

I am looking forward to the completion of the GREENLINE. It also opens the possibility of new housing near the route.

Yours truly  
J [REDACTED] Heisler

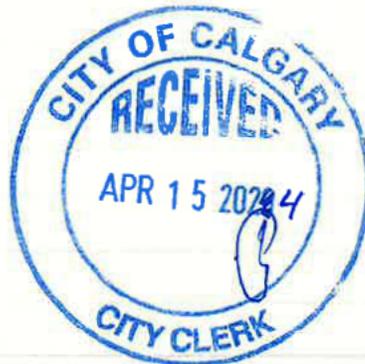


To Office of the City Clerk

Hello I am a senior citizen. My property is being rezoned to R-CG, I do not want this to happen because the rezoning will lead to higher property taxes. As I do not wish to move or develop my property I want my zoning to remain as it is. I feel as if the city is trying to move me off my land by punishing taxation.

J [REDACTED] Wilkie

[REDACTED]  
Calgary Alberta  
[REDACTED]



J [REDACTED] Langcuyan

Calgary, AB [REDACTED]



March 26, 2024

City of Calgary  
Mail Code 8007  
PO Box 2100, Postal Station "M"  
Calgary, AB T2P 2M5

Re: Rezoning for Housing - Comments to City Council

In response to the 'Notice of Public Hearing on Planning Matters' letter mailed out by the City, I have summarized my concerns regarding the re-zoning proposal which I would like to have considered in the hearing taking place on April 22, 2024.

As a resident of Calgary, I am concerned with the proposal to impose blanket re-zoning across the city. People bought homes on RC-1 lots, which allow for one house on one lot. The re-zoning proposed by the City breaches the home purchase contract, changing the terms and conditions that underlie probably the largest investment in a person's lifetime.

Current RC-1 lot could potentially have TWELVE – 3 storey units placed on it. Four main units, four basement suites, and four backyard suites, with parking only required for 4 vehicles. The assumption that everyone will no longer drive cars in favor of walking, or bikes is not reasonable. Also, if only one lot on the block expands from one to twelve units, the street will be full of parked cars (more than there are now). Also, how does our sewer, internet, electrical infrastructure handle all the incremental requirements for up to 12 times the number of units?

Overall, the re-zoning initiative seems to be very good for flippers and developers, and much less so for long standing community residents who want to live in a home that they purchased for their own quiet and peaceful use.

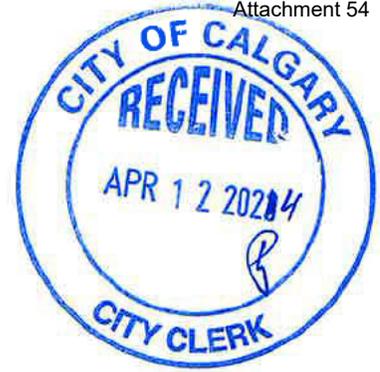
I would suggest that the City owes a duty to ensure that all stakeholders - citizens, including homeowners (and those that want to be) are appropriately involved. Given the significance of what these new regulations would entail, a referendum is in order. The impact is pervasive and far reaching to every single owner of residential property.

I also do not know how this will help supply affordable housing. Some communities have started densifying and I all I see the removal of trees and congestion with unaffordable homes.

I would ask that you reconsider this rezoning proposal. I do not approve that Council is attempting to take away what we have paid and worked for.

Sincerely,

J [REDACTED] Langcuyan



[REDACTED]  
Calgary, AB  
[REDACTED]

April 7, 2024

The City of Calgary  
700 Macleod Trail S.E.  
Calgary, Alberta  
T2P 2M5

Re: Rezoning Amendment                      R-C1 to R-CG Thorncliffe

Dear City Council,

I have an objection to the Land Use Designation Zoning Amendment from R-C1 to R-CG for Thorncliffe. One (1) of the reasons for moving into the neighborhood was the R1 designation. Included with this was the quieter area, smaller homes and the ability to enjoy a yard and grow a garden. Other reasons for the Objection are below:

- Storm Sewer Infrastructure does not support it
- Most Infill's do not support, 40% open lot bylaw for Flood Mitigation
  - o Hill Living puts strain on lower residences & our waterways
- Loss of Tree Canopy & Carbon Sink, which the City is trying to grow
- Loss of Wildlife Habitat, particularly Birds, and the land to feed & Nest
- Fire Safety & Fighting issues created by Infill's and Dense Housing
  - o Example, House Fires in the Last five (5) years & Number of dwellings impacted from a single unit (up to four (4) homes could be impacted)
  - o Potentially Flammable Materials used in Construction
- Increase of unwanted Solicitors (Home Buyers) for high priced rental units
  - o Currently one (1) to five (5) a week
- Increased Landfill requirements for Home Demolition & New Construction
- Limited Escape Routes for Disasters
- Limited Sun Exposure for Plant Growth
- Limited Ventilation during Hot Periods
  - o More Air Conditioning installs straining Power Grid & Green House Effects
- Parking Issues
- Quality of Life & Livability

With hopes some of the points above will be taken in consideration for not approving the Land Use Designation Zoning Amendment from R-C1 to R-CG (Thorncliffe).

Regards

[REDACTED]  
Mahon  
Telephone: [REDACTED]

J [REDACTED] Sheppard

Mount Royal  
Calgary, AB

April 12, 2024

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



Attention: Office of the City Clerk

**Subject: Public Hearing on Planning Matters (Proposed Land Use Designation Amendment)**

Dear City Clerk;

I am writing this letter as a property owner and resident of Mount Royal, since [REDACTED] and to register my opposition to the Proposed Land Use Designation Amendment which is commonly referred to as the "Blanket Upzoning" proposal. This proposal would gravely affect me, my property, my neighborhood and our City and I believe it must be rejected.

I offer the following in support of my position.

I am the owner of an original [REDACTED] developed property which was constructed in and around [REDACTED]. The property required substantial renovation to insulate, rewire, replace windows etc. It took me a long time to decide to undertake a renovation project aimed at restoring and preserving as much as I could of the original arts and craft features of my home including sandstone, tiger oak, original brick, and other workmanship.

I finally took my decision to preserve these historic qualities while walking along 8th Avenue SW where I came upon a small window showcase featuring small samples of wood, sandstone, and a picture of a hall where these pieces had been located. It strikingly occurred to me that as a city we are at risk of losing all of our historical and cultural buildings and homes to be left with a few small relics of the past like those on display in that showcase. It was at that point that I decided to try and do what I could on my own property to retain and restore some of our history. The City of Calgary was very interested and pleased with my decision and have been very interested in the history of my home. In [REDACTED] the Calgary Heritage Authority named my home as a City-wide Historic Resource. The story of my property is very relevant to the upzoning discussion.

Firstly, I have no doubt that a developer would not have taken the same decision. A developer has no interest in preserving history or the character of a neighborhood. Developers are interested in maximum profit as quickly as possible. I do not believe this point can be denied or argued.

Secondly, as my story also demonstrates, it takes a very long time to develop and mature the character of a neighborhood. It cannot be done overnight but it can be dismantled overnight. The Upzoning Proposal is designed to remove administrative and zoning restrictions in favour of a developer thus allowing rapid dismantling of decades of property development by property owners.

Thirdly, I have visited cities that have relaxed zoning rules in favour of rapid development. Frankly they are not appealing and ultimately result in a jungle of ill planned and chaotic zones that are unappealing to everyone. All great cities allow residents a choice in the neighbourhoods they prefer to live in. Blanket Upzoning puts at risk and will ultimately eliminate that choice.

Fourthly, for most Canadians our homes are typically our single largest investment. Those investments are made for the wellbeing and enjoyment of our families and over time usually represent a significant amount of potential retirement security. Families typically sacrifice a lot over many years to accumulate equity value in their residential properties. Our tax system is structured to recognize this reality. The Upzoning Proposal cuts against what I would describe as a cannon of our society and effectively devalues single family and lower density residential communities wiping out significant personal value that many families have accumulated through hard work and devotion over many years. In my view this act of effective property value confiscation and expropriation is utterly unconstitutional. Property owners are effectively being robbed by the actions of their elected representatives. Our society is built on the understanding that we can all trust and rely on the sanctity of our property rights and our property covenant structures. If you undermine these basic ownership rights, you deservingly will lose the trust of your citizens. In my view that is not in the long-term interest of the citizens of Calgary.

Fifthly, it is often argued that some of the older single family residential areas have excess infrastructure that could accommodate higher density. In my view that is an ill-informed perspective. It takes very little increased density to crowd streets and overwhelm residential infrastructure. There are many examples of this in Calgary. Of course, very desirable higher density developments can be designed and built but that must happen through a well-planned and orderly process not by invoking a developer's free for all and allowing the chopping up of settled residential areas. They were simply not designed for such use.

Sixthly and finally, I believe we do have a serious affordability problem in Canada and in Calgary. There are many factors that have contributed to this unfortunate situation but hard-working Canadians who have poured savings into their homes did not cause this problem and the problem should not be solved by uprooting established neighbourhoods and eroding private property valuations. It is ludicrous to believe that lower income and financially struggling Canadians will benefit from the erosion of value from current lower density property owners in Calgary. That transfer of value will be to the sole benefit of developers.

There is no proven wisdom to tackle the housing affordability issue. Following decisions taken by Vancouver and Toronto, where attempts to increase affordability by allowing densification have not made homes affordable. Such moves have enriched developers and land speculators. Our City councilors need to rethink the Blanket Upzoning approach and not adopt a bandwagon approach that will have a known, direct negative affect on our City, the communities within our City and our citizens without any demonstrable value to those who need support. We need better and more thoughtful long-term planning. The Blanket Upzoning proposal should be rejected.

Sincerely,

 J. Sheppard

CC: Office of the Mayor and All City Councilors

April 8, 2024

Re: Rezoning

To Whom It May Concern,

Upon review of the proposed rezoning, I have concerns. I am a homeowner of a four level split home in a culdesac of nine homes, with a half acre park at the end of the culdesac. This area would be rezoned R-CG, allowing 11 m height for buildings and a minimum of 0.5 parking stalls per unit. Although every home has a double garage, there is limited parking in the culdesac for visitors. My home is a smaller structure in the culdesac, about 6 m tall and I will be installing solar panels this spring. I am concerned with the allowed maximum building height, minimum parking stalls per unit, reduction in urban forest and increased density.

The 11 m allowed maximum building height is almost twice the size of my home; with solar panels on the roof, a larger building on the neighboring property would significantly reduce the efficiency of the solar panels. The reduced production of electricity would affect recovery costs and the long term benefit of solar panels, a negative impact on efforts to deal with climate change.

The 0.5 parking stall/unit minimum must be raised to 1.0 stall/unit minimum and with this value not including street parking. Every unit should have a minimum of a single vehicle garage to be used for a variety of purposes such as storage or work room, should the owner not possess a vehicle. In our culdesac, street parking would be inadequate for multiunit buildings and anyone visiting the residents.

I have noticed the development of multiunit buildings in surrounding communities. In every case I have observed, a reduction in urban forest. Properties with many trees have been replaced by four plex structures with zero to one tree per unit. I have seven trees on my property and several bushes which contribute to the urban forest. The neighboring park has many trees and could use few more trees, as could many community green spaces. Perhaps the council should consider looking at providing developers with parameters for tree numbers and increasing trees on city owned property before micromanaging homeowners regarding trees to maintain or increase the urban forest

A final point relates to the proposed 75 unit per hectare density for rezoning. I would consider this density too large for our culdesac. Based on this density parameter, my lot would allow for 3.09 units, my neighbors' lot would allow for 3.49 units and larger lots in the culdesac would allow for four plexes. I chose a culdesac location to reduce the density in which I live. With minimal traffic, my children have played and learned to cycle in the culdesac with relative safety. Increased density would not provide such opportunity. Should the rezoning take place, this number of unit per hectare density must be reduced and always be rounded down to the whole number, even a calculation of 3.99 units should be rounded down to prevent developers abusing density.

Regards

J. Walter

Calgary, Alberta



[REDACTED]  
Calgary [REDACTED]  
[REDACTED]



24 March 2024

**Attn: City Council via City Clerk**

**Re: Rezoning**

Like many Calgarians, we are concerned about how the Rezoning matter is being handled and the speed at which it is progressing. We purchased our home in an older low-density neighbourhood with the expectation that it would continue to be a low-density neighbourhood. We do not feel that it is appropriate for Council to make the decision to Rezone the City unilaterally, but rather that this decision should go to the voters in a plebiscite similar to what happened for the Olympics.

Sincerely,

[REDACTED SIGNATURE]

J [REDACTED], S [REDACTED], K [REDACTED] & A [REDACTED] Trupp

✓

Dear Mayor and Councillors,

Re: Proposed Rezoning

My husband and I live in the community of Huntington Hills which includes row housing, 4plexes, duplexes and single homes. Having small children at the time, we purchased a small single dwelling on a cul-de-sac. We paid more for the lot than if we decided on a duplex, and at the time were told that R-1 would remain R-1.

We fall under Scenario 1 in your rezoning proposal. You suggest that "an R-CG property could have a maximum of four units on a typical 50 ft. lot, with the potential of each unit to have a secondary suite and a backyard suite. R-CG can be located on corner lots or mid-block lots."

This could mean that 12 different households are occupying the space on a 50 ft. lot. If each household had 3 people living there, that could possibly mean 36 occupants, or more depending on family size. I cannot envision how this could be a suitable situation for <sup>either</sup> current residents or the new folks living on the new rezoned lot. And what about parking? 12 additional vehicles or possibly more on a cul-de-sac, depending on how many applications the city receives. The illustrated picture of what you suggest could be built would ruin the reality of what we were promised when we purchased our home. These big, tall, square structures would block out sunshine on neighboring properties. How sad, especially for seniors still enjoying their yards and gardens in this community. We have experienced the struggles of people today in purchasing a

home and do not wish to stand in their way to obtain this happiness.

Perhaps this rezoning proposal needs to be re-thought to make it more amenable to those who live there now and for the new occupants. I hope you will give this serious consideration.  
Thank you.

Sincerely,

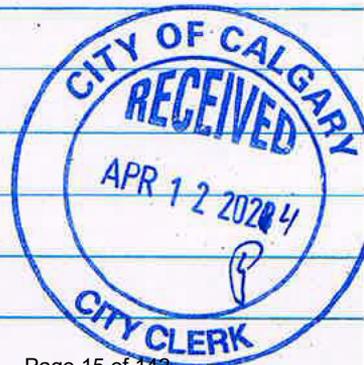
[REDACTED]

J [REDACTED] FINLAYSON

[REDACTED]

CALGARY, AB, [REDACTED]

[REDACTED]



March 22, 2024

Dear City Council

I am writing to register my disapproval of the proposed city wide change to property zoning as a solution to Calgary's housing crisis.

I believe it will turn what is now a very pleasant city to live in with cohesive neighborhoods where people feel a part of their community to a hodgepodge of haphazard development. This is a developers dream – a free for all – with no need to think about the consequences of their development. Developers can increase the potential density of residential neighborhoods by 8 with no planning for parking. Even if the city plans to issue parking permits there will not be enough space as these areas were planned for lower density. Removing planning for parking as a requirement does not make the problem go away, only passes it on to the residents. Maybe the city thinks this will encourage the use of public transit? But in Calgary C train routes are limited, bus routes take forever unless you are downtown, and winters are long and cold – public transit remains a poor alternative to driving.

Surely there are ways to help solve the housing crisis without the city completely dropping all responsibility for maintaining the quality of our current neighbourhoods. People have purchased homes on the reasonable belief that there will not be a 8 unit development allowed on the 50 ft lot next to them. Does making more homes available to purchase in this way actually solve the housing crisis for lower income people? Allowing secondary suites in residential neighbourhoods could be a quick and effective way to provide needed living spaces that are affordable without drastically changing the feel/look of the neighbourhoods.

I am not a city planner, but it seems to me high density units in designated locations developed with plans to accommodate basic needs such as parking, green spaces, daycare and access to quick transit (C train) would be a better solution. Encouraging higher apartment/condo units in commercial areas could also help with the housing crisis without sacrificing the quality of life in current residential neighbourhoods.

I encourage city council to work further with city planners and take on the challenge of providing living spaces without allowing spotty development throughout the city. Larger and more expensive single family homes are currently being built in our desirable single and 2 home residential neighbourhoods which increases city revenue. Use these funds to construct the higher density units that are affordable for lower income families. Stopping the sprawl of new subdivisions is a good idea. But we need planned higher density development within the city in designated areas that make homes affordable while providing for resident's needs and doesn't destroy our current residential neighbourhoods that make Calgary the family friendly place that it is. Neighbourhoods where kids can play in their backyards and ride their bikes in the streets are precious.

Thank you for this opportunity to give input to this proposed rezoning of residential properties.

Sincerely, [REDACTED]  
J [REDACTED] Kalamarz  
[REDACTED] Calgary, AB [REDACTED]



APR 15/24

FAX 3 PAGES

CITY CLERK  
CITY OF CALGARY  
FAX (403) 268-2362

RE: APRIL 22, 2024 PUBLIC HEARING  
AFFORDABLE HOUSING STRATEGY (BUNKER ZONING)

SEE MY ATTACHED LETTER.

[REDACTED]

J. SCHMAL, [REDACTED]

[REDACTED]

CALGARY, AB [REDACTED]

[REDACTED]



April 11, 2024

Members of Calgary City Council  
City of Calgary  
c/o City Clerk's Office

Re: Public Hearing for Blanket Rezoning April 22/24

For the record, unlike Toronto, Vancouver and Montreal, the City of Calgary is the largest City "in area" in Canada. We can develop Calgary in a much different way and not worry about every inch of open space.

However, City Council did approve the City Affordable Housing Strategy (blanket rezoning), that will apply to all older R-1 Communities instead of all newer communities and other open spaces in Calgary where it can be easily accommodated without having to upset thousands of homeowners in R-1 Communities.

Eleven Members of City Council (including the Mayor) after being threatened by the Federal Minister of Housing about withholding his funding, voted in favor of the Affordable Housing Strategy. It is true that many Calgarlians refer to this Federal funding program as a bribe.

Many Calgarians do believe that the City Administration made a deliberate error (not a mistake), in advertising the Sept 14/22 Council Meeting that confused many Calgarians who are against the Affordable Housing Strategy and caused them not to be able to show up at that hearing. At the same time, protesters in favor of the Affordable Housing Strategy who were protesting in front of the Mayor's Office, were strongly encouraged by her to attend the Sept 14th City Council meeting. See attached photo of a city sign on 19 Street, NE Blvd in Mayland Heights. This same sign was also placed on many Blvd locations in other R-1 communities to advertise the same Council Meeting. The problem was that this public notice did not show any "location and time of the meeting". As a result, many of these people were confused and thought that there was to be some kind of meeting in their Community Hall.

Again, it is unfortunately that many members of the public believe that the April 22/24 Public Hearing is a mere formality and that they "will not get a fair hearing" from those Members of Council who voted in favor of the Affordable Housing Strategy. Those residents likely do have long memories.

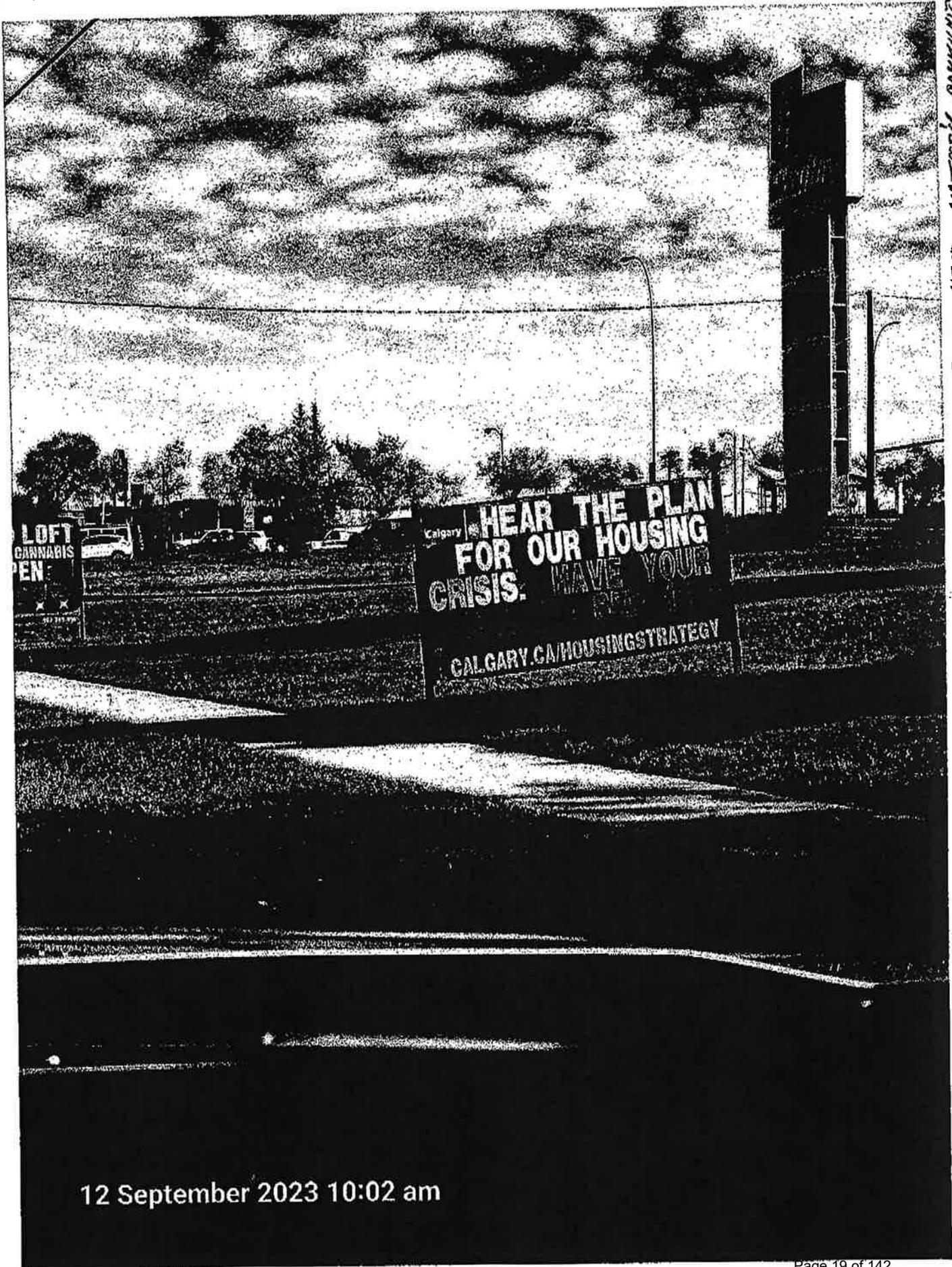
In summary, I hope that City Council will still seriously consider moving a motion allowing for a Referendum/Plebiscite vote, prior to the start of the April 22/24 Public Hearing.

[Redacted signature block]  
J Schmal, [Redacted]  
[Redacted]

Note to City Clerk...I would like an opportunity to speak at the Public Hearing

9/12/23, 10:39 PM

20230912\_100228.jpg



MOST PEOPLE THOUGHT THE MEETING WAS TO BE HELD IN THEIR COMMUNITY HALL

12 September 2023 10:02 am



To: Office of the City Clerk  
City of Calgary

Subject: Proposed Blanket Rezoning Bylaw

Summary:

- Decrease in Property Values in newer areas.
- "One size fits all" to older and newer districts throughout the city is totally inappropriate.
- Based on the large proportion of property owners / taxpayers / voters affected, the proposal must be put to a plebiscite to have any serious credibility.

Discussion:

Since buying our first home in Calgary in [REDACTED] we have finally been able to afford our dream home in retirement. To think that the new zoning proposal would allow a developer to buy homes on our quiet cul-de-sac to build a row of townhouses that would seriously degrade property values in the area is inconceivable and a heavy-handed slap in the face to those who have worked throughout their lives to finally have that perfect home for their retirement as their reward.

Our current home was built in [REDACTED] and others on our street vary from 1997 to 2003 so are relatively new. This puts the "one size fits all" model of land use designation/zoning out of step with reality, given the wide age range of the many districts throughout the city. Many homes in some of the older districts are nearing or at their economic serviceability limits and redevelopment makes sense – areas such as Bridgeland/Renfrew or South Calgary/Mission/Killarney. To blanket these (and other) older districts under the same zoning as newer districts such as Douglasdale or Tuscan just does not make sense economically, aesthetically or practically towards the goal of densification. A prime example of new over-densification is the recent approval by Council of the multi- hi-rise towers at Glenmore Landing. This proposal will not only destroy the character of nearby communities but will be clearly overwhelming given infrastructure in the area. To prevent heavy gridlock on 14<sup>th</sup> Street at 90<sup>th</sup> Ave SW will require massive capital investment since the adjacent BRT and road capacity are insufficient to support such a drastic densification project.

The implications of this proposal, which affect such a high percentage of property owners, taxpayers and voters, demands that the mass re-zoning proposal be put to a plebiscite. It is inconceivable and frankly, very heavy-handed for the Mayor and 14 City Councilors alone to make policy and decisions of this magnitude, given the track record of the current administration.

K [REDACTED] and K [REDACTED] Shaw

[REDACTED]  
Calgary, AB [REDACTED] Ward 14  
[REDACTED]



April 1, 2024

FROM:

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

02 0 0039050\*

K [REDACTED] SCHUMACHER  
[REDACTED]  
CALGARY AB [REDACTED]



I absolutely oppose the proposal of rezoning my neighbourhood. There is already an incredible amount of low-cost housing and low-rent buildings that take up almost 3 blocks of this very small neighbourhood. The increases in violence, theft and social disorder have increased 10 fold since I moved to this neighbourhood in [REDACTED] as recorded by our Neighbourhood Block Watch

The parking is almost impossible as the Low Cost and Low Rent Housing have not accommodated for their own parking. Any increase in density would be catastrophic as we have already had green spaces eliminated due to these Low-Cost, + low rent buildings, as well as office buildings. Children are playing in the streets because there is no other place for them to go.

Please also be advised that when some of the office buildings were built, they were only proposed and

with City Permits to be of a certain height and square footage. Then the residents of my neighbourhood found out that the buildings were not only higher but much larger and took a huge swath of green space away to accommodate all the parking.

Did the city do anything?

A resounding "No" claiming that it was too late once the building was complete.

Can we expect more of the same from the city. Yes!!  
Developers will do as they

they please and Noone checks!  
Any promise the city makes  
to the residents is not  
necessarily adhered to,  
especially since I live in a  
low-income neighbourhood  
in the N.E. Does the city  
even care about our  
neighbourhood? History  
shows it does Not!  
Children will die or be hurt  
and more green space will  
be taken away to build  
EV stations to the detriment  
of the neighbourhood.

Is this letter even going to be read or just tossed in the G-file by some City employee mandated to ignore citizens of certain neighbourhoods where unfair decisions have already been made.

SAFETY FOR ALL

RESIDENTS IN THIS

NEIGHBOURHOOD IS

BECOMING PERILOUS

PLEASE DON'T LET IT

GET EVEN WORSE BY

REZONING!

████████████████████  
Calgary, Alberta. ██████████  
22 March, 2024

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



**Regarding: Comment on proposed comprehensive rezoning proposals**

Dear sir/ms,

**My comments below relate more to the overall strategy than specifically to the property owned by my wife and I.**

**First, I have some support for the principle of a comprehensive review and rethinking of residential zoning in the city; I suspect that numerous classifications have led to bureaucratic complexity and change approval delays.**

**However, I also believe that the strategy planned by the city is too comprehensive in scope, resulting in too much change too quickly. I believe the current strategy will lead to such significant public concern and pushback that it will risk the potential progress and changes that the policy tries to achieve.**

**Our community of Varsity Estates is a privileged one, with larger-than-average single-family homes on larger-than-average lots, and many with desirable views of open space (ravines, golf course, parkland). The neighbourhood does have some duplexes, townhomes, and apartment/condo buildings within and nearby (e. g. the streets adjacent to and including the Crowchild Square development). Although one can argue that these and a scattering of bungalows are good (for social mix, and empty-nesters wanting to downsize), it is not clear to me that it is appropriate to suddenly allow 'any lot' to be converted to a four-unit building with multiple secondary and backyard suites.**

**Homes within this mid-1970s community have *mostly* been maintained and upgraded/renovated to maintain the character of the community.**

**And I guess that leads me to suggest that the R-CG designation should be applied more selectively. For example, in my view there are a number of higher traffic streets which have older, often poorly-maintained houses that arguably have reduced suitability for families with children. There is no doubt that small, older houses along high traffic streets are considered less attractive by families with younger children. Commonly there are redeveloped into two infills, but perhaps fourplexes, at least on corners should be the goal.**

**I know the Brookfield re-developments adjacent to Dalhousie C-Train Station are not fully operative yet, but surely that is the sort of thing that also makes sense. Similarly, although arguably the University District build is at least near-adjacent to Varsity and Varsity Estates, that very significant densification seems not to have had any significant impact on our lives. Perhaps such examples (and I am sure that are a number around the city) need to be described as models of how the city is changing, and densifying, in what is effectively a normal manner for any large and growing city.**

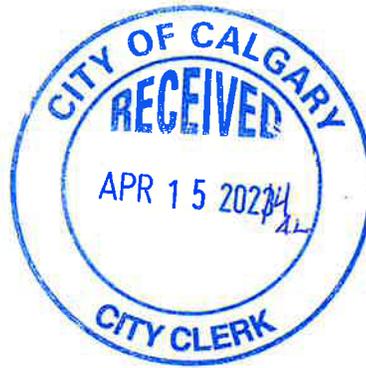
**In the end, I think a goal of any strategy should be to end up with diversity of density and accommodation options in all communities.**

Yours sincerely,

[Redacted signature block]

K [Redacted] Taylor

[Redacted contact information]



The City of Calgary  
700 Macleod Trail SE  
PO Box 2100  
Station M  
T2P 2M5

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

Hello

We have lived in Mount Royal for 5 years and Rideau for 15 years. We do not think that the goal of increasing affordable housing in the inner city will be accomplished in Mount Royal.

#### CONCERNS

- 1) **Affordability:** We support densification, but housing prices , even with multiple units, will not be affordable for low income Calgarians. On Rideau Road, after the flood, a single house was taken down, and two were built on the pie shaped lot. Each house sold for \$4 million , much more than the lot was worth. Currently , the house next door, has been for sale for 1.5 years for over 3 million dollars. Who will benefit most from multiple units on this lot, are developers.
- 2) **Fairness:** After we had gone through the Mount Royal Approval process, been approved by the City of Calgary bylaw review, posted our plans and had started building, we faced a lawsuit regarding the interpretation of a covenant on our property, involving the basement extending past the property line. We successfully won the dispute in court, which cost approximately \$50,000 to defend. Many people in this neighbourhood , have invested in their home as their primary asset, which would depreciate significantly . It does not seem just , to change the rules of the game.
- 3) **Preservation of the character of the neighbourhood:** The history, character and unique habitat of mature trees and restoration of native grasslands, should be a consideration from an environmental and ecological point of view. I have a mallard in the back yard today , looking for suitability to make a nest.

#### ARGUMENTS AGAINST

We will be perceived as “not in our back yard” opponents of this blanket by/law. I have tried to identify some of the issues that matter to the homeowners in this neighbourhood.

We urge Council to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely

[Redacted signature]

To the Mayor and Council of the City of Calgary

April 14, 2024

**Re: Calgary Planning Commission Report CPC2024-0213 Calgary's Housing Strategy 2024-2030  
Land Use Amendment Citywide**

I applaud the City of Calgary for attempting to take steps to address the problem of the lack of affordable housing in the city. It is a very serious and complex problem, one that is being faced by many other cities in Canada and around the world. However, I do not believe that the proposed blanket rezoning is the answer to this problem. As a result, I am not in favour of the blanket rezoning proposed by the City for three primary reasons:

1. Zoning to allow for greater density does not necessarily create more affordable housing as suggested by the City.
2. I am concerned that the existing infrastructure which has been designed based upon a certain population density in each community will not be able to support the significantly higher density created by the rezoning of R-C1 and R-C2 to RCG and the rezoning of RCG to HGO; and
3. Blanket rezoning will result in a significant reduction in trees, green space and permeable surfaces thereby exacerbating the urban heat island effect and increasing the risk of flooding. This is inconsistent with the City's Declaration of a Climate Emergency and the City's own policies regarding flood prevention and drought resiliency.

### **THE QUESTION OF AFFORDABLE HOUSING**

There are a number of examples of cities which have implemented a policy of replacing single family zoning with multi-unit zoning. Unfortunately, in most of these cases, the goal of creating affordable housing has not been achieved.

In the Oakridge Park development in Vancouver, for example, land was upzoned to allow increased density featuring multi-family units covering over 3 million square feet of space. However, 87% of the units built were not affordable for most of the people in Vancouver seeking to buy a home. In fact, the price of a 1,000 square foot condo in the development was over \$1 million.<sup>i</sup> Similarly, in Toronto, Victoria and Portland, Oregon where multi-unit zoning has replaced single unit zoning, the cost of housing is still unaffordable for most families.<sup>ii</sup> In Victoria, the federal government's condition requiring that fossil fuels not be used for heating has ramped up building costs thereby curbing the construction of affordable housing. In Portland, where the rezoning occurred in 2019, it has been calculated that only 200-300 extra homes were built during the first year because of the change in zoning. Portland has now initiated \$650 million of funding to create housing which is actually affordable.<sup>iii</sup>

The B.C. government has also come to the conclusion that affordable housing cannot be achieved by upzoning alone and that significant government funding is required. On February 23, 2024, the Premier of B.C., David Eby, stated "We know that the private sector has not been able to deliver the middle-income housing that we need".<sup>iv</sup> The B.C. government has since announced \$2 billion in low cost government financing and \$950 million in direct funding.

To create affordable housing in Paris, the city built more public housing, renovated old buildings apartments, made public land from all levels of government available for housing and provided financial incentives to builders.<sup>v</sup> In Singapore, about 80% of its population live in housing built by the government.<sup>vi</sup> In London and other cities in England, local councils have successfully built and funded affordable housing for essential workers such as nurses, teachers and policeman.<sup>vii</sup>

The key element in each of these success stories is the substantial funding from governments at all levels. Developers and builders are in business to make a profit. As a result, they will prioritize building luxury or market rate housing and in the process often reduce the inventory of older, more affordable housing. It seems that government funding is a necessary ingredient to creating affordable housing.

### **THE STRAIN ON EXISTING INFRASTRUCTURE**

Blanket rezoning will not be appropriate in all Calgary communities. In some communities, infrastructure, such as schools and recreational facilities, are already operating at full capacity. For example, schools such as Elboya and Western Canada have had to institute a lottery system for enrolment. As a result, children living in the same neighborhood as the school is located are not guaranteed a place in that school.

In addition, Calgarians are concerned that the City has not adequately analyzed the impact of the proposed densification on existing infrastructure, including water and sewer systems, parks and roads. With respect to established communities, the City has suggested that upgrades to infrastructure will not be required since the population in some of those communities has declined leaving some excess capacity. However, the significant increase in population density anticipated by blanket rezoning will undoubtedly eliminate any surplus capacity and upgrades will need to be made to provide adequate service.

With respect to sewer systems, the upgrades will not only be required in the neighborhood in which the densification is occurring. Upgrades will also be required to downstream gathering basins in which the effluent is gathered from each upstream neighborhood all the way to the water treatment facilities. The same analysis applies to roads where upgrades will be required to the more major roads as smaller roadways carrying greater volumes of traffic feed into the larger traffic arteries. All of these items will have a direct effect on all taxpayers as the cost of these improvements will have to be paid for on a citywide basis.

There will also be additional costs to upgrade the electrical distribution and communication systems. The costs to dig up pavement in the existing parts of the City to accommodate these upgrades will be extraordinarily expensive. While these services are not tax payer supported, they are rate payer supported and will result in increased utility costs which can only be recovered through increased utility rates for Calgarians.

More broadly, issues such as the location of hospitals have not been fully addressed. Hospitals have been removed from the inner city and the land has been redeveloped. There is really no place to build a new hospital in the inner city without incurring substantial costs.

In view of the foregoing, a more thorough analysis of these issues should be undertaken before rezoning is approved by Council and instituted throughout the city.

### **REDUCTION OF TREES AND GREENSPACE AND NEGATIVE ENVIRONMENTAL IMPACT**

The higher density housing proposed in the blanket rezoning and the increase in lot coverage from 45-60% will lead to a reduction in greenspace, the tree canopy and permeable surfaces. I have lived in Calgary for more than 50 years and we are now experiencing much heavier rain storms in the summers. As you know, green spaces and trees play a critical role in absorbing rainfall. Studies in London, Ontario and the Don Valley in Toronto have shown that impermeable surfaces are a major factor in the magnitude and frequency of flooding. Similarly, two serious flash floods in London, England in 2021 have been attributed to the significant increase in impermeable surfaces in the city since 2012. (Residents were paving over their front gardens to park their car).<sup>viii</sup>

The reduction of green infrastructure which will accompany the blanket rezoning is inconsistent with the City's stated goals in its Flood Resiliency and Mitigation Plan and Natural Infrastructure Blueprint for the City Calgary, 2019. This suggests that the City has not thoroughly considered some of the impacts of the proposed blanket rezoning on its other important objectives.<sup>ix</sup>

Finally, the reduction in the urban tree canopy will have a detrimental impact on the environment. Trees and green spaces improve air quality, moderate urban heat effects and are vital in the preservation of wildlife habitat and biodiversity. The natural CO2 sequestration provided by trees is vital in the battle against climate change.

The Statistics Canada Study: "Urban Greenness" released in August of 2021, showed that Calgary scored second last among the largest Canadian cities in terms of green infrastructure. Calgary had 42% green coverage while Montreal, Vancouver and Toronto had 65-70% and Edmonton, another prairie city, had 60%. Calgary is already behind other major Canadian cities and cannot afford to further reduce its green infrastructure. This deficiency is recognized by the City's own Climate Dashboard which states "Canopy: Needs Attention". It also states that green spaces and natural infrastructure should be increased. The reduction in trees and green spaces resulting from blanket rezoning is also contrary to the City's Climate Resiliency Strategy, 2018 and the City Declaration of a Climate Emergency. The fact that the effects of the proposed blanket rezoning is at odds with the City's environmental policies will lead its citizens to wonder whether the City is truly committed to protecting the environment.

## ALTERNATIVES TO BLANKET REZONING

1. Make unused city owned land available to non-profit housing organizations to build affordable housing. The City of Calgary's 2016 summary indicates that there is sufficient vacant land for approximately 28,00 housing units without the need for rezoning;<sup>x</sup>
2. Increase funding to non-profit housing organizations, including City owned housing organizations;
3. Encourage the building of affordable housing in areas where the existing infrastructure will support increased population density thereby removing the need for upgrades to infrastructure;
4. Build more public housing directly or in partnership with other entities such as the federal and provincial governments and builders;
5. Negotiate with the federal government to obtain more funding for housing with fewer conditions attached; and
6. Focus the building of affordable housing on lands close to LRT stations and major corridors, such as Macleod Trail and 17<sup>th</sup> Ave SE, and on lands available from school closures.

Kind regards,

[REDACTED]

K [REDACTED] Logan

[REDACTED]



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<sup>i</sup> Gregor Craigie, "Our Crumbling Foundation: How We Solve Canada's Housing Crisis", 2024, p 15.

<sup>ii</sup> Craigie, pp. 141, 145, and 168.

<sup>iii</sup> Craigie, p.178

<sup>iv</sup> Vancouver Sun, February 13, 2024

<sup>v</sup> Yonah Freemark, "Doubling Housing Production in Paris Region: A Multi-Policy, Multi-Jurisdictional Response," International Journal of Public Policy, December 19, 2019

<sup>vi</sup> Craigie, p. 130

<sup>vii</sup> Craigie, pp. 155-158

<sup>viii</sup> Jessie Sloan, "Blanket R-CG Zoning: Urban Hydrology and Natural Infrastructure", March 15, 2024, p. 12

<sup>ix</sup> Jessie Sloan, p.10

Calgary, AB

March 22, 2024



Office of the City Clerk,  
The City of Calgary  
700 Macleod Trail S.E.  
P.O. Box 2100,  
Postal Station 'M'  
Calgary, Alberta T2P 2M5  
calgary.ca/PublicSubmissions

RE: REZONING FOR HOUSING FROM R-C1 Residential to R-G-Low Density Mixed Housing District

Our names are L [REDACTED] & A [REDACTED] Stewart. We have resided, in a 2-story house, at the above address in the neighbourhood of Woodbine in S.W. Calgary for [REDACTED] years. While looking to purchase our house, back in [REDACTED], one of the key factors in determining where we would build a home to raise our growing family was the R-C1 residential zoning. Over the years, we have invested a considerable amount of equity in our home so that we can now enjoy a healthy and relaxing retirement for as long as possible.

We are writing this letter to voice our strong opposition to the rezoning proposal & to the proposed changes to secondary suite rules for the following reasons:

1. Increased density nearby will lead to a devaluation of our property and reduce the attractiveness of our house for potential buyers.
2. We are supposed to be living in a Democracy. However, recent decisions by City Council, without consultation of the taxpayers who elected them, has led us to believe otherwise. Our freedom to choose to live in a neighbourhood which reflects our lifestyles and tastes is at risk if these proposals are pushed through. As a result, the stress and fear of the what could be built next door to our existing home is affecting our mental health, as well as the +/- 600,000 other Calgary Households currently occupying single-family dwellings who are directly affected by this rezoning proposal. The health care system is under enough duress without additional burdens. This is contrary to the City's planning for healthy communities' principles.
3. The City of Calgary is assuming that the existing infrastructure will support the increased density; however, it is inevitable that there will be unforeseen impacts on local services and infrastructure, including roads, schools, parks, and emergency services. The increased congestion, overburdened public amenities, and need for significant upgrades to infrastructure, have not been taken into consideration and our taxes will need to increase to accommodate the shortfalls when, not if, they occur.
4. Increased density increases the chance of fire spreading to and destroying many units at one time, thereby rendering many people homeless at the same time.
5. On March 20, 2024; City Council asked City of Calgary Staff to investigate options to protect trees on private property. The building of higher density residences and extra secondary suites will not only require the removal of existing trees but also provide less space for new trees and green spaces. If a higher density building were to be built on either side of our existing house, the shadows created by these buildings would directly impact our ability to grow a vegetable garden & provide food for our family. In addition, these units will cause increased heat island

effect, limit biodiversity, and increase stormwater discharge. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals.

6. Many of the developers building infills make no attempt to blend their new designs into the aesthetics of the existing houses in the neighbourhood thereby destroying the charm and beauty of these older communities. In addition, these long, narrow buildings typically include stairways which are not user-friendly to seniors, the disabled, or families with small children and make it nearly impossible to get furniture up to the 2<sup>nd</sup> and/or 3<sup>rd</sup> levels.
7. While adding more housing units is intended to improve affordability through increased supply, Calgary already has many of these units available for purchase or rent, but the prices charged by the developers have put these housing units out of reach for most, particularly in desirable neighborhoods.
8. In general, the loss of Single-Family Homes in favor of more profitable multi-family units will gradually reduce the stock of single-family homes, a desirable structural option for empty-nesters and seniors. It will also limit choices for families desiring this type of housing and alter the landscape of neighbourhoods that traditionally featured detached homes. This will result in the displacement of many seniors, who would have otherwise preferred to age in place.
9. In Woodbine, access to diverse shopping centres is not feasible without a vehicle because public transit and their intermittent schedules are not easily accessible or convenient. Increased density will also lead to street parking shortages to accommodate the influx of vehicles.
10. The rezoning will result in a decrease in home ownership in favour of increased rentals. As former owners of rental units, it has been our experience that some of the people who rent do so to avoid the responsibilities of home ownership. It is much easier to move from residence to residence at the end of a lease than to purchase and maintain a building that they have invested their life savings and sweat equity into. With the transient nature of these individuals comes the added stress to the owners and nearby neighbours of fixing the damage left behind by their irresponsibility. It also increases the number of non-resident owners/speculators who have purchased these buildings for investment purposes and for Air B&Bs to become easily established in neighbourhoods where commercial businesses are illegal.
11. Since the housing crisis is prevalent throughout Canada, there is no verifiable results that the proposed blanket rezoning model provides the solution to this crisis. However, the Comprehensive Neighbourhood Development Plans, which are currently in place in Calgary, have had positive results for many decades. Moving to this model without proof of positive results is extremely and unconscionably irresponsible.

In conclusion, we acknowledge that there is a housing crisis in the City of Calgary and that action is needed to resolve the issues. We do not believe that mass rezoning of many of the older neighbourhoods in Calgary, and the proposed changes to the secondary suites to allow additional suites on these lots will resolve the lack of **affordable** housing in Calgary. We believe that City Council should respect the rights of homeowners who purchased property in R-C1 Residential neighbourhoods many years ago & that any cases regarding residential rezoning should continue to be heard by City Council on a case-by-case basis so that effected residents can appear before Council to oppose the changes. Thank you.

Sincerely,

[REDACTED]  
L [REDACTED] & A [REDACTED] Stewart

Cc: Dan McLean,  
Councillor, Ward 13  
ward13@calgary.ca

March 21, 2024

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



From: L [REDACTED] Lemenn

[REDACTED]  
Calgary AB [REDACTED]

**Subject: Proposed Zoning Changes For Deer Ridge Community**

Dear Concerned

I and many of our neighbours are extremely concerned about the proposed Zoning changes from R-C1 to R-CG for our area.

The Zoning issues were introduced to the protect the community environment from unscrupulous developers as we have often experienced in the past.

The implication of this proposal will obviously lead to increase in utility requirements, parking issues traffic increase and nature of residents.

This city expansion is beginning to see some problems with water availability (California Example).

We understand the housing crises we are experiencing now. We should work on the real problem created by this out of control immigration.

L [REDACTED] Lemenn

[REDACTED]  
R Rhude



████████████████████  
Calgary Alberta, ██████████

April 11, 2024

Office of the City Clerk

The City of Calgary 700 Macleod Trail SE

P.O. Box 2100, Postal Station 'M'

Calgary, Alberta, T2P 2M5

**Re: City-wide Land Use Designation Amendment– Public Hearing April 22, 2024**

I wish to be on record as opposed to the city-wide Land Use Designation Amendment which, amongst many things, will re-designate my property from R-C2 to R-CG.

I request that my letter and accompanying photos be read into the record, and distributed to Council.

I have a bona fide interest in these proceedings. I have lived most of my life in Calgary. In fact I began school at ██████████ School in ██████. I have owned my current home in Hillhurst for the past ██████ years and I worked for 50 years to pay for this home. I purchased my current duplex in-fill home in good faith that the City of Calgary would preserve and protect my quiet enjoyment of my property, the contextual character of my neighbourhood, and my significant financial investment in my property. Approval of the proposed rezoning by City Council will clearly breach that trust and duty.

My comments on the application are as follows:

**“One Size Fits All - City Wide Zoning” fails to recognize, respect or preserve the history, character, and diversity of Calgary’s existing neighbourhoods.** Our existing established neighbourhoods and homes, whether it is Lougheed House in the Beltline or a Post WW2 cottage for returning soldiers in Hillhurst, all are part of the collective history of this City back to 1875. They need to be left standing. If you keep crime out, they will continue to contribute for decades to come.

**City-wide rezoning will do nothing to resolve homelessness.** These are complex, difficult issues that often involve mental health problems, chemical dependency and abject poverty. More choices of housing types at slightly lower price points within walking distance of “all the major attractions” simply won’t help homelessness. This is a Provincial health issue not a City permitting issue. “Affordable” doesn’t come close to addressing this issue. It requires massive public funding and heavily subsidized housing supplements.

**Housing affordability currently is a perfect storm of many issues.** As I see it, the current housing crisis, ownership or rental, is severely exacerbated by Federal policies - “come one – come all” immigration policies, rampant inflation driven by federal spending, unfavourable foreign exchange rates, central bank interest rate hikes, skilled labour and domestic supply shortages, pressure for higher wages, and

interprovincial migration to Calgary ( particularly from Toronto and Vancouver). I fail to see how rezoning dampens any of these events. The one factor within City Council's influence is spiralling city tax increases. Council might be more effective focused on spending control rather than zoning to mitigate rising housing costs.

**Adding density to existing neighbourhoods is expensive, more difficult to build, slower, and will not resolve housing affordability.** I fail to see how City Council expects to impact affordability by repeating that which is already failing. How do you create affordable housing by zoning for more density, on high cost land, much of it on the river flood plains, tearing down perfectly adequate and affordable existing homes, ripping up existing infrastructure and mature landscapes, and replacing it all with hand-built wood frame townhouses and walk-ups built in the same way we have been building for decades? There is no innovation in this proposal. It simply proliferates inferior housing, unsuitable for families and seniors, and without green space. Furthermore, the costs for supporting high density community infrastructure are clearly ignored perhaps because there is no intention to address it.

**Citywide rezoning exacerbates the Mayor's declared Climate Crisis.** An example from a block down the street from my home may be helpful. This is one of the 155 R-CG land use amendments approved by Council ([LOC2020-0003](#), [CPC2020-0366](#)) thus far. I believe that it is widely understood that the urban forest canopy and in fact any green landscaped area contributes significantly to air quality and climate change mitigation. And if you are not interested in the Mayor's declaration of Climate Crisis, I think that most can agree that a tree-lined landscape is just plain beautiful. In July 2020, following a public hearing to convert two 50 foot corner lots from Contextual R-C2 to Graded Oriented Infill R-CG construction began. Pictures are attached. The west facing 16<sup>th</sup> Avenue side of the development included a tree lined boulevard with three very large mature elms belonging to the City. The north facing 8<sup>th</sup> Avenue property was heavily treed and there was an active bus stop at the sidewalk which is fenced off. Today, nearly 4 years later, the project is still fenced and still a construction shamble, all trees are gone from the property, and the boulevard elms are near death. On the street-facing sides of the development there is not one square inch of the property that is not covered in concrete or buildings. Also almost all of the City Boulevard lawn has been cemented for walkways to the many front doors. In the rear there is a walled courtyard that may be able to support one tree which hopefully will mature in 75 years. I can only conclude that the Mayor's Declared Climate Crisis has no relevance in the face of R-CG development.

**Cumbersome building approval may indeed be part of the problem.** According to the Calgary brochures on Rezoning "even if the zoning changes, the City's existing review and approval processes will still apply to ensure all the rules are followed". I would ask what rules, and will they be enforced, or just become more fodder for public hearings. Perhaps the wise thing to do is "just say NO to variances". I believe that the text of Bylaw IP2007 is nearly 900 pages long and has received 124 amendments since 2007. How many planners, lawyers, frustrated builders, opinion influencers, consultants, Volunteer Community Associations, Council hours, and public fury should be spent on dealing with variances? It seems obvious to me that Council should recall the Planning groups from their "30 year visioning programs" and focus on cleaning up, stabilizing and simplifying Planning Bylaw IP2007. Council will never have public support or trust until the bylaw is sustainable, thoughtful, credible, and in the best interests of City taxpayers and residents.

**The Public's right to procedural fairness at the April 22 Public Hearing, is, in my opinion, compromised, which may lead to lengthy delays and judicial review of any changes to the zoning bylaws.** September 14, 2023 Livewire Calgary reported that in a letter from the Federal Housing Minister, Calgary's Housing Accelerator Fund application will not be approved unless Council follows through with H-GO and R-CG zoning designations. The Federal Housing Minister noted there would be members of the community, along with elected leaders that would try to dissuade City Council from making these changes. "These kinds of attitudes are a major reason why we are living in a national housing crisis" he wrote. November 14, 2023 the Calgary Herald reported that City Council will receive \$228 million from the Federal Government for new housing initiatives. If the press reports are accurate, it would appear that decisions are all ready made in favour of Ottawa's demands. If so, the public hearing on April 22, 2024 is irrelevant and compromised. Perhaps the Councillors who supported a plebiscite on rezoning have offered the better path forward, and the only fair one, by allowing the people of Calgary to vote their will.

Thank you for your thoughtful and respectful consideration of my comments.

Respectfully,



L. [Redacted] Martin – Hillhurst



*Attachments: 7 pages of photos*



826, 822, & 818 16<sup>th</sup> Street NW – Hillhurst – July 11, 2020

**822 & 818 - Contextual R-C2**



826, 822, & 818 16<sup>th</sup> Street NW – Hillhurst – April 7, 2024

**Rezoned to Graded Oriented Infill R-CG**

All three Brandon Elms near Death – Lawned Boulevard replaced with concrete walkways.



Corner of 8<sup>th</sup> Avenue & 16 Street NW – Hillhurst – July 11, 2020



Corner of 8<sup>th</sup> Avenue & 16 Street NW – Hillhurst – April 07, 2024



826 16<sup>th</sup> Street NW – Looking South from 8<sup>th</sup> Avenue NW – April 11, 2024



826 16<sup>th</sup> Street NW – Looking West on 8<sup>th</sup> Avenue NW

Public Sidewalk & Boulevard – April 7, 2024



Side Yard Set Back – 818 16<sup>th</sup> Street NW – Viewed from the Lane

April 7, 2024



Rear Courtyard Walled on Laneway Side with Garages.

Only Potential for a Landscaped Area

April 7, 2024

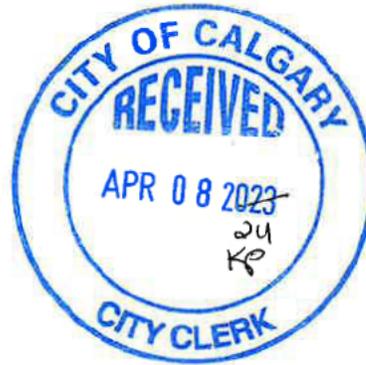


16<sup>th</sup> Street Public Sidewalk and Boulevard – April 10, 2024

Private property ends at inner concrete walk.

March 30, 2024

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



cc: Andre Chabot, Ward 10

RE: Proposed rezoning - Comments

1. Parking

- Deny as you will, but this is already an issue, and will get worse with the new proposal.
- My neighbourhood is mostly illegal suites and parking has become a continual conflict and cause of anger and unbecoming behaviour. Proposed permitting and violations are an increase tax burden which most communities are opposed. (ie. recent beltline opposition).

2. Row houses should be no higher than 2 stories. Any higher equates to an apartment. Less opposition would be expressed if row houses were less daunting.

3. Suites should continue to be limited to 1 only. (ie. Either suite OR garage suite, not both on one lot). One is a reasonable compromise, two is an egregious overstep.

4. Does the City have any idea as to the loss of potential revenue with the current zoning practice?

Suites should all be required to be legalized. They should be taxed as the 2 residences they are. All suites should also require separate gas, electrical and water meters. The City and Utilities are losing tax and infrastructure revenue which is currently being subsidized by non suited properties. This is simply unfair under the current zoning and under the proposed rezoning would be even worse.

5. A plebiscite is the only democratic way of addressing this important issue.

To be clear, I am against the proposal in its current form.

I have owned and lived in my home for over [REDACTED] years. Sadly, the neighborhood and the City have lost all that attracted me to live here all those years ago ... bigger is not always better.

Regards

[REDACTED]  
L. Nieradka

[REDACTED]  
Calgary, Alberta  
[REDACTED]

L [REDACTED] Pringle

[REDACTED]  
Calgary, Alberta  
Canada [REDACTED]  
[REDACTED]



MARCH 30, 2024

**Office of the City Clerk,  
The City of Calgary**

700 Macleod Trail SE,  
P.O. Box 2100, Postal Station "M",  
Calgary, Alberta  
Canada T2P 2M5

Dear Calgary City Council Members,

I have two serious concerns about the city's plans to automatically re-zone every residential lot in Calgary. They are outlined below:

### **1. POPULATION DENSITY, PARKING, AND TRAFFIC**

Our house is located in a crescent, which has a small cul-de-sac inside of it. It curves around approximately 180 degrees, and has 60 single family houses, plus another 11 in the cul-de-sac. A total of 71 houses (not including those directly on 64<sup>th</sup> Avenue) that all share 2 entrances/exits to 64<sup>th</sup> avenue NW, a fairly busy road.

According to your letter, the plans are to make it so that every lot within our crescent can hold 4 attached rowhouses, and that each of these can have a secondary suite plus a back yard suite. **Even if just 6 of the 71 homes inside of our crescent are torn down and replaced with these units, it could easily double the population here, and if more than that is done, it could be far too much for this small area.**

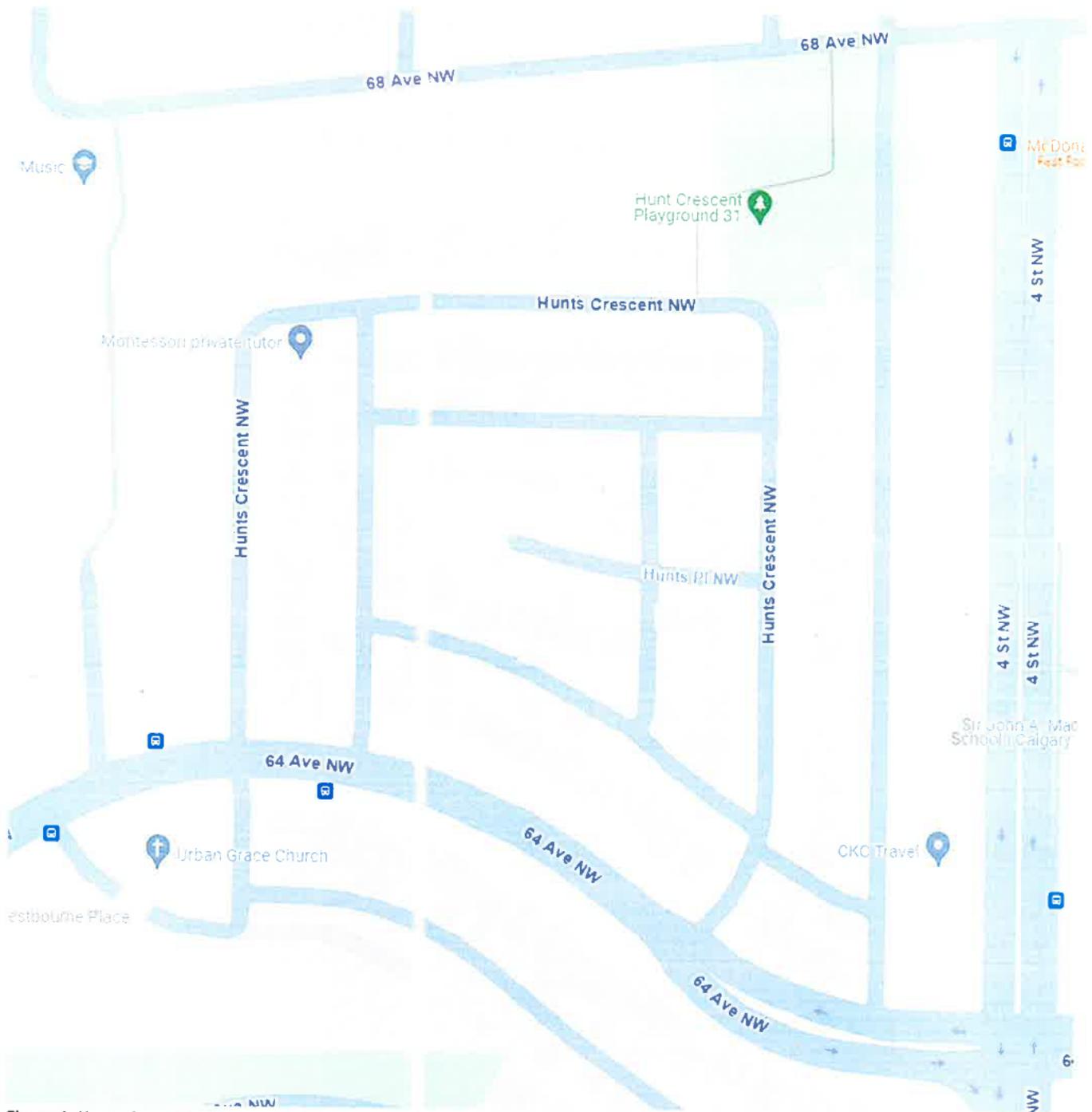


Figure 1. Hunts Crescent NW

Our area already has people parking in all kinds of awkward places. The people who live across the back alley from us already keep parking behind my garage in locations that make it very difficult to get in an out when there is ice back there, and so one of my concerns is that this will lead to a nightmare of traffic and parking problems. **We do not want to have to have parking passes here.** Some of us like to be able to have friends and family over.

## 2. DECREASE IN POWER COLLECTION OF OUR SOLAR PANELS

Our house, and most of the surrounding houses, are single story homes. Our house roof and our garage roof have solar panels that face south. If the house directly to the south of ours were knocked down and replaced with row houses, they would block the sunlight from reaching all of our solar panels, which would in turn, lower our energy production significantly, costing us a lot of money.

**“Even as little shading as 3% of the panel can result in up to 25% loss in power output”**, according to web site Pager Power ([www.pagerpower.com/news/solar-array-shadowing-tall-buildings](http://www.pagerpower.com/news/solar-array-shadowing-tall-buildings)).

That is significant, and as our solar panels were installed prior to these plans to allow taller buildings to be built here, I feel that allowing a taller building to be built just south of mine, and blocking out much of the direct sunlight to my solar panels, would be an unfair thing to do to us here.

The screenshots below show our solar energy production and savings from the install date of October 22, 2018 until March 30, 2024. To date, our solar panels have produced over \$15,000 worth of electricity.

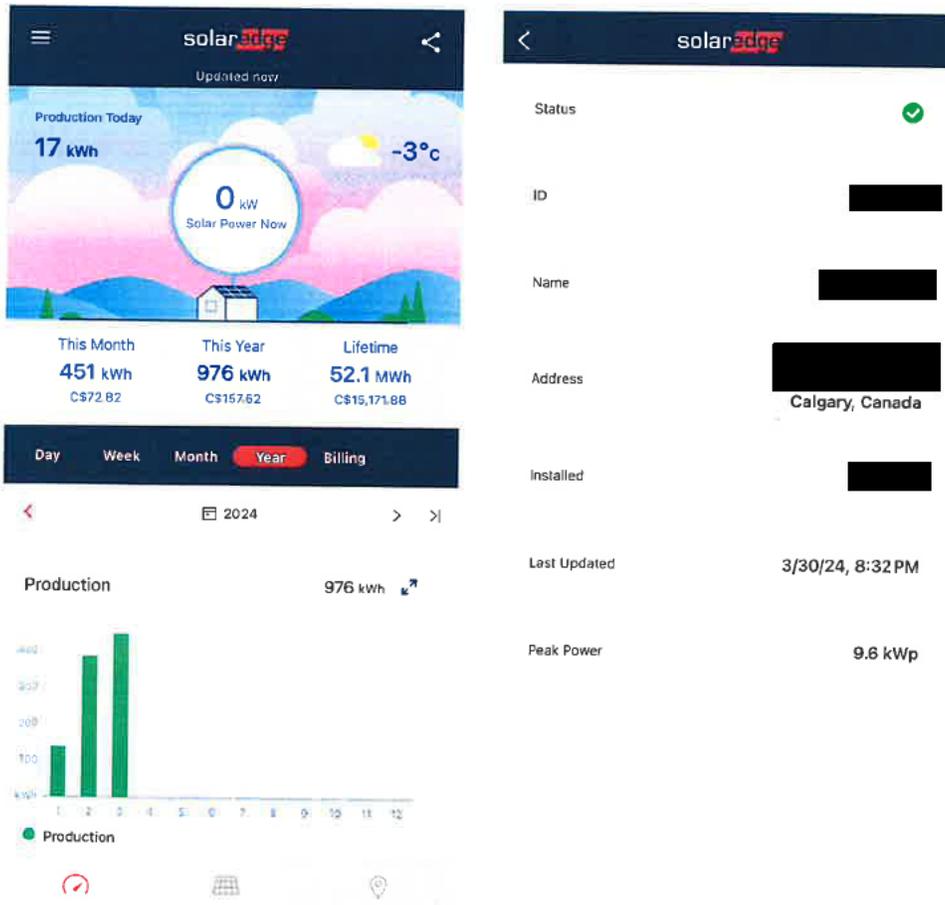


Figure 2. Solar Panel Production Information for [Redacted]

At the very least, there should be rules that any homes with existing solar panels are given an easement, preventing a taller structure from being built to a height that would lower the amount of sunlight reaching solar panels.

You may be interested in this study on solar panel shadowing that was done for Missisauga, Ontario:

[http://www6.mississauga.ca/onlinemaps/planbldg/UrbanDesign/ShadowStudiesFinal\\_Feb2012.pdf](http://www6.mississauga.ca/onlinemaps/planbldg/UrbanDesign/ShadowStudiesFinal_Feb2012.pdf)

I sincerely hope that the City of Calgary will keep these things in mind to prevent tall sun-blocking structures from being built directly next to existing solar panels.

Thank you for your time,



L ■ Pringle

+1 202-888-3299



## SOLAR ARRAY SHADOWING AND TALL BUILDINGS

By Alex Brooks 🕒 June 13, 2016

### SHADOWING THREAT TO SOLAR PANELS

With 119 new tall building applications now in the London planning system from March 2015 to March 2016, issues arising from tall structures will only continue to increase. From a residential amenity perspective, an adjacent landowner may lodge an objection if 'anyone who has had uninterrupted use of something over someone else's land for 20 years without consent, openly and without threat, and without interruption for more than a year' [1].

Right to light objections have stalled many multi-million pound projects for considerable lengths of time. It is unclear whether rights to light could extend to include solar photovoltaic (PV) cells (panels).

Increasingly, tall structures proposed in dense urban environments are more likely to shadow solar arrays of neighbouring buildings. Even as little shading as 3% of the panel can result in up to 25% loss in power output.



*Figure 1: A typical domestic solar array. Even a small shadow would result in the power output being reduced from the affected panels.*

As a previous article has discussed, legislation has been passed in Washington D.C. on this very issue. It is an offence, in certain areas of the city, to build an extension which would shade the solar panels of a neighbouring property. Would legislation like this be necessary in the UK to deal with disputes regarding interference with renewable energy?

## **SHADING AND THE PLANNING PROCESS**

It is important that objections raised from shadowing are not pushed aside by planning departments with sweeping statements such as ‘the panels would only be affected in winter’, or ‘the panels are dark so no reflections would occur’. A full quantification of the time, date and extent of shadowing should be the basis for discussion, as there is a large monetary risk at stake for the solar panel investor. With a hindered access to light, the payback time would undoubtedly increase. This could then make the investment in solar panels unviable retrospectively, and a wasted investment.

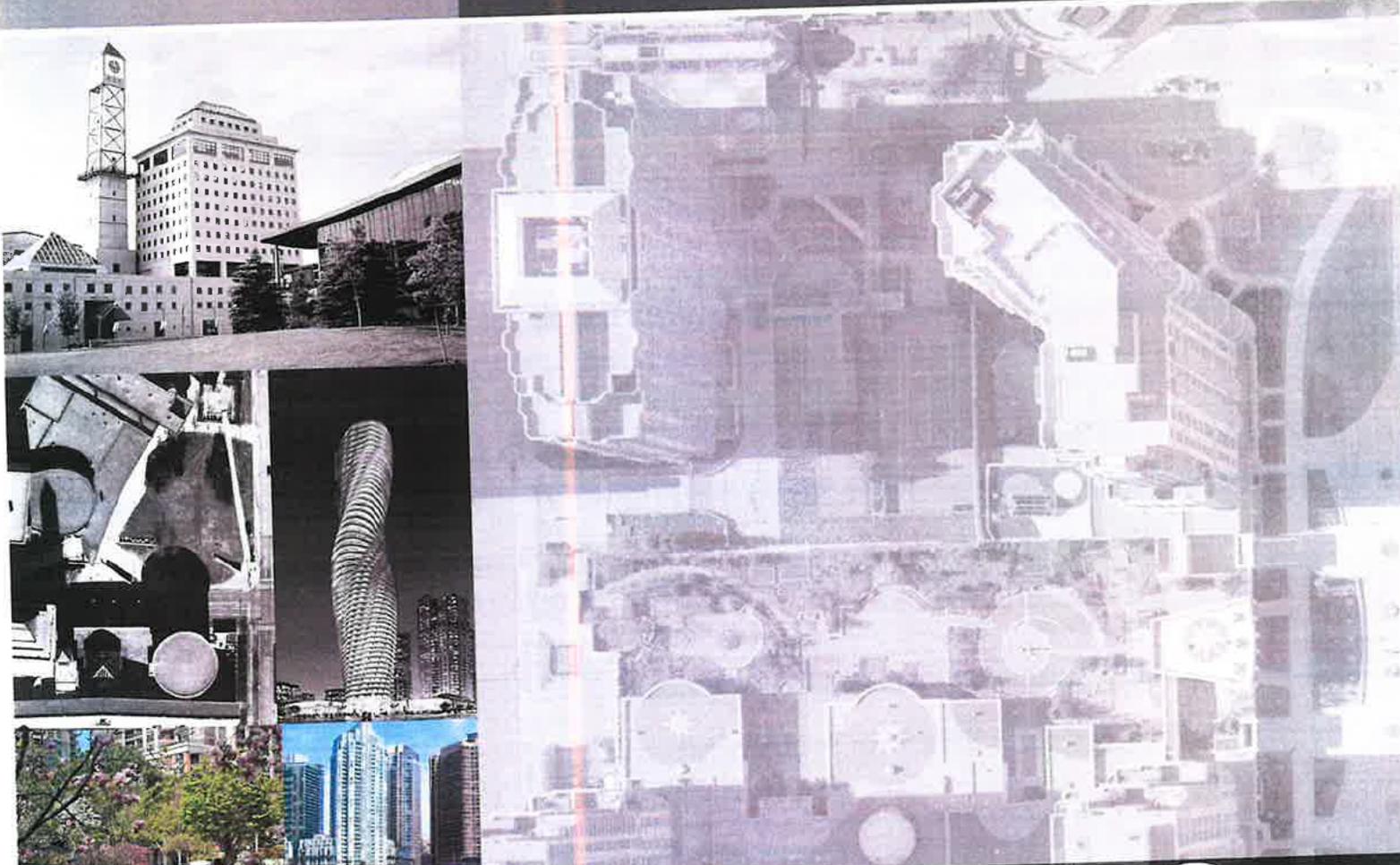
Image accreditation: “The Shard” by Filip Maljković / CC BY-SA 2.0 / Via Flickr / Resized from original

“Solar Panel” by Marufish / CC BY-SA 2.0 / Via Flickr / Resized from original

## **REFERENCES**

[1] Rics, Right to Light Consumer Guide January 2016

[2] Downing, Emma. Dealing With Nuisance Trees And Hedges. 1st ed. House of Commons Library, 2013. Web. 10 June 2016.



August 2011

# STANDARDS FOR SHADOW STUDIES

**Ensure Adequate sunlight on the following:**

**1. Residential Private Outdoor Amenity Spaces**

To maximise the use of private residential amenity spaces during spring, summer and fall, shadow impacts from proposed developments should not exceed one hour in duration on areas such as private rear yards, decks, patios and pools of surrounding residential dwellings on each of the following dates:

- **June 21**
- **September 21** (Mar. 21 shadow patterns are similar but occur 14 minutes later)

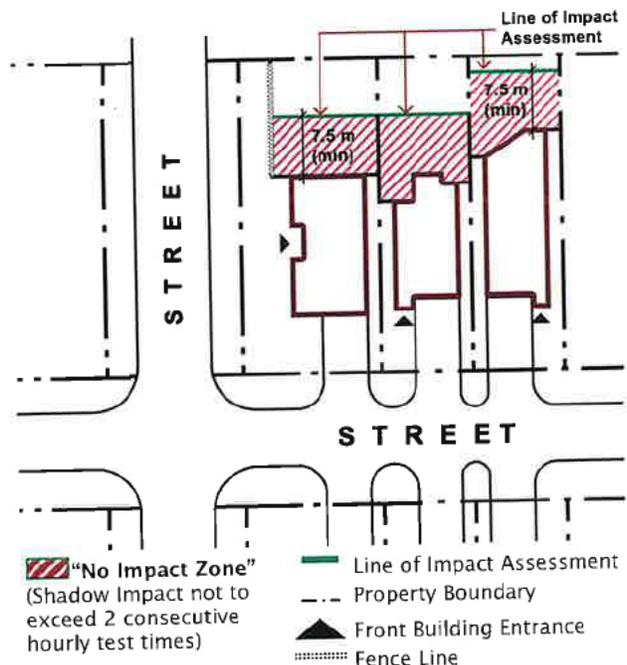
This criterion is met if there is shadow impact for no more than **two consecutive hourly test times** within the space between the exterior wall of the dwelling that abuts the amenity space and the line of impact assessment (**"No Impact Zone"**).

The line of impact assessment shall be, a line 7.5m minimum from the rear wall or other appropriate exterior building wall of the dwelling that abuts the private amenity space. See Fig. 2 and 3

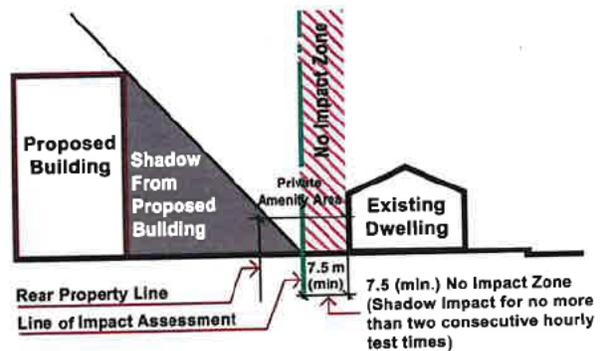
New shadows shall not result in less than 2 hours of direct sunlight. Where less than 2 hours of sunlight already exists within the **"No Impact Zone"**, no new shade may be added.

Balconies are not considered "residential private outdoor amenity spaces" unless they are the only outdoor living area available to the dwelling unit, are unenclosed, and project 4m or more from the exterior wall of the building.

**FIG. 2: SHADOW IMPACT ON PRIVATE RESIDENTIAL OUTDOOR AMENITY SPACES (PLAN VIEW)**



**FIG. 3: SHADOW IMPACT ON PRIVATE RESIDENTIAL AMENITY SPACES (SECTION)**



**b) Mixed Use, Commercial, Employment and High Density Residential streets**

Developments should be designed to allow full sunlight on the opposite boulevard including the full width of the sidewalk on September 21 as follows:

For a total of at least 5 hours that must include the 2 hour period between 12:12 p.m. and 2:12 p.m., and an additional 2 hour period from either 9:12 a.m. to 11:12 a.m. or from 3:12 p.m. to 5:12 p.m.

This criterion is met if there is no incremental shade from the proposed development at 12:12 p.m., 1:12 p.m. and 2:12 p.m., and three consecutive times either 9:12 a.m., 10:12 a.m. and 11:12 a.m. or 3:12 p.m., 4:12 p.m. and 5:12 p.m.

See Fig. 4, 5, 6 and Table 1 for angular planes that will achieve this criterion for Hurontario Street, Eglinton Avenue and streets with a similar alignment.

**c) Public Open Spaces, parks and Plazas**

Developments should be designed to provide a sun access factor of at least 50% on public open spaces, parks and plazas on September 21.

See 2a for calculating Sun Access Factor

Please note the following:

- Solar Noon in Mississauga on September 21 is 1:12 p.m.
- Shadow Patterns for September 21 and March 21 are similar
- Criteria for September 21 are deemed to apply to March 21

TABLE 1	Criterion 3a Low and Medium Density Residential Streets	Criterion 3b Mixed use, Commercial, Employment and High Density Residential Streets
	Maximum Angular Plane	Maximum Angular Plane
<b>Eglinton Avenue</b>		
Proposed building on north side of Eglinton Ave.	38.6 degrees	-
Proposed building on south side of Eglinton Ave.	22.7 degrees	48.9 degrees
<b>Hurontario Street</b>		
Proposed building on west side of Hurontario Street	23.4 degrees	47.4 degrees
Proposed building on east side of Hurontario Street	44.6 degrees	-

**NOTES:**

1. Angular planes given above apply to the alignment of Eglinton Avenue and Hurontario Street and streets with equivalent orientation.
2. Angular planes are measured from the closest edge of the opposite curb (see Fig.5).
3. Angular planes are measured beginning at grade.
4. Angular planes are measured perpendicular to the street.
5. See Figures 4, 5, 6 for graphical representations of the angular plane limits.

**Ensure Adequate sunlight on the following:**

**4. Turf and flower gardens in public parks**

Proposed developments should allow for adequate sunlight during the growing season from March to October by allowing for a minimum of **6 hours of direct sunlight on September 21**.



This criterion is met if full sun is provided on any **7 test times** on September 21, from 1.5 hours after sunrise to 1.5 hours before sunset.

**5. Building faces to allow for the possibility of using solar energy**

Shadow impacts from proposed developments should not exceed **one hour** in duration on the **roofs, front, rear and exterior side walls** of adjacent **low rise** (one to four storeys) residential buildings including townhouses, detached and semi-detached dwellings on **September 21**.

The line of impact assessment shall be a line at grade, 3m from the front, rear and exterior side wall of the adjacent low rise residential building.

This criterion is met if there is shadow impact for no more than two consecutive hourly test times in the "No Impact Zone" i.e. the space between the front, rear and exterior side walls of the adjacent low-rise residential buildings and the respective lines of impact assessment.

See Fig. 7 and 8

**Incremental shadows do not necessarily represent adverse or undue impacts, and each proposal will be assessed on its own merits.**

FIG. 7: PLAN

Line of Impact Assessment to be 3m from the front, rear and exterior side walls of existing dwelling

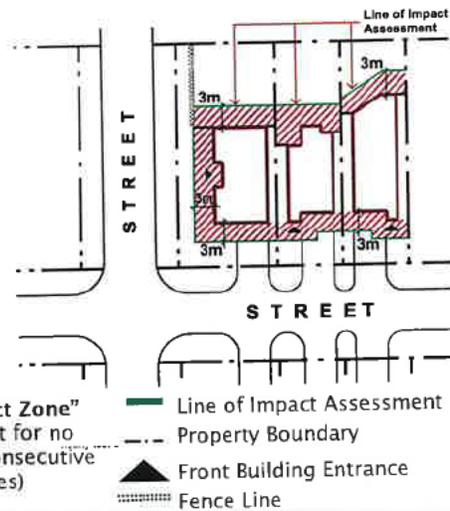
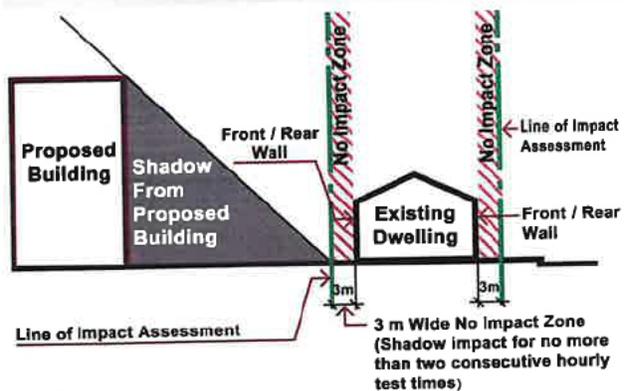


FIG. 8: SECTION



**TABLE 2: MISSISSAUGA SUN ANGLE DATA (JUNE 21)**

DATE: JUNE 21	SHADOW DIRECTION AND LENGTH		COMMENTS
	Az (deg)	SLF (ratio length/height)	
LOCAL TIME EDT			
5:37	235.73		Rise
7:07	250.48	4.1230	Rise + 1.5 hr.
7:20	252.58	3.5045	SN - 6 hr.
8:20	262.02	2.0048	SN - 5 hr.
9:20	272.04	1.3106	SN - 4 hr.
10:20	283.79	0.8976	SN - 3 hr.
11:20	299.52	0.6203	SN - 2 hr.
12:20	323.67	0.4375	SN - 1 hr.
13:20	0.00	0.3670	Solar Noon (SN)
14:20	36.32	0.4375	SN + 1 hr.
15:20	60.47	0.6203	SN + 2 hr.
16:20	76.21	0.8975	SN + 3 hr.
17:20	87.96	1.3105	SN + 4 hr.
18:20	97.98	2.0047	SN + 5 hr.
19:20	107.42	3.5042	SN + 6 hr.
19:33	109.41	4.0852	Set - 1.5 hr.
21:03	124.27		Set

**TABLE 4: MISSISSAUGA SUN ANGLE DATA (DEC. 21)**

DATE: DECEMBER 21	SHADOW DIRECTION AND LENGTH		COMMENTS
	Az (deg)	SLF (ratio length/height)	
LOCAL TIME EST			
7:49	302.37		Rise
9:19	319.05	4.8874	Rise + 1.5 hr.
10:17	331.25	3.1643	SN -2 hr.
11:17	345.21	2.5293	SN -1 hr.
12:17	0.00	2.3589	Solar Noon (SN)
13:17	14.79	2.5293	SN + 1 hr.
14:17	28.75	3.1644	SN + 2 hr.
15:15	41.06	4.9172	Set - 1.5 hr.
16:45	57.63		Set



**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**  
[calgary.ca/development](http://calgary.ca/development)

02 0 0070033\*

L [REDACTED] ZMUD  
CALGARY AB [REDACTED]

NO TO REZONING  
too many houses on too small lots leads to more disputes and accidents without sufficient parking!  
It also leads to more cutting down mature trees as the City is already losing sufficient tree canopy. Linda Zmud

**Why did I receive this letter?**

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

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

[calgary.ca/rezoningforhousing](http://calgary.ca/rezoningforhousing)

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**Can I review the application in more detail?**

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FACSIMILE TRANSMISSION

TO: Office of the City Clerk  
[REDACTED]

From: L [REDACTED] Di Santo  
[REDACTED]

Page 1 of <sup>4</sup>3 pages

Please include the attached ~~two~~<sup>3</sup> pages in the package for City Council for the April 22 Public Hearing on the proposed re-zoning.

Please call me or email if you do not receive the following ~~2~~<sup>3</sup> pages. My phone number is [REDACTED] Email is [REDACTED].

Thank you.

[REDACTED]



**Matter Before City Council on April 22, 2024 (Blanket Re-zoning)  
Please include this in the papers to City Council**

**A development should be guided by input throughout the process. The Alberta Municipal Government Act provides:**

**A project must not:**

- a) unduly interfere with the amenities of the neighbourhood; or**
- b) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.**

**Amenities contribute to the quality of life. They are not restricted to one's own piece of property. Amenities of the community could be at stake here, which makes everyone in the community a stakeholder. Amenities as emphasized under the Alberta Bill of Rights agree with those in the MGA. In Real Property Law, it seems that amenities "enhance the pleasantness and desirability of an estate for purposes of residence, or contribute to the pleasure and enjoyment of the occupants." (Black's Law Dictionary) People who live in the neighbourhood are in the best position to determine what the amenities are.**

**People should be informed that they are entitled to and protected by law with respect to the existing amenities of their neighborhood. New developments cannot unduly interfere with the existing amenities of a community. Material amenities could include trees (the City has already lost many) and benefits of trees, and functional amenities such as adequate parking on public streets. Other functional amenities include, but are not limited to, matters such as ecosystem services (permeable versus impermeable surfaces contributing to runoff), drainage, access to sunlight for solar panels.**

**With respect to interference or affecting the use, enjoyment or value of neighboring parcels of land, there are many issues. A neighboring development might: overshadow your solar panels, destroy your privacy both inside and outside, overshadow your plants (including trees and gardens) that exist on your property, or devalue your property.**

**There could be problems with due process in the development stages. It could be that individuals who have a valid complaint are being excluded.**

This could be because of a lack of consultation between the initial decision-makers and affected landowners and communities. Current law (including the MGA, and laws intended to deal with bias and Breach of Natural Justice) was intended to deal with all aspects of an appeal process. However, it appears that the decision-makers may instead wish to provide merely their own sense of what a decision should be based on.

This is not about the merits or worthiness of a particular development or proposal. Nor is this about NIMBYism. It is about the possible role of bias (perceived or actual), or Breaches of Natural Justice in the process of decision-making with respect to proposed developments. It is about the possibility of a decision-maker ignoring the requirements of the Municipal Government Act and the rights of affected parties.

Respectfully submitted by

L. [REDACTED] Di Santo

[REDACTED]  
Calgary, Alberta [REDACTED]

[REDACTED]

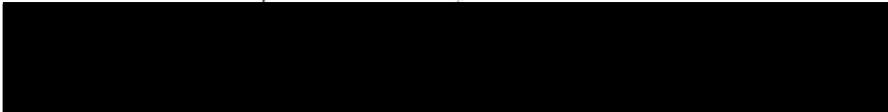
2

Green spaces are essential to building the resilience and liveability of cities through the ecosystem goods and services they provide. For example, trees and other vegetation can improve urban air quality, mitigate urban heat island effects, reduce or delay storm water runoff, provide wildlife habitat and provide recreational opportunities and aesthetic benefits.

Note

Urban greenness reflects the presence and health of vegetation in urban areas and is a measure of urban ecosystem condition.

From Statistics Canada, Environstats



3



April 8, 2024

To: Calgary City Council

From: L [REDACTED] Patrick  
[REDACTED]



Re: Notice of Public Hearing on Planning Matters

My comments are as follows:

1. Council is 15 years too late in asking for my comments. I have inputted my views in writing since 1989. At that time I felt listened to and a participant in the planning. Since that date I have felt my time has been wasted. No one listened or seemed to care.
2. However, I will once again express my CONCERNS in re-zoning as our community has been greatly impacted by Council's none zoning laws.
  - 1) A 5 condo unit is now located on a lot that was designated as a **green space park** when we were asked to support the huge renovation to Glenmore Athletic Park. Although there is garage space per condo, 3 to 6 cars are parked on the street each morning.
  - 2) Now, this Street, 8 blocks long, will house on one lot a 5 condo unit , a 6 condo with secondary suite, and an another block is being prepared for Condo development. The least Council could do is require Developers to provide UNDERGROUND PARKING!
  - 3) PARKING - One lane on 50th Avenue is closed for biking and walking which is seldom used as a bike path exists some 6 blocks away. Parking may be a major concern this summer or next summer, depending events held.
  - 4) Remember, this community houses many small and large athletic events through out the year. It has been a small quiet community with few problems considering the high number of citizens who come through the area - 3 schools, 2 churches, 2 business centres, many athletic events - hockey, soccer, tennis, golf, swimming and fitness, snow shoeing, cycling and hiking. All this in an area 8 by 5 blocks. DO PLANNERS NOT APPRECIATE THE VALUE OF A COMMUNITY THAT HANDLES HUGE TRAFFIC FLOW THAT DOES NOT RESULT IN NEGATIVE BEHAVIOURS?
3. Out community is separated by Glenmore Trail. By creating a none zoning bylaw with no given structure, I predict a once proud community will fall by the way side as people will have less interest in working together to provide a positive living community.

So if Council's goal is to divide and conquer, their goal is well on the way to completion. Active communities will be a thing of the past.

4. NOW FOR MY NUMBER ONE CONCERN -DESIGN

Council has the responsibility to insist on design that is aesthetically pleasing to the eye, encourages shape and size of a given area, provides long term housing, enhancing the physical area and providing for positive community relationships, both within and with the greater community. Too many row housing does none of the above. Destroying houses every 50 or 60 years is wasteful and fails to build a meaningful history.

Our city is not the happy city that I entered in 1961. At that time communities were very active, very proud, and very involved as well as the city of Calgary. Today, there is a negative air as more and more decisions are made and handed down. No one expects things to stay the same but moving too fast without the backing of the people breaks the spirit of the community and the city.

Truly yours

A large black rectangular redaction box covering the signature area.

p.s. Off topic but for your information, why do you pave a road and then dig it up by installing new gas lines? A few years ago, 16th street between 34th and 50th Avenue SW was paved and then most homes were removed and replaced by two. Result a rough and bumpy street long after the homes were replaced. To my surprise 54th Avenue last summer was newly paved - a lovely road to drive on but at least 20 homes that will soon be replaced and then a rough and bumpy road will be driven for many years after. DOES THE RIGHT HAND NOT TALK TO THE LEFT HAND?

Or does Council not know what is happening in their communities? This I find costly and scary.



M [REDACTED] Rossi  
A [REDACTED] Rossi

March 20/2024

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

Dear City Councillors,

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

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

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

Sincerely,



M [redacted] Rossi



At [redacted] Rossi



*We support this rezoning.*

**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**

[calgary.ca/development](http://calgary.ca/development)

02 0 0043728\*

E [REDACTED] PROSSER; C [REDACTED]  
CALGARY AB [REDACTED]

PROSSER

*We support even higher, than this proposal, zoning for near LRT, malls, major roadways, etc.*

**Why did I receive this letter?**

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

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

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Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at [calgary.ca/PublicSubmissions](http://calgary.ca/PublicSubmissions).

***What if I submit my comments late?***

Late submissions will not be accepted in the City Clerk's Office.

***How will my comments/submission be used?***

Submissions received by the published deadline will be included in the Council Agenda and distributed to Members of Council for their consideration when addressing the issue before them.

***Can I address City Council?***

Yes, any person who wishes to address Council on any planning matter mentioned in this letter may do so for a period of FIVE MINUTES. The five (5) minutes will not include any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. To register to speak or for further information, contact the City Clerk's Office electronically at: [calgary.ca/PublicSubmissions](http://calgary.ca/PublicSubmissions), or by phone at 403-268-5861. Additional information on the Public Hearing process can also be found at [calgary.ca/PublicHearing](http://calgary.ca/PublicHearing).

***Can I distribute additional material at the meeting?***

Anyone wishing to distribute additional material at the meeting must supply the City Clerk's Office with an electronic copy online at: [calgary.ca/PublicSubmissions](http://calgary.ca/PublicSubmissions), or a paper copy at the meeting. It should be noted that such additional material will require the approval of the Chair of the meeting before distribution to Members of Council.

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017, Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act Sections 216.4 and 606, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact the City Clerk's Office Legislative Coordinator by email at [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca), or by phone at 403-268-5861, or by mail at Mail Code 8007, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5.

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw). The Council agenda will be available on [calgary.ca/PlanningMatters](http://calgary.ca/PlanningMatters). Please direct questions with regard to the matters mentioned herein to 403-268-5311.

**Learn more at:** [calgary.ca/rezoningforhousing](http://calgary.ca/rezoningforhousing) or 403-268-5311



MARJORIE B BELL

Calgary AB



April 6, 2024

Office of the City Clerk  
CITY OF CALGARY  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

Re: Proposed REZONING FOR HOUSEING

I wish to express my concerns regarding the above proposal.

1. Aging infrastructure (65 plus years) was not designed to handle multiple units, Has there been any thought as to cost to upgrade the existing infrastructure
2. Parking will be a major concern, ie possible 2 vehicles per unit, and I understand There is allowance for 1/2 parking space per unit, which doesn't sound reasonable. Street parking will become an issue.
3. The proposed change in the zoning from R-C2 to R-CG Meaning basement suites , this would mean up to 24 waste and recycle bins.
4. Tall structures will not be compatible with existing one story bungalow homes.
5. If the plan is to provide affordable housing, is this really the answer . what is the propose sale price per unit? Will it really be affordable?
6. I would prefer the zoning remain as R-C2 but if a change needs to be made would like to see the R-CGex to limit the use of secondary suites as part of the development.

May I be so bold as to make a suggestion, the Rona on the corner of Edmonton Trail and 32 Ave NE has closed, what an ideal spot for an apartment block . or condo compex, that could be affordable, have great access to public transit and amenities and help meet our current housing crisis .

I respectfully request you consider my concerns

Regards, Marjorie Bell

03/10/2012 09:09PM [REDACTED]

M. [REDACTED] Denroche

[REDACTED]  
Calgary AB  
[REDACTED]  
[REDACTED]



April 6, 2024,2024

Office of the City Clerk  
CITY OF CALGARY  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, Alberta, T2P 2M5  
[REDACTED]

RE: Proposed Rezoning for Housing

I am very concerned regarding the above proposal for the following reasons

1. The proposed areas already have many forms of housing that support density and affordable Housing – duplexes , basement suites, and a Condo complex
2. The 65+year old infrastructure is already stretched , there would need to be major upgrades, costing many dollars
3. Parking will be an issue, if there are 4 units and a possible 2 vehicles per unit, and if R-CGex is approved that could mean, at total of a possible 24 vehicles, then there is The issue of waste and recycle bins, a possible 24 bins.
3. I also have concerns regarding the height of the proposed structures, it will not be compatible with the existing neighborhood single story bungalows.

I understand the great need for affordable housing in our city, but is this plan really going to be affordable?

I respectfully request that you take my concerns into consideration.

Regards

M. [REDACTED] Denroche  
[REDACTED]

Submission to City Council on City Wide Blanket Re-Zoning

Submission by:

Name & Address: M [REDACTED] Heffernan, [REDACTED] Calgary  
Phone: [REDACTED]

I am writing this submission to explain to City Council the significant concerns I and many of the other residents of the City of Calgary have with the proposed blanket rezoning for the entire City of Calgary. I will raise several areas of concern with the lack of information being provided to the citizens of Calgary, the lack of transparency, the total disregard by the current City Council to allow for appropriate feedback an input on one of the most significant changes to how our city functions, and the City Council's false pretense that this will help address the current City of Calgary Housing shortage and lack of affordable housing.

Areas of Concern and lack of information being provided to the citizens of Calgary

I attended one of the open houses being put on by the City of Calgary and found the information that was being provided and the people who were in attendance from the City of Calgary to answer questions, very underwhelming and I left the session feeling like the session was merely a show with fancy boards and brochures with no actual facts and information.

As a council you need to provide the information and answers to all citizens of the City of Calgary to the following questions:

INFRASTRUCTURE CONCERNS:

- What will be the impact on the infrastructure within each community of the proposed re-zoning?
- Can the existing infrastructure handle the increased density without millions, potentially billions of dollars of upgrades?
- If the infrastructure can't handle the increased demand and draw on its capacity, who will limit the development so that the infrastructure is not overloaded?
- Who assessed the roadway infrastructure and traffic flows for all neighborhoods subject to re-zoning to ensure the roadway network can accommodate increased traffic flow, parking demands, etc. resulting from rezoning?

No one could answer these questions when I posed them at the open house. **IF I WERE A CITY COUNCILLOR, I WOULD WANT ANSWERS TO THESE VERY NECESSARY QUESTIONS BEFORE I APPROVED ANY FORM OF BLANKET REZONING.**

To demonstrate my concerns, I will provide a specific example. Through rezoning, I can take a single-family bungalow with 2 maybe 3 bathrooms, with maybe 3 to 6 people, driving and parking 3 cars, using a certain amount of water and electricity from the current water, sewer and electrical infrastructure, and replace that bungalow with a row house with 4 upper units with 2 to 3 bedrooms and 4-1 bedroom units

**Submission to City Council on City Wide Blanket Re-Zoning**

below grade. Each of the upper units will have minimum 2 bathrooms and the lower units each would have minimum 1 bathroom. Each of the 4 upper units will have 2 to 3 bedrooms accommodating 3 to 6 people depending on the makeup of the family and the lower units would have minimum 2 people living in the below grade unit. Assume each of the upper units has 2 cars per household at a minimum and the lower units have 1 car. Doing the math

- Before rezoning for one single family lot – 3 to 6 people, 2 bathrooms, 3 cars
- After rezoning for the same lot – minimum 16 people up to a maximum of 36 people, minimum 12 bathrooms up to a maximum of 16 bathrooms, minimum 12 cars up to a maximum of 20 cars

This will be a **MASSIVE** drain on existing infrastructure. The overwhelming increase in water usage, the significant strain on existing sewer capacity, the substantial increased demand on transportation infrastructure, the lack of parking. These infrastructure demands will be astronomical. This is just an example of one unit in a neighborhood that may not have had any infrastructure upgrades for over 60 years. If 25% of a neighborhoods current single-family homes get replaced with row housing units it will not take long for existing infrastructure to fail **CATASTROPHICALLY**. If you were to factor in electric car needs and the drain on exiting electrical infrastructure, the picture will only get worse.

**THE QUESTIONS ON THE ABILITY FOR CURRENT INFRASTRUCTURE TO HANDLE THE IMMENSE IMPACT RESULTING FROM BLANKET REZONING MUST BE ANSWERED. AS CITIZENS OF THIS CITY, WE HAVE THE RIGHT TO DEMAND THAT THE CITY OF CALGARY RELEASE TO THE PUBLIC ANY ANALYSIS/STUDIES THAT HAVE BEEN DONE THAT VALIDATES THAT THE INFRASTRUCTURE CAN HANDLE THE INCRESED DEMANDS WITHOUT SIGNIFICANT FINNCIAL COSTS.**

**I AM AFRAID I KNOW THE ANSWER TO THIS CRITCIAL SET OF QUESTIONS BASED UPON WHAT I WAS TOLD AT THE OPEN HOUSES. NO STUDIES ON INFRASTRUCTURE CAPAICTY HAVE BEEN DONE.**

**URBAN PLANNING – THIS IS NOT HOW IT IS DONE:**

- Proper Urban Planning involves detailed analysis on a community-by-community basis, evaluating what type of growth makes sense for that community and where that growth and densification takes place within the community. Blanket rezoning only creates a patchwork of re-development that is unplanned and ultimately leads to the failure of the community to properly exist
- Planning on a community-by-community basis provides the roadmap for growth and densification that is intentional and purposeful, taking into account the larger overall goal of preserving that community's character, well being and future.

**COUNCIL SHOULD REJECT BLALNKET REZONING AND INSTRUCT CITY ADMINISTRATION TO DO A COMMUNITY-BY-COMMUNITY REZONING PLAN. THESE PLANS CAN THEN BE PRESENTED IN DRAFT FORM TO EACH COMMUNITY FOR FEEDBACK AND INPUT, PRIOR TO BEING BROUGHT FORWARD FOR APPROVAL. EACH PLAN WOULD ALSO BE ABLE TO PROVIDE DETAILED IMPACT ASSESSMENTS ON A COMMUNITY-BY-COMMUNITY BASIS OF THE INFRASTRUCTURE IMPACTS OF DENSIFICATION RESULTING FROM THE RCOMMENDED REZONING FOR THAT COMMUNITY. THE COMMUNITY BASED REZONING**

**Submission to City Council on City Wide Blanket Re-Zoning**

**PLANS CAN ALSO FACTOR IN THE IMPACTS ON THE CHARACTER, WELL BEING AND FUTURE OF THE COMMUNITY RESULTING FROM THE REZONING PLAN.**

**THE SOLUTION TO THE HOUSING CRISIS AND AFFORDABLE HOUSING ISSUES:**

- The blanket re-zoning will not do anything to solve the housing crisis. This will only provide more housing at an unattainable cost for Calgarians.
- Based upon examples of what is already occurring in other neighborhoods throughout Calgary, removing single family homes and replacing them with duplexes or row houses does nothing to add affordable housing units. It only creates more high-cost housing on the same lot and the only ones making any money from the redevelopment are the developers.
- Which of the existing councillors honestly believes this will help solve the housing crisis and affordability issues?

Again, I will provide a couple of examples of what I have seen in neighborhoods near where I live. In the community of Highland Park, I have watched several single-family homes get removed and be replaced with row housing units. An example is the North East corner of 32 Ave and 2<sup>nd</sup> ST NE. There was an older single-family bungalow that was torn down and a was replaced by a 4-unit row house. I estimate the developer purchased the lot for between \$500,000 and \$600,000. After the row house was completed each of the 4 units were listed for \$600,000 and up. Is this affordable housing?

Another example is in the community of Highwood. A single-family home has been torn down at 390 Hendon drive NW and replaced with a duplex. Each unit of the duplex is currently listed for \$1,070,000 per unit. Again, is this affordable housing?

**AFFORDABLE HOUSING NEEDS TO BE PURPOSE BUILT UNITS THAT ARE BUILT TO A SIZE AND STANDARD THAT TRULY MAKE THEM AFFORDABLE. CAREFULLY PLANNED AND COORDINATED RE-ZONING AND URBAN DEVELOPMENT PLANS ON A COMMUNITY-BY-COMMUNITY BASIS, THAT CONSIDER ALL FORMS OF HOUSING INCLUSIVE OF AFFORDABLE HOUSING UNITS, IS THE PROPER AND APPROPRIATE WAY TO RE-DEVELOP OLDER NEIGHBORHOODS IN OUR CITY. BLANKET REZONING WILL ONLY PAD THE POCKETS OF THE DEVELOPERS WHO KNOCK DOWN OLDER SINGLE-FAMILY HOMES AND REPLACE THEM WITH HIGH-COST DUPLEXES AND ROW HOSUING UNITS THAT ARE NOT AFFORDABLE FOR LOWER INCOME CALGARIANS.**

**CITY COUNCIL CONCERNS:**

- Which of the existing Councillor members campaigned on a platform to support blanket rezoning?
- Why are certain members of Council afraid to put the most important issue in the City's history to a plebiscite? What are they afraid of hearing?

**Submission to City Council on City Wide Blanket Re-Zoning**

- Who on Council believes a one-day hearing on April 22, 2024 will allow the citizens of Calgary to properly voice their concerns? A City of 1.4 million people gets 12 hours at 5 minutes per person to “address council”. This will equate to a total of 144 people to speak on this issue. What members of Council feel this will give a representative sample of Calgarians concerns?

**COUNCIL IS BEING UNREASONABLE WITH THE CITIZENS OF CALGARY. THIS ISSUE IS FAR TO COMPLEX AND IMPORATNT TO LIMIT DISCUSSION WITH THE CITIZENS OF CALGARY TO A ONE DAY HEARING ON APRIL 22. THIS ISSUE IMPACTS EACH AND EVERY CITIZEN OF THE CITY OF CALGARY AND WE SHOULD BE GIVEN A COMPLETE AND FULL OPPROTUNITY TO HAVE OUR VOICE HEARD ON THIS ISSUE THROUGH A PLEBICITE AS A PART OF THE NEXT CIVIC ELECTION IN THE FALL OF 2025.**



To: The office of the City Clerk

I am writing to you with my concerns with the proposed change in citywide land use designation.

Firstly, I would like to say I am in favour of adding secondary suites for one additional home per parcel of land, or apartments and condos close to LRT stations and duplexes on 50 foot wide lots.

What I am not in favour of are the changes already happening in my neighbourhood of Capital Hill and the proposed R-CG zone changes.

What is being proposed totally changes the feel and look of the neighbourhood.

For example, many of these row houses are being built very close to the sidewalks, so that there is nowhere for the owners to put snow in the winter, so it gets shovelled onto the roads.

Future expansion of major connectors is not possible unless the city then purchases all of these properties to widen the roads. This seems like a knee jerk reaction to a housing issue with no regard to a plan for the future.

Parking is the common issue I see in Capitol Hill. There are many duplexes already and now that half of the parking has been taken away on 24th Ave with the new bike lanes, and multi-unit housing being built on the corners of many streets, there is less and less parking. A prime example of this is on 24th Ave and 16th St NW. where what looks like a four plex was built, it is actually an eight plex. A four plex with four basement suites. There are also four garages. These garages appear to be used for storage, rather than for parking, and there is no off street parking provided for the four basement units. This type of structure has the potential to add 12 to 16 cars to the street, 12 cars if the four garages are being used. The alley is also crowded with 4 green bins, 4 blue bins and 4 black bins.

The infrastructure in Capitol Hill is very old. I wonder if there have been any studies done to determine if all these extra homes can be adequately accommodated with ageing infrastructure?

I am a landlord, and as a landlord, I have to provide off-street parking for my tenant; however, at the above-mentioned row housing, they only have 4 spots for 8 units.

I also have to provide a certain amount of yard space for my tenant, but this also does not seem to be required at this 8 plex. It appears there are 2 sets of regulations and I feel that is totally inequitable.

The rezoning being proposed does nothing to help with the housing crisis. These new homes range in price from 700K to 975K, certainly not affordable for many.

I find it disrespectful to the democratic process to be told by the city council that this is what I want in my neighbourhood!!

This is why I moved from the suburbs to an inner city lot because I didn't want to live 5 feet from my neighbour in a high density neighbourhood and I paid more for my property to do so.

Thank you for considering these issues when making changes to my property value and size by rezoning the entire area.

[REDACTED]

M [REDACTED] MacLeod

[REDACTED]

March 29, 2024.



Mr. [REDACTED] Mills.

[REDACTED]  
Calgary, Alberta, [REDACTED]

March 20, 2024.

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



Reference: Monday, April 22, 2024, Public Hearing on Planning Matters.

Dear City Council, Mayor Gondek, and Councillor Wyness.

I am opposed to the redesignation of my property to R-CG, and I am also opposed to the blanket rezoning of Citadel to R-CG. I am also opposed to the City's ongoing non-enforcement of secondary suite rules, and its proposed further relaxation of secondary suite rules. However, I am in favour of the City enforcing its existing rules.

One year ago, a block away from me, the house at 868 Citadel Way N.W. burned to the ground. Therein, a man perished in the illegal basement suite where the fire started. It remains a hole in the ground.

The adjacent house at 872 Citadel Meadow Way, N.W. had its roof burned off by the conflagration. No one lives there, as its interior was flooded out and destroyed by the Fire department hose pipes.

Fortunately, the actions of the Fire Department saved the rest of Citadel from destruction.

One year ago, the backside of the house at 100 Berkley Rise N.W. burned down, due to a fire started in the illegal basement suite. Fortunately, no one perished, but the house is gutted to the studs, and empty.

In my opinion, rezoning of properties to R-CG, and proliferation of secondary suites will increase the risk of fire damage, and damage to life and limb in adjacent properties. Due to R-CG, I will suffer loss of enjoyment from my property, due to decreased setbacks and shadowing, and increased population will result in increased noise, more barking dogs, increased traffic, and loss of on street parking,

Unfortunately, City of Calgary budgets, directly equate percentage population increase to percentage property tax increase, ("Calgary Budget: 5.2% proposed property tax increase for city homeowners. Livewire, Nov 8, 2022).

As I am opposed to any increase in my city taxes, I am thus opposed to any form of redesignation, rezoning, secondary suite development, or in fact to any development whatsoever, within City limits!

Have a Nice Day! [REDACTED]

Mr. [REDACTED] Mills (Property Owner and Taxpayer)



April 15, 2024

To Whom It May Concern:

**Re: Blanket Rezoning to R-CG District from R1 and the Blanket Secondary Suite Changes**

I am writing this letter as I have concerns regarding both proposed changes. I DO NOT SUPPORT EITHER OF THEM.

Allowing Row Housing in What is Currently R1 (single family housing) Districts.

In the past few years, I have had the opportunity to experience this at a friend's place in Knob Hill which at one time was designated as R1 and a relatively expensive area. My friend was living in the only house left in the east half of the block as all houses to the east on this block are row houses with one row house to the west of this house. I experienced the following:

- To maximize row house front and back yard space, parking was street parking. This resulted in blind spots east and west when trying to back out of the house's driveway onto what had become a busy street.
- The tall infills cast long shadows that changed the optimum vegetable gardening conditions.
- Backyard privacy changed as the infills were taller than the old trees.
- Visitor parking was at a premium or non-existent on nights and particularly weekends.
- Neighbors in row house were cordial but not necessarily friendly.

Lifestyles had to change because of the infills. The landlord sold the house last year and the new owner built another row house so now half the street is row houses. I suspect it is a matter of time before single family housing will no longer exist on that block.

I built this house ■■■ years ago with the idea I would age in place. I also wanted the peace, stability, physical safety and to get away from the density of multi-family housing. This street is stable as most residents have lived here 20 to 30 years or more. I watched a generation of kids play and grown up and a new generation of children have moved in. The neighbors are friendly and will support one another as needed. I believe row housing will change the character of the neighborhood at least in the following ways:

- Every house on the street currently owns at least one car and most have 2 or more thus necessitating parking in front of their house. Row housing will contribute additional street parking resulting in congested street parking and congestion getting to a major road.
- Most people have gardens, some neighbors are food self sufficient over the summer. Row housing is tall, and our houses are on a hill in two directions (south to north, and west to east). Row housing will likely cast long shadows and will change the favorable gardening environment.
- This is a family-oriented street as cars do not come into this area unless they live here; are providing services; or visiting a house here. Everyone slows down as the kids run across the street to each other's yards. Increased vehicle traffic will come with row housing and even

more so with secondary suites. In addition, congested parking on the street will result in blind spots as one is pulling out of our driveways.

Blanket Changes to Allow More Secondary Suites

- Row housing with the proposed rental changes could result in four family units on the same piece of land that was single family dwelling as each row house could have a secondary suite.
- A landowner could build row housing for the purpose of renting to multiple family units. Rental property priority is revenue so many landlords minimally maintain their properties.
- The traffic and safety concerns regarding volume of cars cited above is also a concern with secondary suites.

Other

I do not understand how either of these initiatives will impact affordability:

- I lived in another province for a few years after university. The only way affordability could be addressed was when there were rent controls even if they were temporary. The City's new affordability housing where there is substantially reduced rent addresses affordability, but I do not see how blanket zoning for row housing and/or blanket changes to secondary suites will address affordability.

When landowners or developers build row houses, the resulting row houses are not cheap. People who cannot afford to buy a house will not be able to qualify just because there is more inventory to sell. Similarly, a homeowner is not going to offer lower rent than the area average.

- My experience over the years is that aside from the real estate market conditions, the financial value of a house depends on the area and whether it has multi-family dwelling (owned or operated). I have concerns that the blanket zoning and blanket secondary suite changes will devalue my house over time as rental and row housing increases in the area.
- As a retired Senior I am very conscious of economic conditions (e.g. Inflation), and its impact on expenses. Blanket row housing, secondary suites and the traffic volume associated with them will likely impact local area improvements and services resulting in increased taxes i.e. more than the usual.
- With the proposed changes, over time, people will seek single family dwellings without multi-family dwelling in towns outside of Calgary to have what they cannot get in Calgary.

Thank You

[Redacted]

M [Redacted] Ng

[Redacted]

Calgary Alberta [Redacted]

[Redacted]

APRIL 3, 2024.

MAYOR OF CALGARY:

REGARDING THE NEW BY LAW TO UP ZONE  
ALL RESIDENTIAL PROPERTIES ACROSS THE  
CITY OF CALGARY TO R-CG - STANDING FOR  
RESIDENTIAL - GRADE - ORIENTED INFILL DISTRICT: -  
I LIVE IN SCENIC ACRES, CALGARY, AB.

MY VOTE FOR THIS IS A DEFINITE NO!!!  
IT WOULD DESTROY THE COMMUNITY  
THAT WE DO HAVE NOW AND IN THE FUTURE.

ROW HOUSES WOULD DEFINITELY  
DESTROY NOW AND IN THE FUTURE.

MY VOTE FOR THIS IS A DEFINITE NO!!!

YOUR TRULY  
M. [REDACTED] Vaankar

P.S.: A Resident who lives  
In Scenic areas.

Why not the above:- RE: FIRE <sup>AFFECTS</sup> & People  
Living in these Buildings as well as  
the fire Dept. + Police.

Police: Mental illness, Disagreements  
between those living there. Has an  
forbid even Dogs. (NOT NICE).



**Office of the City Clerk**

**April 8, 2024**

**Re: The City of Calgary Rezoning for Housing project**  
**Date of Public Hearing in the Council Chamber: Monday, April 22, 2024**

**POTENTIAL NEGATIVE IMPACTS**

We are firmly opposed to this proposal for the following reasons:

Increased density in the Varsity community will serve to further cripple our already overburdened and broken infrastructure.

Medium and high density development increases density significantly in a small area which can strain the ability of City infrastructure to handle the load. This infrastructure includes roads and water/sewer systems. Increased traffic congestion is a major issue.

Tall buildings overwhelm smaller buildings due to massing and overshadowing and reduced setbacks. These types of buildings can have a dramatic impact on next door neighbours due to reduced setbacks, overshadowing, and overlooking.

Medium and high density development can remove significant mature trees and landscaped areas resulting in damage to the urban tree canopy, creating heat islands, and creating more impervious surfaces which increase storm water runoff.

The green spaces in Varsity are widely utilized.

Another concern is the storage of garbage, compost, and recycling bins which totals 3 bins per unit or 24 bins for 8 units.

Random patchwork development can fragment low density residential areas and isolate some homes. It can destabilize communities by making them less desirable.

Inadequate parking can reduce the quality of life for residents. If street parking becomes less available, more conflict can occur between neighbours.

The blanket upzoning to R-CG would eliminate the public hearing process which is a key part of the democratic process.

There were numerous serious issues created during the covid-19 pandemic. High density populations in the city areas proved to have the highest incidence of covid-19. High and medium density living, in the long run, does not solve the housing shortage and affordability issues but rather it creates more long term medical, physical, psychological, emotional, social and deviant behavioral issues. In other words, it robs the citizens of Calgary of their quality of life that they have spent their lifetimes building.

Then, in turn, there exists an enormously increased drain on our medical, psychological, and judicial facilities and the accessibility to these services. The City of Calgary does not have adequate number of medical doctors, psychologists, and police to manage these additional issues created by increased density living.

Furthermore, when a population, like the citizens of Calgary, live in a cold climate, they spend more time indoors and, consequently, the high density exacerbates social, emotional, psychological, and deviant behavioral issues. It is a human need to have privacy and space in order to meet individual social, emotional, and psychological needs.

City-wide blanket upzoning is not appropriate and will have minimal impact on affordability.

Therefore, based on all the potential negative impacts of this Rezoning for Housing Project our family firmly opposes this initiative.

M [REDACTED] and E [REDACTED] Heslop

[REDACTED]  
Calgary, AB [REDACTED]



[Redacted]

Calgary, AB

[Redacted]

12 April, 2024



City Clerk  
City of Calgary  
800 Macleod Tr. SE  
Calgary, AB  
T2P 2M5

Gentlemen:

RE: Notice of Hearing on Planning Matters  
Council Meeting, 22 April, 2024

In respect of your upcoming meeting to discuss Land Use Designation Amendments, I wish to submit my comments in opposition to the planned amendments proposed for our immediate area as follows:

Our property is located in a unique enclave of Dalhousie. This small section of the community consists of properties located on streets designated as: a) Dalrymple Hill, b) Dalrymple Way, c) Dalrymple Green, further referred to as (" the Enclave").

What makes the Enclave unique is the fact that there are **No Front Sidewalks** along streets include in the Enclave! While there are pathways running behind houses in the area these pathways are not maintained to any practical degree winter and summer and consequently they are largely in a run-down and neglected condition throughout most of the year. As a result they are not used to any great extent by Dalhousie residents, (The one exception is a "main" pathway running East - West behind or north of Dalrymple Way which is maintained by the City)

As a result of the foregoing, a great number of community residents are forced to use the streets to walk from A to B, to school, to the bus stop, or simply to walk their dog or for exercise.

In winter when the streets are icy or snow bound (maintained sporadically by City crews!), walking on these city streets is treacherous! And safety of pedestrians is notably compromised for the following reasons:

- a) Streets are icy, snowbound or largely un sanded
- b) Pedestrians must compete with vehicular traffic
- c) Pedestrians must stay clear of or walk around the large number of vehicles parked on the street.

Adding infill-housing to the Enclave will also result in a subsequent increase in cars parked on the street since not all in-fills will allow inclusion of a driveway or garage

The prospect of a higher density population created by in-fill housing and the resultant increase in vehicle numbers added to the Enclave, will result in more people being forced to walk on the streets summer and winter thus posing an even greater safety issue.

In light of the foregoing and predicated on the fact that there are no front sidewalks in the immediate area or the Enclave, I oppose the Suggested Re-designation of my parcel to Residential – Grade-Oriented Infill (R-DC) and would suggest that all parcels without front sidewalks in the Enclave should be exempted from this proposed Re-Designation.

I wish to have this letter included in the Council Agenda and would request confirmation that this letter has been received by the Clerk AND that it will be included in the Council Agenda to be heard by Council. Confirmation can be sent to me via email at:

[REDACTED]

Respectfully,

[REDACTED]

M. [REDACTED] Langfeldt

Calgary, AB

[REDACTED]



██████████  
Calgary, AB ██████████  
March 27, 2024

City Council,

As per our address above, we are currently zoned R-C1 and would like to remain so. When we bought our home ██████████ years ago, we chose it because of the neighbourhood and the single-family homes on our street and the one behind us. We liked the density of our neighbourhood (Midnapore) and still do. There are duplexes and row houses, but only in certain areas of the neighbourhood. We like the privacy of our backyard, the amount of sunlight we get, and the parking availability of the street. All of this could be lost if our area is zoned R-CG. Please vote down the Amendment that could make this happen. We do not want our area to be rezoned and our property value thereby diminished.

Sincerely,  
██████████ + ██████████ Puroslow

Subject: Concerns Regarding Proposed Zoning Change in Kingsland

Dear Members of City Council,

residents of Kingsland, we are writing to express our concerns regarding the proposed zoning change from R-C1 to R-CG in our neighborhood. As a young married couple invested in the future of our community, we feel compelled to share our apprehensions about this transition.

Firstly, the lack of nearby educational facilities is a significant concern for us. With no school in close proximity, the proposed zoning change could pose serious challenges for families with young children.

Secondly, the issue of inadequate parking cannot be overlooked. As the number of residences increases with the implementation of R-CG zoning, so too will the demand for parking spaces. Insufficient parking provisions could lead to congestion on our streets and inconvenience for residents and visitors.

Furthermore, the shortage of playgrounds and recreational spaces is a pressing issue that requires immediate attention. As young homeowners, we value the importance of outdoor areas where families can gather and children can play safely. The absence of sufficient playgrounds not only detracts from the quality of life in Kingsland but also restricts opportunities for community bonding and engagement.

In light of these concerns, we respectfully urge the city council to carefully reconsider the proposed zoning change and explore alternative solutions that prioritize the well-being and sustainability of Kingsland.

Thank you for considering our perspective on this matter. We remain hopeful that our voices will be heard, and our concerns will be taken into account.

Sincerely,

N [redacted] & S [redacted] Mouwen

[redacted]  
Calgary, AB [redacted]  
[redacted]





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

March 29/2024

RE: City Of Calgary Proposed Blanket Land Use Designation Amendment

Dear City of Calgary Council:

**How Did Our Property Receive an Amended Land Use Designation Of R-CG?**

My Wife, J [REDACTED] Burke, and I Co-Own our property at [REDACTED] in Royal Oak Estates. Our property has been assessed this year by the City of Calgary at \$1,130,000.00. Many of the homes surrounding us are million dollar homes as well. When we moved into this neighborhood it was promoted and named as an estate area with large two-story homes with architectural controls to ensure any thing built in our neighborhood reflected an estate type area. Our home and most of the others in this area were built in 2005 to 2006. We moved into our brand-new home in July of [REDACTED]

We recently (March 22/24) received a notification letter from The City of Calgary advising us that The City of Calgary's proposed Land Use Designation amendment proposes to redesignate our land parcel to Residential – Grade-Oriented Infill (R-CG) District. Along with the letter was a pamphlet issued by the City of Calgary explaining the City's "Details about the proposed rezoning". Within that pamphlet it is clearly stated:

"Scenario 1: Your property is in a neighborhood built before 1985- Properties in this area that are zoned R-C1(s), R-C1L(s),R-C1N, R-C2, R-CXGex will be proposed to change to R-CG. R-CG is the Residential-grade Oriented Infill District. It is used in the older communities. It allows for a variety of housing forms such as single detached, semi-detached, secondary suites, and rowhouse- style housing. The district has rules to ensure new buildings fit in with the existing homes. A R-CG property could have a maximum of 4 units on a typical 50 ft wide lot, with the potential for each unit to have a secondary suite and a backyard suite. R-CG can be located on corner lots or mid block lots"

"Scenario 2: Your property is in a neighborhood built after 1985- Properties in this area that are currently zoned as R1N and R-2 will be proposed to change to R-G. R-G is the Residential- Low Density

mixed housing used in new communities. Like R-CG it allows for a variety of housing forms such as single-detached, semi-detached, secondary suites and rowhouse- style housing.”

Our very first question on this land amendment issue is how did our neighborhood get a R-CG redesignation? Our neighborhood was built 20 years after 1985. By the City’s own publication provided to us our neighborhood should have received an at worst R-G designation not R-CG. How could land designations (R-CG) allowing up to 4 units plus secondary suites plus 4 back yard residences on 50 ft lot ever fit in with million-dollar houses in an estate community?

To begin our rebuttal of the redesignation of our property to R-CG we would advise we do not give the City of Calgary authorization to redesignate our property (nor did we ask for it) to R-CG or R-G or any other designation different than what it currently has. The City of Calgary currently has a formal process citizens must go through to have a “Land Use Redesignation” application reviewed and approved by The City of Calgary.

We are wondering why The City of Calgary does not have to follow the same process for the same thing. Are there different rules for The City of Calgary than there are for citizen/landowners?

The City of Calgary advises, on their web site, the circulation of a Land Use Redesignation application by a landowner will take up to 3 months of circulation within City departments and a further 6 months for planning commission and City council approval. During that 9-month approval process adjacent landowners and affected communities are given opportunities to voice concerns and objections to Land Use Redesignations. We, current landowners, are being forced to provide objections and address our concerns barely 1 month after getting notification from The City of Calgary of proposed Land Use Redesignations. That is not reasonable!

In the Case of the City of Calgary proposing blanket redesignations they are not following the process a normal landowner would have to go through and have reduced a normal approval time from 9 months down to basically one month for all Citizen/Landowners in Calgary. From what we know there doesn’t seem to have been any review with affected community associations or Citizen/Landowners and a chance for them to voice objections.

From what we know of the reduced time landowners are being provided to express concerns about the land use changes we understand The City of Calgary is trying to take advantage of Federal funds being offered to cities who blanket rezone land to allow for more density. These funds are not the Governments they are Taxpayer funds. For the Federal government to now offer us back our own money in exchange for the negative impacts to our properties caused by Land Redesignations it is not a legitimate reason for landowners to have their properties devalued by Redesignation.

We find it very upsetting that The City of Calgary council recently voted to not allow Landowners a plebiscite vote on Land Redesignations. We are the landowners not City council. We have had our

democratic right to a say in matters affecting our land vetoed by City council and Mayor by rejecting a plebiscite. It was insulting to hear a Councilor's state landowners are not knowledgeable enough to understand zoning and its implications. There are thousands of very smart Landowners in Calgary who have gone through many land development and rezoning applications or do indeed understand zoning. .

Having said the above, we would like to be more specific on our disapproval of The City of Calgary proposed Land Redesignation as it affects us and our community. We would make the following points:

**Blanket Land Use Redesignations would remove an adjacent property Owners Right to Object to a proposed Development.**

Under Current City of Calgary Processes for a proposed project development adjacent landowners would be given notification of a changed land use application and be given an opportunity to object to the proposed land use change. Under a blanket Land Use Redesignation scenario as long as a developer is meeting the revised land use requirements landowners will not be notified of planned developments, see advertising on site etc. nor be given the right to object to the development. Approval of the development would be left solely up to the City. That should not happen.

**Proposed New Land Designation Future Home Sizes**

Currently in our community of Royal Oak Estates typical homes are in the range from 2,200 sf to 4,000 sf with high end finishes as is normal in an estate community. When one considers a 50 ft wide lot by 100 ft deep contains 5,000 sf and that the City is proposing to approve 4 houses plus 4 backyard residences that means, if all land is completely taken up by house footprints, homes would be 625 sf on average. That type of home does not exist in our estate community nor would fit in with the current homes in an estate area.

**Parking Requirements**

We understand the City of Calgary is proposing to allow the Land Redesignation without the need for developments to address additional parking for added living units. Any developer making this type of application would be forced by The City of Calgary to propose how additional parking needs of a development would be provided for within the development property lines. In our neighborhood we currently are short parking spaces on City streets. It is not acceptable to allow densification without addressing how our communities' concerns about parking will be addressed by Council. Developers should be required to provide on site parking for added units. We would note that if 4 new homes, 4 basement suites plus 4 backyard residences are constructed at say 2 cars per unit we are talking about 24 additional vehicles trying to park on the existing roads in front of each 50 ft lot! We have very limited parking now. There would be no available street parking if the redesignation goes through. In fact, where would the overflow park?

### Existing Utility Capacities

Having been (P. [REDACTED] Best P.Eng.) involved in land and subdivision developments for more than [REDACTED] years I have concerns. The City of Calgary is not taking into account the existing land utility services capacity to accommodate additional density. When a community's underground utilities are designed and sized, by a Civil Engineer, the anticipated loads from planned homes are considered and allowed for. Pipes etc. are sized according to loads. In this case the loads from one home per lot. Not a possible 8 plus 4 additional secondary suites.

### Sanitary Sewers

Currently each home on a fifty ft wide lot has one sanitary sewer connection to the property. Typically, this is a 4-inch diameter pipe. It was sized to drain sewage from one single family home. That four-inch line is tied into a sanitary sewer main installed under the community roads. That main was sized to carry sewage away to City sewage treatment facilities from one home per lot. As a point our home has three toilets and two showers hooked up to the sanitary sewer. The proposed Redesignated zoning could see (2 toilets /new unit plus one per suite plus two per backyard residence on one 50 ft lot) 20 toilets plus possibly the same number of showers hooked up. The existing sanitary sewer line into the property is not sized to take the increased amount of sewage. The main sewer line that all homes are hooked up to under the community roads would not have capacity to handle the increased sanitary sewer load. This would necessitate the City having to dig up our roads and pay for new piping requirements. Obviously with a lot more sewage leaving neighborhoods I wonder if the City has examined the impact on sewage treatment plants owned and operated by The City of Calgary. There would be an obvious need for those plants to increase size and capacity. Who is paying for sewer line / sewage treatment plant upgrades that will be required to service more houses in neighborhoods?

### Waterlines

Similar to the sanitary sewer issue are the waterlines servicing a residence. Typically, each single-family home lot has one ¾ inch waterline fed into the property. House waterlines are tied into a watermain installed under the community roads. That watermain has been sized capacity wise for one house per lot. If densities on a fifty-foot-wide lot go from 1 home per lot to possibly 4 homes with secondary suites plus four backyard residences the resulting increased water demand (8 times that of a single-family home) could not be met capacity or pressure wise with existing waterlines and mains. Are City of Calgary Water Treatment plants able to provide the increased water demand? Again, who will pay for new waterlines/ mains and treatment plant upgrades?

### Storm Sewers

When engineers design a subdivision storm sewer system and calculate storm water flows to pipes, they must determine how much surface area within a typical lot is impermeable to rain/snow melt water

which causes run off to storm sewers. Typical impermeable surfaces in a subdivision are – road pavement, concrete walks and driveways and house roofs. All of these surfaces require a sewer to be able to transfer storm water from that surface to a storm sewer to prevent flooding. Typically roof storm water is transferred from the roof via downspouts to grass or landscaped areas on a lot. Storm water runoff from other surfaces is handled by the storm sewer. In Calgary a typical residential lot is restricted to 45 % house footprint coverage. This leaves 55 % of the lot area to be available to soak up water from roofs etc.

If the City increases density that could mean only 10% of a lot would be permeable to water and there would be excess storm water needing to drain somewhere from roofs, driveways and sidewalks within a lot. This could cause flooding issues between properties or on roads. Again, storm sewers were sized by the design engineers for the community to handle storm water runoff from 1 home per lot. Those same storm sewers would now have to handle increased storm water flows (due to more impermeable surfaces now in a typical lot) and will not have the capacity to do so.

With the increase in storm water flows I doubt our community storm water ponds are big enough to store the added volume of storm water generated by a densified community. Has the City considered the costs of increasing the size and footprint of the current storm ponds in communities.

### **Electrical Services**

Typically, electrical transformers and underground electrical feeders are sized to allow one transformer per 7 house services. Feeders for those transformers are sized for amperage and voltage for 1 (100 to 200 amp) residential service per lot. If the City goes ahead with allowing 8 residences per lot the electrical transformers and underground feeders are not enough or big enough to service those loads. Is the City going to pay for upgrades? Who will pay for new electrical transformers required and new higher capacity electrical feeders. This will be a very costly upgrade!

### **City Of Calgary & Provincial Electrical Grids**

The Province / City of Calgary electrical supply grid is stressed many times by possible electrical grid supply and line size issues. With the Current number of houses in Calgary Calgarians are regularly asked to limit power usage to help the electrical grid cope with present loads. How would the obvious additional demands from many new homes being built be accommodated without major electrical grid upgrades?

What is The City of Calgary's plans to address this issue properly?

### Road Capacities

When communities are developed, developers are required to have a traffic engineer prepare a "Traffic Impact Assessment" report. The traffic engineer studies the number of residences in a development and generates trip counts which then dictate road size designations and traffic controls. Obviously the higher the number of homes in an area the higher the traffic trip counts would be. Higher trip counts would mean wider roads are needed to handle traffic. If the City densifies properties and more homes are added there will need to be road modifications to handle increased traffic. Will the City be providing revised traffic impact assessments to Citizens and advising what they would do with increased traffic loads on existing streets? Has the City of Calgary examined these costs?

Our community was surprised by The City of Calgary when a major 4 lane collector road (Rocky Ridge Road and its direct connection to Crowchild Trail NW) was closed for an LRT station. That road was the major access to our community. We now only have two ways in and out of our community. During morning and afternoon rushes there are major lineups of people trying to access Country Hills Boulevard or Twelve Mile Collee Road. With the possibility of increasing densities by some 700 % (1 Home vs a possible 8) our current road system could not handle the additional traffic.

### Land values

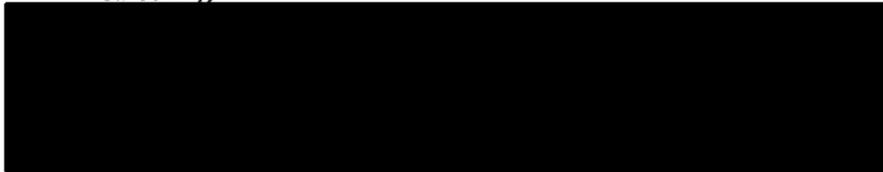
This is a very large concern to us as Landowners. Should our land and/or our neighbors land be allowed to accommodate up to 4 homes and 4 backyard homes. It will destroy our estate community. No longer will our neighborhood be considered an estate community with the increased and uncontrolled developments allowed by the redesignations. Given that our million-dollar properties would take a major loss in value should 4 homes plus 4 backyard residences be allowed beside our property. Existing Landowners could see losses in the range of \$500,000.00 per property quite easily. How will The City of Calgary compensate Landowners for their lost property value?

In closing neither J. Burke nor myself P. Best P.Eng., as landowners, support The City of Calgary Council in its attempts to rezone our property from its current zoning nor in our community. We would encourage council to vote against the blanket Land Use Redesignation proposal. In speaking with many landowners in our community there is a strong feeling that, should the proposed Blanket Land Use Redesignation be approved by council, then Landowners may need to band together to consider a legal challenge against the City as we don't believe our rights should be arbitrarily be taken away from us because the City of Calgary wants to take advantage of a Federal Government cash offer.

By copy of this letter to our Councilor Sonya Sharp We would ask that she support our community in opposition to passing an amendment which would see blanket Land Use Redesignations across Calgary. Please support a plebiscite vote by all eligible Landowners in Calgary! We would like to know who has asked for blanket rezoning to properties in the City. This is obviously not Citizen driven! It appears to be

driven by Councils desire to access funds from the Federal Government. That is not a reason why we should be asked to allow our land and community to be rezoned.

Sincerely,



J [redacted] Burke

Pa [redacted] Best P.Eng.

CC: Councilor Sonya Sharp

Office of the City Clerk  
City of Calgary  
700 Macleod Trail SE  
P.O. Box 1200  
Postal Station 'M'  
Calgary, Alberta  
T2P 2M5



April 5, 2024

To Whom it May Concern:

Please accept my letter regarding the City Wide Land Use Designation. As a citizen of Calgary for over [REDACTED] year, I have seen the growth and changes that have occurred in the city and many of these changes have contributed to the 'affordable housing crisis'. The steady increase in taxes, the migration of people to the city, seniors wanting to stay in their homes longer due to shortages of long-term care spaces, has impacted the inventory of property. There is this expectation that young people starting out and coming out of post-secondary school have the right (or out right privilege) to live in a specific home in a specific neighborhood and the City is not obligated to provide that for them. In saying that, I do not imply that anyone is not entitled to a safe place to live.

People purchase their homes for many reasons and one is the community in which the house is located. That community has developed based on the needs and desires of the residents. I believe that the development of the community should be left up to the elected members of the community associations that the residents have been chosen to represent them.

Houses are the single most expensive investment that a person makes so decisions made by government should not result in a negative impact on that persons investment or impact on the quality of life. There are normal fluctuations in the market and usually those impacts are the result of the global financial situation that results in a risk that a homeowner takes on with this purchase, but a blanket decision that the City makes is an unknown risk that could not be taken into consideration by the home owner at the time of purchase.

For those looking to purchase either their first home or move up, they are not able to compete with the developers to get a fair purchase price which makes their ability to get into the market or move up virtually impossible. This also increases the value of homes at an unreasonable level for low to middle income earners to compete in the market.

Understanding that there is an issue with housing for the vulnerable, low income earners, as well as the number of affordable housing options in the city, blanket re-zoning does not guarantee a predictable, positive outcome based on the information that has been circulated. All one has to look at are communities like Killarney, Rosscarrock, and Marda Loop to see that tearing down, what was an affordable house only to be replaced with a

duplex, 4 - plex or six unit row house, with each unit being sold for more than the original bungalow, does not alleviate the affordable housing situation— this only benefits the builder. In Marda Loop 3 – 12 unit brick apartment buildings, that would have had favorable rental prices, have been removed from the block and from the current rental inventory, to allow for a high end multi unit condo complex that will be sold at a rate that does not alleviate the need for lower rental accommodations – again, benefiting the developer.

In the City's literature, it is indicated that the purpose of the proposed re-zoning is because Calgary is facing a housing crisis and that this change will increase the supply of housing to meet the demand but with the evidence coming from communities such as Rosscarrock, Killarney etc, it shows that the removal of small, less expensive homes from the inventory and being replaced with 2 – 6 far more expensive homes. If developers are continually taking out the smaller affordable homes and replacing them with far more expensive homes, that does the opposite of addressing the issue of affordability.

In this proposal there are several issues that are not addressed such as city infrastructure and its ability to accommodate the increase in density. Can the City show that the current roadway system can accommodate the increased number of vehicles that would be utilizing the current roads with increased density? Looking at Marda Loop, it is virtually impossible to get in and out of or around the neighborhood without being held up due to volume of vehicles. Now there are adjustments being made after the fact, which has a negative impact on the businesses and residents of that community. The situation is compounded with the increased number of vehicles that are parking on the residential streets due to the increased density. Has the City consulted the Calgary Public School Board and the Calgary Catholic School Board to ensure that the schools in the areas are going to be able to accommodate the potential number of new students and ensure that the schools in these areas are not slated to be closed? Has there been a comprehensive assessment of current sewer system as well as water and power supply to accommodate the increase of usage? Assuming that the City believes that those living in the higher density areas and working in the core will utilize the C-Train for transportation, has the City assessed whether the current supply can accommodate that increase as well as ensure that those encouraged to use public transit can be assured that their trip can be made in safety and in a healthy environment? Has there been an assessment done on the impact on the current inventory of mature trees? Years of assessments and planning would need to be done prior to any consideration of re-zoning for densification.

There are several options that could be looked at such as multi use land utilization on small corner mini malls by incentivizing developing up. Or use the land around the Westbrook C- Train Station for multi-unit dwellings instead of the virtual wasteland that is currently there. Utilizing the land on the external areas of the parking lots at malls for higher level accommodations might be an option?

In this letter I am officially stating my opposition to the blanket re-zoning for the sole reason that there is not enough evidence that shows the success of addressing the housing crisis with this policy. I would suggest that the Administration and Council go

back to the table and engage in a more fulsome discussion and develop a more detailed plan that respects the uniqueness and desires of each community with community input and not just a 'one size fits all' top down approach.

Respectfully,

A large black rectangular redaction box covering the signature area.

P [redacted] Wickstrom

[redacted]  
Calgary, Alberta

A black rectangular redaction box covering contact information.



*Office of the City Clerk,  
The City of Calgary*

*Fax*

*403-268-2362*

1:

Re: Amendments to Land Use Bylaw 1P2007 & Bylaw  
21P2024

Calgary City Council -

There is no question that affordable housing is in short supply in Calgary. Remedying this must be done carefully. Many factors are at play.

(1) As noted by Ronald Goodfellow (Calgary Herald March 23, 2024 pg. A13), a retired architect who designed hundreds of social housing projects during his career, many factors contribute to today's situation - inadequate social housing being built for decades, years of depressed interest rates, current inflation, post COVID demand, & high rates of immigration & migration. He states tearing down existing single-family housing to build new multi-family units is expensive & wasteful; material & labour cost more than they ever have. There is no such thing as "affordable or low-cost housing". All new housing is expensive. He also writes that social housing has to be supported by the public purse & states there is still enough publicly owned land available to make a good start on the problem.

2.

(2) From the Calgary Herald - Feb. 10, 2024 pg. D2 -  
as per the CREB, "even amid rising house  
prices, single family home demand remains  
high," and that there is very limited supply  
in the lower price range.

In my opinion, this proposed change to the  
by-law, will only make this worse. Many of  
the new homes being built are in the higher  
price ranges. The "more affordable ones" are the  
ones that are likely to be demolished if the  
by-law is changed.

Note the following from the Calgary Herald,  
Jan. 6, 2024 - page D1. -

(3) The Board Chair of "Calgary Inner City  
Builders Association" is an advocate for blanket  
rezoning & was quoted in the article. His company,  
Millennium Plus Homes, is building fourplexes on  
three sites of former bungalows. In the article,  
he offers assurance that blanket rezoning would  
not mean that a fourplex would be built next to  
a luxury single-family home even if allowed by  
law - stating "The economics have to make sense  
- it'd be broke".

3

my community of Southwood does include a mix of townhomes, duplexes, fourplexes, apartment/condo buildings & single family homes - none of this in the "luxury market". many of the homes are bungalows or bi-levels which are ideal for anyone with mobility concerns. The area also has many trees on the single-family home sites. There are many problems with our current housing shortage, but blanket rezoning is not the answer.

Thank you for your time.

Sincerely,

[REDACTED] Mimahon,

[REDACTED]  
Calgary, Alberta.  
[REDACTED]



I support  
rezoning.

CPC2024-0213  
Attachment 54  
this

**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**

[calgary.ca/development](http://calgary.ca/development)

01 0 0001131\*

PROSSER DEVELOPMENTS INC  
[REDACTED]  
CALGARY AB [REDACTED]

I support increasing zoning  
for near LRT, malls, major  
roadway (even higher than this  
proposal)  
E. [REDACTED] Prosser [REDACTED]

**Why did I receive this letter?**

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

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

[calgary.ca/rezoningforhousing](http://calgary.ca/rezoningforhousing)

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

**Can I review the application in more detail?**

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

**Can I submit my comments to City Council?**

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

Submissions may be hand delivered, mailed, faxed to 403-268-2362, or submitted online at [calgary.ca/PublicSubmissions](http://calgary.ca/PublicSubmissions).

***What if I submit my comments late?***

Late submissions will not be accepted in the City Clerk's Office.

***How will my comments/submission be used?***

Submissions received by the published deadline will be included in the Council Agenda and distributed to Members of Council for their consideration when addressing the issue before them.

***Can I address City Council?***

Yes, any person who wishes to address Council on any planning matter mentioned in this letter may do so for a period of FIVE MINUTES. The five (5) minutes will not include any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. To register to speak or for further information, contact the City Clerk's Office electronically at: [calgary.ca/PublicSubmissions](http://calgary.ca/PublicSubmissions), or by phone at 403-268-5861. Additional information on the Public Hearing process can also be found at [calgary.ca/PublicHearing](http://calgary.ca/PublicHearing).

***Can I distribute additional material at the meeting?***

Anyone wishing to distribute additional material at the meeting must supply the City Clerk's Office with an electronic copy online at: [calgary.ca/PublicSubmissions](http://calgary.ca/PublicSubmissions), or a paper copy at the meeting. It should be noted that such additional material will require the approval of the Chair of the meeting before distribution to Members of Council.

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017, Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act Sections 216.4 and 606, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact the City Clerk's Office Legislative Coordinator by email at [PublicSubmissions@calgary.ca](mailto:PublicSubmissions@calgary.ca), or by phone at 403-268-5861, or by mail at Mail Code 8007, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5.

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw). The Council agenda will be available on [calgary.ca/PlanningMatters](http://calgary.ca/PlanningMatters). Please direct questions with regard to the matters mentioned herein to 403-268-5311.

**Learn more at:** [calgary.ca/rezoningforhousing](http://calgary.ca/rezoningforhousing) or 403-268-5311



March 26, 2024

To: The City of Calgary/City Clerk

Re: Rezoning

We do understand the need for more housing. We are living through this issue right now. Our oldest son had to move back home because he could not afford to rent or buy a home. Our youngest son may very well be moving home as well. He is stuck in Lethbridge because he could not find housing in Calgary.

After reading differing studies and opinions regarding increased traffic, this is a great concern for us. This concern seems disregarded, but this does not make it any less a concern. People who are living with the increased traffic and parking issues don't seem to be taken seriously.

We also see "Nimby" being thrown around a lot as the new insult. Our community is already dense with duplexes, fourplexes, Condos and single-family homes. Why do you have to make it even denser? We recently had to go to Cornerstone North Calgary. Everything was crammed and squished together. No trees, just homes on top of each other. Will our treed neighborhood become that? If that is what we were looking for when we purchased our home, then that is where we would have bought our home!

What will be done to address the traffic and parking situation. Will you add more Bylaw Officers to enforce parking issues? In our cul de sac there are cars parked on angles, straight, blocking driveways at times with no recourse. Will Builders include parking in new builds? Will more Police Officers be available enforce traffic violations? You say taxpayers cannot cut trees down on their property without a permit (permission) because trees are so important to our environment, yet you plan to let builders cut down trees for densification?

Will any of these denser housing plans be more affordable? We have yet to see any of these new buildings going up affordable! Every time a new building says, "now renting", the prices are outrageous! A tiny 800 sf apartment for \$1600.00 is not affordable.

Here's the thing.... after reading our ( Ward 11) Courtney Penners' statement regarding the 90<sup>th</sup> Ave development, I am now 100% convinced that no matter what our Community wants, this Council will do what THEY want anyway.

It feels like this council is hell bent on making frustrated communities even more frustrated.

We would be a **NO** to your plan.

Sincerely,

The Pryor Family



FROM

R [REDACTED] HOLMES }  
& A [REDACTED] HOLMES } JOINT OWNERS

WE HAVE 5 CHILDREN WHO NEED ROOM!  
WHEN WE BOUGHT HIS HOUSE? HE LIVES  
BY THE RIVER IN BOWNESS AT THE TIME-HE  
SAID ME HE HAS MANY HOUSES HE'S BUILDING.

WE MADE OUR MIND UP - [REDACTED] YEARS AGO  
HE HELPED WITH MORTGAGES.

WE WORKED TWO FULL TIME JOBS BOH OF  
US. BUILT EXTENSION OUR LIFE SAVINGS  
WENT, OUR ELDEST HELPED \$40,000  
OUR YONGEST HAS [REDACTED] YR SON & [REDACTED] BOLD TWINS.  
MOST LIKE TO VISIT USUALL SUNDAYS  
WE ARE NOT SURE ANY MORE

I FEEL HELPLESS I AM IN MY [REDACTED] CANT WALK  
WITH OUT MY WALKER, [REDACTED] HAS TO BE MORE  
CAREFUL HAS A LOT OF MEDS TO TAKE DAILY  
HAD A KIDNEY TRANSPLANT PILLS TO  
TAKE DAILY - TO KEEP TRANSPLANT & MY WIFE  
ALIVE

R [REDACTED] A [REDACTED] HOLMES

CALGARY A.B.  
[REDACTED]



R [REDACTED] and B [REDACTED] MacEachern  
[REDACTED]  
Calgary, Alberta  
[REDACTED]

Office of the City Clerk  
The City of Calgary, 700 Macleod Trail SE  
P.O. Box 2100, Station M  
Calgary, Alberta  
T2P 2M5  
Fax: 403-268-2362



To Whom It May Concern:

We are writing this email to give voice to our concerns about the proposed change in land use designation for the city of Calgary. In [REDACTED] we purchased our current home in Lake Bonavista. This decision was based, in large part, on the fact that the home was/is in a R1 family oriented community. We saved and sacrificed in order to buy a property that met our criteria. We raised our daughter here and we continue to enjoy our retirement years in our home.

A city wide plebiscite was proposed and rejected to deal with this issue, the responsibility of which rests solely with Calgary City Council. In the absence of an outright rejection by city council of this zoning change, we are strongly advocating for a plebiscite to give all of the city residents an opportunity to vote their approval or rejection.

We oppose this change of Land Use Designation zoning from R1 to Residential - Grade Oriented Infill (R-CG) for the following reasons:

**AFFORDABLE HOUSING:**

Has the term 'Affordable Housing' been defined? Who is the target population and what dollar value is assigned to affordable housing?

**ECONOMICS:**

While we appreciate the need for affordable housing in Calgary, we do not believe this rezoning proposal will provide the desired solution to the problem at hand. Home builders are unlikely to purchase an existing structure and building lot and incur the costs of demolishing and removing the existing building before construction can commence when undeveloped lots are most likely available at a much lower price. Additionally, it will have a detrimental and irreversible effect on existing family oriented R1 communities.

**PROPERTY VALUE:**

This rezoning proposal has the potential to diminish the value of property in R1 communities. If this occurs, The City of Calgary can expect to be held accountable for this reduction in value through whatever means necessary.

**EMERGENCY RESPONSE/ BYLAW ENFORCEMENT:**

Among other issues, availability of limited parking could pit neighbour against neighbour. Has the city considered the resultant potential increase in calls to Bylaws, Fire, EMS and Police to respond to these events?

**UTILITIES:**

Is existing utility infrastructure (water, sewer, electricity, etc.) adequate to handle added load? Specifically, has the city considered increased demand on the electrical grid created by these additional homes combined with anticipated proliferation of electric vehicles, heat pumps, etc.?

**COST RECOVERY:**

Do residential developers, home builders or other parties have regulatory approvals in place, under existing guidelines, that will have to be abandoned and redone to comply with regulations under the rezoning guidelines? Will the city and therefore the taxpayers be held accountable for costs incurred by these parties as a result of this rezoning?

**EXEMPTION OF COUNCIL MEMBERS:**

Should council members who represent wards not affected by this rezoning proposal be excluded from voting on it?

**PARKS, GREEN SPACES:**

Will residential development be allowed on city owned park areas and green spaces? Specific to lake communities, will the city have the right to include lands surrounding these lakes rezoned to allow for residential development?

**LEGAL ACTION:**

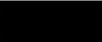
Has the city considered the possibility of a class action lawsuit to challenge this rezoning? Presumably, many lawyers in Calgary are directly impacted by this proposal.

**SUMMATION:**

This rezoning has the potential to destroy family oriented communities in The City of Calgary.

Myriad questions have been asked but many are left unanswered. It appears this rezoning proposal is being put forward as the solution to an issue that has not been completely defined: a solution still looking for a problem. We implore city council to revisit this erroneous decision and resolve to explore other solutions to the affordability crisis.

Respectfully,

  
R.  MacEachern

  
B.  MacEachern

cc: Peter Demong, Ward 14

April 5, 2024

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



Submitted via fax to: 403-268-2362

**Subject: Notice of Public Hearing on Planning Matters – Citywide Land Use Designation Amendment**

Please find attached our comments on the proposed “rezoning for housing”.

Thanks.

R [redacted] and S [redacted] Innes

April 5, 2024

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

Subject: Notice of Public Hearing on Planning Matters – Citywide Land Use Designation  
Amendment - Redesignation of our Address to R-CG

As homeowners in the community of Glamorgan we submit the following comments regarding the Citywide Land Use Designation Amendment. **We do not support the proposed rezoning as additional impact assessment, infrastructure planning and community consultation are required.** The proposed blanket rezoning raises concerns about the **cumulative impact of redevelopment and lacks input from current residents** who will see their community permanently altered. **Attempting to solve one problem (i.e. housing shortages) risks creating others unless adequate upfront planning is in place.**

We have been residents of the community of Glamorgan for many years and care deeply about ensuring it continues to be a **functioning, safe and welcoming** place as it evolves. Hence, we submit the following concerns and questions.

1. Environmental

- Redevelopment results in **significant tree loss**. The Council recently identified this as evidenced by Councilor Wong noting tree protection is required citing “mixed use residential development” as one cause of tree loss. A redevelopment underway at 4103 – 42 Street has resulted in the removal of at least six mature trees to make way for a rowhouse. The limited remaining green space will not support the regrowth of large trees.
- **Management of surface water runoff does not appear to have been considered.** Using the 4103 – 42 Street redevelopment as an example, the land coverage of the new rowhouse is estimated to be 80% of the lot, which is up over 50%. If repeated throughout the community where will the runoff go? Storm drains currently have significant pooling during thunderstorms. A neighbor has already experienced having his vehicle flooded.
- The **cumulative impacts** of loss of tree canopies will impact wildlife, natural cooling, and results in the loss of carbon sinks. The loss of mature trees will also reduce the esthetics and appeal of our community.

2. Adequacy of Local Infrastructure

- The community of Glamorgan currently has **lower water pressure** than other areas of Calgary. **Repairs to sewer systems within the community have become more common.** Houses in low spots within the community have experienced **sewer backups** as the result of capacity issues. Coincidentally the timing of the backups aligned with the addition of a

multistory seniors complex in the area. There is also a need to **understand the impact on electrical** infrastructure to ensure increased demand for it can be supported.

- The infrastructure in the community of Glamorgan is approaching 70 years of age. During a 2023 Design Matters panel discussion **Mayor Gondek noted “there is no funding source for the infrastructure that needs to be upgraded, changed and modernized for established areas to grow”** and refers to the City’s desire for 50% of growth in existing communities as an **“interesting experiment”**.
  - “ These comments can be found at the 40-minute mark by Googling Design Matter Lectures and scrolling to “Panel Discussion: Rethinking Urban Growth” or by clicking the link <https://www.youtube.com/watch?v=pkbhX5YbDN8>
- **Densification impacts on infrastructure need to be assessed. Given current systems already have challenges it is reckless to continue adding volume.**

### 3. Traffic and Safety

- Going from a single-family dwelling to eight on the same property (four units with secondary suites) **increases traffic flow on what are now quiet streets that children play on.** Only four parking spaces are required to be built when 12 cars can be expected based on the latest statistics on automobile ownership. Where will they all park?
- Rowhouses are permitted to be built close to the street, **reducing visibility on corners.** An **additional setback was requested for safety reasons** for a development situated in a busy corner in our neighborhood. The request was not honored.
- Houses often fall into disrepair while the developer and the city advance plans. **A home on 42 Street SW that was awaiting redevelopment was inadvertently set on fire by those who used it for shelter. This is unsafe and unsettling for all involved.**

### 4. Affordability

- **Tearing down solid existing housing stock is costly and wasteful.** The environmental costs of demolition and construction result in a significant volume going to landfill with new concrete and wood required. A UBC study found that the emissions costs of demolition and construction **puts a new property in a “carbon debt”** which takes decades to repay.
- **The infills and rowhouses which are replacing existing bungalows are more expensive than what currently exists.** How is this creating “affordable” housing?

### 5. Cumulative impacts and density

- According to the 2020 Community Profile **Glamorgan had 37% of its housing as private dwellings compared to a citywide average of 55%.** Newer neighborhoods have considerably higher rates of single-family homes albeit on smaller lots. **Sundance is 90%, New Brighton is 77% and Coventry Hills is at 92%.** Why not spread the load with more multifamily homes included in all communities?
- **Our community has seen several developments\* added since the last Community Profile** was compiled. This illustrates the community’s willingness to accommodate additional density and welcome newcomers. **These concentrated multi-story developments have increased density and diversity while respecting the choices and**

**investments made by those who choose to live in existing single-family homes in the heart of the community.** These properties alone will increase the community's housing stock by 9% from 2020 levels and reduce the percentage of single-family homes to 31%. Why not focus on **planning** more of these types of developments within commercial corridors rather than tearing down single-family homes ad hoc throughout the community?

- \*Silvera Westview Residence West – 82 suites opened in 2022.
  - \*Horizon View – 210 suites opened in 2020 onwards.
  - \*Glamorgan Landing Estates – 278 units opening April 2024.
- **Redevelopment is also taking place in adjacent communities impacting our neighborhood.** Numerous high-density developments are underway along 37<sup>th</sup> Street SW. The Westbrook Local Area Plan proposes six story buildings on the north side of Richmond Road. The residents of these dwellings will need to use the infrastructure and amenities like those who reside in Glamorgan. How much redevelopment can realistically be accommodated?

#### Options for Way Forward

As our community of Glamorgan, and other inner-city communities, **has already seen and is in the middle of significant change, it is critical that further growth be assessed, planned, and managed.** The proposed blanket rezoning or “one size fits all approach” does not accomplish this. Rather it risks running an “experiment” that shifts the burden to future councils and future generations to address the **unintended consequences** that arise. **This does not constitute sustainable development.**

We recognize there is a need for the creation of affordable housing and densification and request consideration of the following options:

- Build on publicly owned lands **throughout all of the city** to provide much needed social housing.
- **Plan upfront** for the changes that come with new developments rather than react when problems arise.
- **Encourage appropriate redevelopment** in existing areas that does not result in further tree loss, burden aging infrastructure, and destroy the character of inner-city communities.
  - **Secondary suites and laneway houses are potential options.**
  - Explore the densification of commercial lands within existing communities.
  - Build diverse housing styles (eg. stacked bungalows) so seniors can age in the community.
- **Revisit the Main Street Plans / Corridor Program with the 24 communities that provided significant time and energy to arrive at plans that reflected the input of residents while adding housing.** The Richmond Road SW plan saw multifamily housing focused along an improved Richmond Road Main Street as well as in commercial corridors.
  - As individuals who will be directly impacted by the Main Street plan that was developed, we endeavored to find a balance between the need for housing while ensuring it is in a form that minimizes negative impacts to neighbors such as us. For example, we suggested 1) limiting the height of housing so that buildings don't overshadow and look down on existing residents and 2) promoting the

establishment of commercial properties appropriate for daytime use while avoiding noisy evening activity.

- **Set high standards for new developments** including mandatory low flow and low energy fixtures/appliances.
- **Plan additional greenspaces** in conjunction with concentrated development so that residents of these complexes have outdoor living areas.

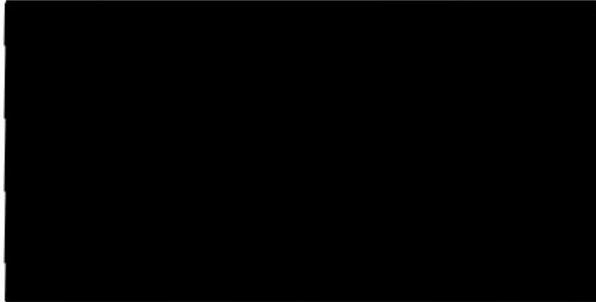
Finally, stop the blanket rezoning, **respect local and expert knowledge, and engage with your constituents. Together we can build strong and vibrant communities** for newcomers and existing residents.

R [redacted] and S [redacted] Innes

[redacted]  
Calgary, Alberta  
[redacted]

cc. Councilor Richard Pootman's  
Ron Liepert, M.P.  
Glamorgan Community Association

Name: R [REDACTED] Antony



Dear City Clerk:

Thank you for the opportunity to provide feedback to the proposed City Zoning Bylaws. I appreciate the housing shortage dilemma we face but oppose the proposed bylaw changes meant to help resolve the issue.

It has been apparent over the last number of years Real Estate developers have been gobbling up prime residential lots, obtaining zoning bylaws changes and building multi residential units and most likely selling for significant profits, even though your communication to homeowners would suggest requests for rezoning face critical scrutiny. Rezoning is rampant and apparent in all quadrants simply by viewing the residential construction occurring and the number of erected signs proposing zoning bylaw changes.

My concerns are:

- Many communities are seeing their identities change from quiet family friendly areas, with sufficient yard space for family enjoyment and ample parking, to an over crowded bustling area with insufficient family and parking space.
- Many individual residential home purchasers, with plans to buy and renovate the home for their family, are being pushed out by Real Estate developers with deep pockets who ultimately rezone and build multi family units, again for lucrative profits.
- Your commentary advises there will be no real change to the rezoning process and the only change is elimination of presentation to council, this

being the most important part of the process. As mentioned above there are numerous examples of rezoning changes approved in the past and likely many more to be requested with the proposed changes you plan. As an outsider looking in, it would appear the developers absolutely know the criterion to be demonstrated to get approval each time and have a set system to get what they want. Removing an important step will no doubt weaken the process.

In conclusion, I want to emphasize the proposed rezoning bylaws will result in the city with few quiet family-oriented communities to live, a reason our city is ranked as one of the best places to live in Canada/World. These changes will result in congested communities with poor conditions in which all are unhappy. I am opposed to the proposed changes and while I am also opposed to unnecessary plebiscites, this is such an important matter for so many people it must be decided by the individual citizens of our city. Thank you for your time.

Your truly,

R. Antony

April 10, 2024

The City of Calgary  
Office of the councilors (8001)  
PO Box 2100, Station M  
Calgary, AB  
T2P 2M5



Attn: Ms. Jnnifer Wyness

Dear Ms. Wyness:

I live in beautiful, peaceful Hawkwood. Had I known that you are in favor of re-zoning my neighborhood, I would never have voted for you.

Re-zoning is a huge issue that must be ratified by the residents of Hawkwood (and of course all of Calgary). It is not something that a few councilors can on a whim decide!

Re-zoning, or not, is our choice; not yours!

Stop the re-zoning.

Regards

[Redacted signature]

R. Bujnowicz

[Redacted address line]

Calgary, AB

[Redacted address line]

From : R [redacted] Parsons [redacted]

Thu, Mar 21, 2024 02:29 PM

Subject : Land Rezoning

To : R [redacted] Parsons [redacted]

Office of the City Clerk,  
March 20.2024  
The City of Calgary  
700 Macleod Trail  
SE P.O. box 2100, Postal Station 'M'  
Calgary, Alberta

Members of Council

I write today to discuss my concerns with the proposed zoning amendments:

1/ The information brochure and letter received yesterday from you, was a little dismissive of certain details. One of particular note is on the top of the 5th. foldout section of your pamphlet stating "minor changes are also being proposed for secondary suites. The zoning change would allow a property to have both a basement suite and a backyard suite and would also remove the need to have a parking space on the property for the backyard suite." I would suggest this is not a minor change especially when consideration is being given to allowing 4 units per 50 ft. property thus providing for the potential of 12 dwelling units per 50 ft. lot.

2/ Apparently 3 local area plans called Heritage, Westbrook and North Hill incorporating some 28 functioning communities are already approved with 5 more local area plans under study.

3/ Latest population census per sq. mile has Toronto's at 7,997, Vancouver 6,893, New York 5,319, Calgary 5,439. Calgary's potential density per sq. mile based on the proposed rezoning would equate as follows: One square mile is 640 acres. Of this land mass 25% must be given to the municipality leaving 480 net developable acres. An acre is 43,560 sq. ft. The typical lot proposed for subdivision under the proposed rezoning is 5,000 sq. ft. with a 50 ft. frontage. Each acre would therefore contain 8.7 developable lots. Under the proposal each such lot could accept 12 dwelling units. Statistically a dwelling unit has 2.5 people living within. This equates to 261 persons per acre or 125,280 per sq. mile.

4/ Why is the city striving for such? I believe the citizens of Calgary would feel less angst if densities were capped or at least have this anomaly explained.

Respectfully Submitted,

R [redacted] Parsons [redacted]



[redacted]

R ■ Umsaar

Calgary, AB

April 8, 2024

Dear City Council Members,

*April 22, 2024 Public Hearing Meeting of Council*  
*Proposed Citywide Land Use Rezoning to R-CG*

Thank you for the opportunity to provide input to the City of Calgary regarding proposed citywide land use rezoning to R-CG. I have been able to provide input to the City at least twice previously on proposed R-CG rezoning:

- In a Sept. 7, 2023 letter to Calgary City Council, prior to Council's vote on Housing and Affordability Task Force Recommendations
- In an April 4, 2023 letter addressing a specific R-CG rezoning application (Development Permit 2023-01449).

The March 7, 2024 report to the Calgary Planning Commission which recommends Land Use Amendment Citywide, states report recommendations will provide a greater range of housing choice for Calgarians and demonstrate a significant step forward in delivering on Calgarians housing needs. I would like to discuss these two assumptions further.

It is true that building housing without parking would represent a new housing choice for Calgarians. However, my experience as a Calgary resident for nearly ■ years offers no evidence there is material demand for housing without parking. During my life in Calgary, I have come across two households who chose to live without a vehicle. I have known people who are single, married, common-law, with and without kids, including low-income tenants in my one rental property. And among all these people, only one single and one young couple (both without children) ever chose to live without a vehicle, in all the years I can remember. This data leads me to the confident conclusion that the proposed land use rezoning is not offering a housing choice for which there is statistically significant demand. Many people choose not to have children but the reality is that childless Calgarians almost never choose to live without vehicles.

Attachment 6 to the same March 7, 2024 report to the Calgary Planning Commission acknowledged that "Parking, Waste and Recycling, shadowing, and privacy will be major concerns for Calgarians. Look to proactively address these concerns."

The only way to "proactively address these concerns", including parking, is to plan realistically today. The number of households planning to live without any vehicle is too small to plan for. Realistic planning will assume parking for every household. On my block, most households have not just one vehicle, but two or three vehicles per home. As of today, even without R-CG development, visitors have trouble finding a place to park. There is no street parking for new residents on the block. New development must plan for new resident parking, to be viewed as "realistic". Taxpayers don't find value in unrealistic planning.

The second statement in the March 7, 2024 report to the Calgary Planning Commission states this amendment will demonstrate a significant step forward in delivering on Calgarians' housing needs. While there are people who want higher density housing with no yard maintenance (such

as apartments offer), there are consequences to using proposed citywide land use rezoning to R-CG to achieve this end.

Part of the uproar over the proposed amendment is that existing homeowners recognize that the City of Calgary is effectively proposing to “break the social contract”. On Oct. 16, 2020 a paper was published titled “Moral Collapse and State Failure: A View From the Past”.

- Detail: <https://www.frontiersin.org/articles/10.3389/fpos.2020.568704/full>
- Summary: <https://phys.org/news/2020-10-history-societies-collapse-leaders-undermine.html>

The study explored a number of pre-modern states to understand causes of their collapse. One conclusion was that even in societies with “good government”, if citizens lost confidence that state leaders were still working in the best interest of citizens, the resulting social division, flight and reduced motivation to comply with tax obligations led to eventual societal collapse.

I understand the purpose of the April 22, 2024 public hearing on this topic is to hear from citizens. Please listen. Proposed unilateral land use rezoning, if approved after people have purchased their properties (with an understanding of reasonable range of possible outcomes), constitutes “breaking trust” with existing homeowners. The City can try to explain that they are doing this for a good purpose. But homeowners don’t need communications specialists to tell homeowners what they want. On my block, housing density is already doubling, as single homes are replaced with two attached homes. But this change is within an expected range of outcomes for when we bought into the neighborhood. Shifting to R-CG zoning doesn’t fit into the expected range of outcomes, no matter how the City rationalizes it. As a professional accountant, when I take ethics training, I am strongly warned against “rationalization”, or “using the ends to justify the means”, as this is considered “unethical” conduct. The City (and its representatives) can also not use “rationalization”, apart from breaking trust with existing homeowners. Please listen. As the Oct. 16, 2020 paper indicates, once trust is broken, government leaders can expect reduced willingness of citizens to respond supportively towards the government in the future, and not just with reference to the initial issue. The level of public trust in governing authorities is specifically mentioned as an underlying factor impacting the Corruption Perception Index. Historical themes tend to repeat. Council members won’t have a second chance to develop public trust after members leave Council. Rather, Council members will return to live in the society they helped shape, with either higher or lower trust (or chaos) than before they were Council members. The law is a teacher, and citizens can “learn” a new pattern from what governing authorities model, for better or for worse.

It is entirely feasible for the City to plan higher density housing in a way that doesn’t disrupt existing “social contracts”. The relationship between government and citizens means more in the long run than obtaining higher density housing through one specific approach which depends on authoritarian force.

R ■ Umlsaar



Search

R [REDACTED] CLARKE Sign Out

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To: calgary.ca/publicsubmissions

Cc: Clarke, R [REDACTED]

Subject: Rezoning of Calgary for Housing

Attach  Tip: drag and drop files from your desktop to add attachments to this message.

Dear Sir,

I would like to voice my opposition to the Blanket Rezoning Amendment. With my particular circumstance here in North Haven, my wife and I purchased a home with many friends on our street and have felt a part of this community through the years. I feel the change to the Blanket Zoning Amendment would change all this and not for the better. Simply put, there is a problem with housing in this City, but Blanket Rezoning is not the solution. Yours sincerely,

R. [REDACTED] and L. [REDACTED] Clarke

[REDACTED]  
Calgary  
[REDACTED]  
[REDACTED]



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



March 30, 2024

Dear Sir:

**SUBJECT: Comments Regarding Blanket Rezoning in the city of Calgary**

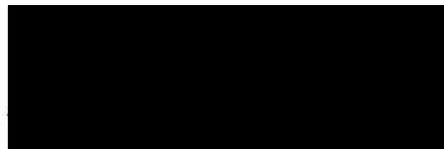
I do not support the blanket rezoning of Calgary. Nor am I happy with the Mayor and some Councillors willingness to be blackmailed by the Federal government. The promise of \$228 million from the Housing Accelerator Fund is no reason to destroy Calgary. If you think that densification means lower costs you should take a close look at major cities around the world. People want to live in a City because of a job and the quality of life. If cost was the only factor, then there is plenty of very affordable housing today in Kyiv.

Over the decades the City has spent millions on the planning and design of Calgary neighborhoods. This has resulted in, for the most part, a city that I am proud to call my home. Calgary is prized for it's quality life which is comprised of many things. Affordability of housing is one of the factors, but more importantly it's the feel and quality of the neighborhood that provides that prized quality of life. Turning Calgary in to a willy-nilly mix of single detached and multi- family housing will destroy the fabric of this City.

When I moved here 35 years ago, I specifically searched out neighborhoods that where primarily R1 because that was the sort of neighborhood I wanted to live and raise my family. Woodbine has large lots (by todays standards) and good access to public transit and will make it a prime target for unchecked densification if this city-wide rezoning takes place.

There's a fair process in place today for the rezoning of property in Calgary. If Council isn't happy with that process, then you should direct the Planning Department to streamline the approval process and reduce the cost. Don't through out the current rezoning process and replace it with blanket rezoning.

Thank you.



R. Nesbitt

email copy to: Councillor Dan McLean

City Council: Re rezoning for housing:

[REDACTED] and S [REDACTED] Babcock

[REDACTED]  
Calgary Alberta



In regards to the proposed rezoning for housing. We are total opposed to this idea. We already have parking issues. The potential increase of people and extra cars will make parking more difficult than it is now. We already have households that have up to 6 cars associated with them so people are parking in the back alley blocking drives. In the front and side streets parking is over crowded. Not being able to park close to our houses due to density issues is problematic as the elderly or pregnant or physically challenged people have difficulty transferring groceries from their cars to their house. And we know that Calgary is very poor at clearing snow in the residential areas so that increases your risk of slip and falls and an increased cost to our health care system. Imagine an elderly person who due to the increased density issues is struggling to carry the groceries a block from their home because they cannot park close to their house then due to poor snow clearance they slip and fall on the ice. ( Think of our recent snow fall March 21 -2024) Now they break a hip and need to go to the hospital . A hip fracture in the elderly increases their risk of death significantly.

So we are totally opposed to any changes in rezoning to our communities . NO to secondary suites, NO to Rowhouse styles. Just plain NO. NO.NO

Thank you J [REDACTED] Babcock

[REDACTED SIGNATURE]



**NOTICE OF PUBLIC HEARING ON PLANNING MATTERS**  
[calgary.ca/development](https://calgary.ca/development)

02 0 0179472\*

S [REDACTED] BABCOCK; J [REDACTED] BABCOCK  
[REDACTED]  
CALGARY AB [REDACTED]

***Why did I receive this letter?***

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

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

[calgary.ca/rezoningforhousing](https://calgary.ca/rezoningforhousing)

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

***Can I review the application in more detail?***

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

***Can I submit my comments to City Council?***

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



Re: Notice of Public Hearing on Planning Matters

Monday, April 8, 2024

Dear Sir/Madam;

I'll start by stating I find it odd that the body of the letter sent to homeowners included the comment "If you want to submit comments concerning these matters.... and MUST FOCUS on the application and it's planning merits." This implies you are not open to those who oppose the process change or do not find "merit" in the revised process.

I am commenting on Scenario 1 as per the details about the proposed rezoning document. I disagree with adopting the R-CG zone.

I expect the perceived benefits are as follows:

- Higher density within a smaller space
- Increased housing volume to reduce housing costs
- Income generated from more parking permitted areas
- Higher property tax collection for the same area
- Fewer green spaces and yards reducing water usage

Unfortunately, I do not see these benefits as being real:

Higher density populations emit more CO2 (both human & vehicle) in a more concentrated area. By continuing to build more high density homes on currently single lots there is an: increase the traffic flow thus an increase in CO2 emissions in a smaller area; less green space as the lots become nothing but concrete building pads; higher insurance rates (both home and auto) as overcrowding continues to result in greater loss due to fire and higher traffic density drives higher insurance rates due to greater incidence of accidents. The problem is compounded further as you add to this the demand for charging stations and the fire risk associated with lithium batteries (car & e-bikes).

As to affordability, rarely are the new builds affordable and developers use every inch of land to create oversized/ overpriced homes, without adequate parking consideration (in some cases none), to generate a profit. This contributes to overcrowding in neighborhoods that already struggle with inadequate infrastructure. Water usage will not be decreased as you crowd more people into a smaller area as they will use more resources, on a daily basis, taxing an already challenged water system.

In my opinion, the City is using this as an opportunity to pull more money, from already beleaguered residents, to spend on overdue improvements to infrastructure resulting from poor historical planning and inadequate budget management. If you want to build low income housing for those new to the country or those struggling financially due to the poor fiscal management of the Federal

& Provincial Governments, then do it downtown where the footprint is already similar or in new development areas where zoning has been set to accommodate multi-family structures. Leave the existing neighborhoods alone. Infills are nothing more than an advantage to developers to generate higher profits. They are not affordable and they are not environmentally advantageous. Create tiny home enclaves to allow for more affordable housing, that include green space, rather than multi storied concrete buildings with no aesthetic appeal. If multi storied homes are built, in currently zoned areas, move away from the unappealing box design and require a neighborhood friendly design, such as desired in the Cliff Bungalow community (with homes being modified while maintaining their structural history & beauty).

New communities can cater to both single family and multi family housing, while respecting green space and areas for children/pets to be active, the problem is the homes need to be smaller and less focussed on high end finishes that drive up the pricing. Start mandating smaller square footage homes that allow adequate spacing to avoid multi home fires. Review and improve the quality of building materials to decrease fire spread risk. The potential to create appealing, accessible, affordable housing exists but with a need to move past the current fixation on building upwards and cramming homes into a smaller and smaller area.

Existing communities should not be rezoned to accommodate a desire to generate income (both for developers and city coffers). If re-zoning is deemed the answer, there needs to be better guidelines as to what is allowed in those areas and if the plans will, in fact, achieve the desired outcome without compromising an already struggling tax base. Are the planned communities affordable? Can families thrive in the area? Is the existing infrastructure (water, electricity, road-ways, public transit, fire/emergency services, schools) sufficient to support the families?

As to the need for affordable housing due to a burgeoning population, why do we continue to draw immigrants into Alberta (let alone Canada) when we have fewer desirable jobs available, a still high unemployment rate, insufficient resources (electrical grids, water, transportation corridors) and an abysmal housing situation which is not meeting the needs of current residents? I continue to be astounded at the ineptitude and lack of caring the Governments (at all levels) have for existing Canadians and the ongoing pettiness and self- serving attitude of many of our leaders.

Regards,

[REDACTED]

S [REDACTED] Blacker

[REDACTED], Calgary AB [REDACTED]

[REDACTED]

Office of the City Clerk  
City of Calgary  
700 Macleod Tr SE



Attention City Clerk:

Regards to your new 'aspiration' Rezoning:

This concept of blanket rezoning reeks with Government control, like the Fema camps! *"Citywide rezoning will provide Calgarians with more opportunities to find housing they need, and can afford, in a community they want to live in."* REALLY? **At the EXPENSE OF PROPERTY OWNERS?**

The real issue at stake here is NOT THE SHORTAGE OF HOUSING! It's the large illegal influx of immigrants! YOU, AT CITY HALL ARE PUTTING THE CART BEFORE THE HORSE. IF WE CANNOT HOUSE THEM – THE DON'T INVITE THEM IN!

Many communities in Calgary are already saturated with chicken coops. Whether you want to admit it or not – these are where crimes are rampant. I can only imagine owners sharing their bought-for homes with drifters, breathing on their neck! Chicken coops – none other than more GHETTOS!! We already have a large chicken coop around the corner! This is the stuff you have in Chinatown!

Do other cities have these? No, they are established in new areas, like some in Edmonton! Nowhere in a civil country do you see these built in back yards, bumper to bumper! Calgary already has these outhouses in Coventry Hills & other communities.

I live in a lovely bilevel home, built in 1979, fully upgraded with a suite. I already share my dwelling with people. I do not need another jail cell built beside my bedroom, so to speak! Ultimately, I bought my home, paid for, and pay my taxes, which are ILLEGAL ACCORDING TO THE CONSTITUTION OF CANADA. Read "freedom of rights to own and enjoy privacy!" This notion of obstruction peaceful residential properties, sounds "out of touch with reality." It is asinine! Absurd. You cannot and will not force residents out of their homes and yard!

Gondek, this is exactly what millions of Albertans are telling you: affordability comes when you drop the property tax, gas, food commodities, etc! That is how you create affordability! Rent goes down, food, gas become affordable again!! ISN'T THIS COMMON SENSE?

I suggest you investigate housing vacancies all over Calgary first and drop taxes to "normal" before you implement this "rezoning scheme! Thank you.

Govern yourself accordingly,

S [REDACTED] Fox

[REDACTED]  
Calgary, AB [REDACTED]  
April 2, 2024

Office of the City Clerk,  
The City of Calgary,  
200 Macleod Trail S.E.  
P.O. Box 2100, Station M  
Calgary, AB  
T2P 2M5



Dear Sir or Madame,

I am hereby submitting my concerns about the city wide Land Use Designation (zoning) Amendment being proposed for Calgary. I am strongly opposed to this rezoning as proposed.

I am not addressing concerns about a specific property but rather reflecting, in general, on the impact on the city of this proposed change in zoning.

For the sake of simplicity and brevity I am listing some of my concerns as follows:

- I am concerned about the deleterious effects of increased air, noise and light pollution on the physical and mental health of residents as density increases

- I fear there will be further decimation of the mature tree canopy in the inner city as natural areas give way to increased building. We need this canopy to ameliorate our summer temperatures.

as climate change intensifies the summer heat.

I see a future where there will be less open land to absorb rainfall and slow run-off to replenish the water table so essential for our well-being in this semi-arid zone.

I am concerned that limiting the personal space family units will have (see the example of 12 dormitories on 1 sq lot in the brochure supplied by the city) will lead to increased social conflict needing increased police presence and social services.

I fear the inclusion of green space parks in this zoning paves the way for their becoming building sites rather than being protected to enhance our quality of life.

I see the potential for chaos resulting from increased traffic and the limited parking space covered in this plan.

Last, but certainly not least, I am concerned about the arbitrary way these major changes in people's lives is being implemented. The city is not just buildings; it is the residents who make it what it is. They have not been allowed to have their say in any democratic process. These zoning changes are life altering for many people, and may also negatively impact their economic welfare.

The Public Hearing on April 22, 2024 is a good start in addressing people's concerns but I think it should be only the beginning of public engagement. Let us involve the residents who will be most impacted by this rezoning to be part of the solution.

I have lived in Calgary for a very long time and have seen the city grow and change into a vibrant modern city. Change can be motivating and invigorating but it can also be destructive if it impacts people's lives in a negative way, which I think this rezoning proposal does.

This may provide a "quick fix" as some have suggested to deal with the housing crisis but at what cost to the well being of the population.

We are a city divided over this issue. Let us look to find alternate solutions that provide long term security for our residents — solutions that benefit everyone.

Yours truly,  
S. [REDACTED]

March 18, 2024

Office of City Clerk  
City of Calgary  
700 Macleod Trail SE  
Calgary, AB T2P 2M5

City Council —

Re: Rezoning for Housing  
Public Hearing Meeting - APRIL 23, 2024

I have lived in Cedarbrae for [REDACTED] years and most of my neighbours have been here for over 35 years. I am in my [REDACTED]'s and I am dead set against the proposed amendment for re-zoning City properties. I am currently in a R-C2 zone, which is proposed to change to a R-C6 zone. This will devalue my property and that of my neighbours and the community spirit of Cedarbrae will diminish as well.

I intend to continue living in my home until my health dictates otherwise. I know 10 households in my neighbourhood and socialize with most of them.

I hear from friends who live in Bridgeland and how the infills have negatively changed that community.

The character of our Cedarbrae community will be lost with infills and 4-plexes, but I doubt that our City Council really cares about that.

Respectfully,

S. Ohlbeiser



April 4, 2024

City of Calgary Clerk -

Re: 1239-18A St. NW



As a resident of [REDACTED] I  
object to the rezoning of 1239-18A St. NW  
from RCI to RCG.

- ① Shadowing from a large structure
- ② There will never be enough parking for vehicles - residents or guests.
- ③ More local traffic
- ④ The lovely trees will probably all be taken out as well as the lawn area.
- ⑤ Secondary suites will only add more congestion.
- ⑥ Where are all the bins to be located?

[REDACTED]

Thank You  
[REDACTED] Clarke

**FAX**

**TO: Office of the City Clerk  
City of Calgary  
Fax number 403-268-2362**

**FROM: S [REDACTED] Nevin**

[REDACTED]  
Calgary, AB. [REDACTED]  
[REDACTED]



**SUBJECT: Proposed Rezoning for Housing**

**Pages: 2**

**COMMENTS: Attached is my letter expressing  
My concerns regarding the proposed changes  
to rezoning from R-C1 to R-CG**

S: [REDACTED] Nevin

[REDACTED]  
Calgary [REDACTED]

[REDACTED]  
April 10, 2024

Office of City Clerk  
City of Calgary  
Fax 403-268-8091  
403-268-3823

Sean Chu@ [Ward04@calgary.ca](mailto:Ward04@calgary.ca)

I wish to express my concerns regarding the proposed blanket rezoning. I firmly believe in a community focused approach when it comes to addressing Calgary's housing challenges. Our neighborhoods are more than just geographical areas; they're living, breathing entities with their own unique character and charm.

The risks associated with blanket zoning cannot be overlooked. From increased congestion to strained infrastructure and declining service quality, the potential drawbacks are concerning.

- Parking will be an issue. Possibly 2 vehicles per unit, plus basement suites could equal 16 vehicles. How does 1/2 parking space work? Also permit or paid parking how will that work.
- The aging infrastructure was not designed for multiple units on the one lot. From a single dwelling to 8 sets of dishwashers, washer and dryers, plus 16 bathrooms, plus all other electrical appliances.
- Also the issue of 24 recycling bins where would they all fit. It's already an eyesore as the alley's are already loaded with bins.
- How would this high density affect the school system. Would they be capable to handle it.
- The plan is to provide affordable housing, what is the proposed sale per unit? \$500,000 this isn't any cheaper than what's available now.

While I acknowledge the urgency of addressing housing affordability I firmly believe that a targeted approach to zoning is the way forward. Community engagement, transparent dialogue and meaningful consultation; Let's come together and actively participate in the shaping of our beloved city.

Thank you for your attention.

Regards S: [REDACTED]

Calgary, AB

# Fax

**To:** Office of the City Clerk **From:** S Shannon

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**Fax:** 403-268-2362 **Date:** April 14th, 2024

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**Phone:** **Pages:** 3

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**Re:** Land Use Redesignation **CC:**

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Urgent     For Review     Please Comment     Please Reply     Please Recycle

•Comments:



April 13<sup>th</sup>, 2024

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

**RE: THE PROPOSED LAND USE DESIGNATION AMENDMENT TO REDESIGNATE YOUR PARCEL TO THE  
RESSIDENTIAL – GRADE ORIENTED INFILL (R-CG) DISTRICT.**

To Whom it May Concern:

We are strongly opposed to the land use redesignation in our community. Very concerned about how this will affect the character of our street, space available for parking, the number of pick up bins and what it may do to our house value.

We purchased our home in 2005. It is on a 50'x125' size lot that was built in 1997. A privileged home in a not so privileged neighbourhood. When we bought in 2005 most of the homes on our street were single detached old bungalows. The majority of those bungalows were rented out and had basement suites that were rented out as well. We put up with a lot of party noise, poor home and yard maintenance and litter. One of those homes for 10 years was rented by prostitutes and the Hells Angels. In the middle of the night we were often awoken by the loud noise from their choppers. The street was being constantly patrolled by the police and the Hawks Helicopter. It was a security concern.

Through the years the community and our street have transitioned. There are only 4 bungalows left on our street. Mostly attached or semi-attached infills have replaced them on what is designated R-2 land use. Fine looking beautiful homes with great home owners who do a wonderful job maintaining their properties. This is what we bought into. We had the vision and patience that our street and the community around us would change positively. That it was a great location and a wonderful place to live. As well, that our house value would appreciate and we would be rewarded for our initial purchase.

On the southeast corner of our street there were two bungalows torn down by developers. They are now in the process of building 16 homes. These are all going to be rentals. This is not what we bought into. We all understand that housing is an issue and some densification is needed but this is overkill. A more moderate approval might have been acceptable on a corner lot but what has been done here is out of character in our community. Now the city is proposing to take this a step further by allowing this kind of densification in the middle of our street. This raises serious parking concerns, the number of City of Calgary pick up bins and home ownership maintenance concerns.

We strongly encourage the members of our city council to vote against this change in the land use designation. In consideration of our submission it would be in turn very considerate of City of Calgary to reply to our submission and address our concerns.

Regards,

[Redacted]

S. [Redacted] Shannon

[Redacted]

[Redacted]

V. [Redacted] Shannon

[Redacted]

Address:

[Redacted]

Calgary, AB

[Redacted]

T [REDACTED] van Besouw/C [REDACTED] van Besouw  
[REDACTED]

Calgary, March 18, 2024

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

Dear Sir/Madam:

**Re: Objection toward proposed re-zoning Hawkwood neighbourhood to R-CG**

After having had a career that required living in communities nationally and internationally, we carefully selected our home in Hawkwood to spend our retirement years. The criteria we applied included (among others):

- Large lots to enjoy backyard privacy;
- Low density housing;
- Safety as we know all of our neighbours;
- Adequate space for parking vehicles.

As our Hawkwood neighbourhood was built prior to 1985, the proposed change to R-CG means allowance of (up to) four units on a typical 50 ft lot, with potential for each unit to have a secondary suite and a backyard suite, located on corner lots or mid-block lots (meaning “anywhere”). The change would render our selection criteria invalid as such change would inevitably encroach on privacy, increase housing density thereby increasing risk of crime, and dramatically decrease space for parking.

The main objection we have is that contrary to Vancouver or GTA, there is no land shortage around Calgary. In all compass directions there are large acreages of land that could be developed and designated zoning *before* building takes place. As such, please register our vote **AGAINST** the rezoning proposal.

Sincerely yours,

[REDACTED]  
T [REDACTED] van Besouw

[REDACTED]  
C [REDACTED] van Besouw





**Public Submission**

CC 968 (R2023-10)

**FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

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

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

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

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

First name [required] **George W.**

Last name [required] **Clark**

How do you wish to attend?

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

Date of meeting [required] **Apr 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 on Rezoning**

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

ATTACHMENT\_01\_FILENAME (hidden) **Apr132024-GCCarraTrainingYesSidePresenters-Images.pdf**



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

PLEASE RECUSE GIAN-CARLO CARRA from this proceeding, he has violated the City of Calgary Code of Conduct for Elected Officials on this issue

I CAUGHT GIAN-CARLO CARRA training activists how to present the YES side while attacking the NO side for the upcoming April 22nd Public Hearing on the Blanket Upzoning bylaw! Not only working with the big union backed campaign donor PAC, but they also had an infill land developer there!

Gian-Carlo Carra should be RECUSED from the April 22nd LUB Rezoning vote!

He is working directly with 3rd party Lobbying Groups such as @YYCNeighbours & @calgarysfuture to solicit, train & support YES activists looking to influence Council's vote. He did most of the training! Did Mayor @JyotiGondek authorize Councillors to work directly for the Lobbying DONORS who funded their campaigns?

Carra brazenly told the attendees that him & Council DID NOT have to represent what the citizens want, they were elected thus could proceed to implement change that they wanted, majority opposition be damned! The 18-20 attendees didn't like my respectful, non disruptive questions that challenged their attempts to frame the NO side opponents as wealthy, racist and violent.

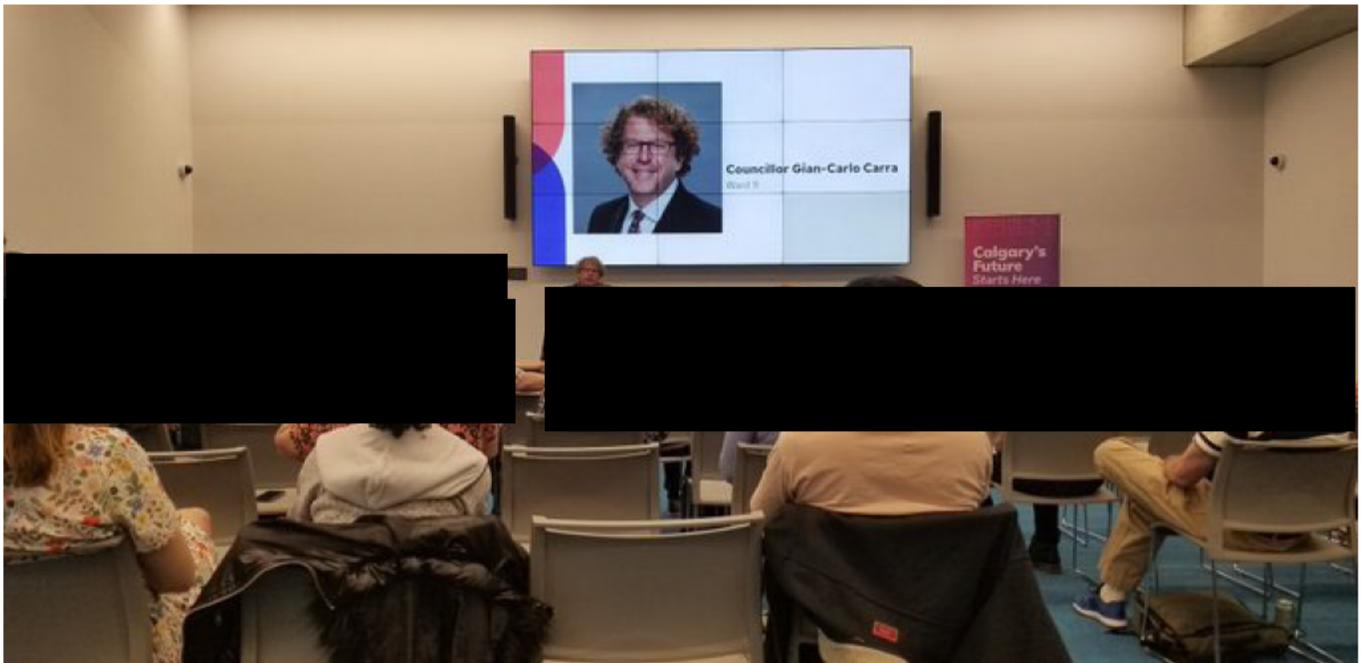
Carra didn't answer WHY he hadn't held an open townhall on this massive property rights seizure yet had time to help train 1 side. He did admit to not being open minded or willing to listen to opponents whom he accused of trying to destroy his life savings by opposing his big Inglewood development. His vote is locked in and he has chosen to violate the following Code of Conduct for Elected Officials Bylaw Sections 10 (b), 11, 17, 40 & 41. I am submitting this complaint with the City's Integrity Commissioner on April 15th, 2024.



Gian-Carlo Carra Training YES Presenters, CloseUp



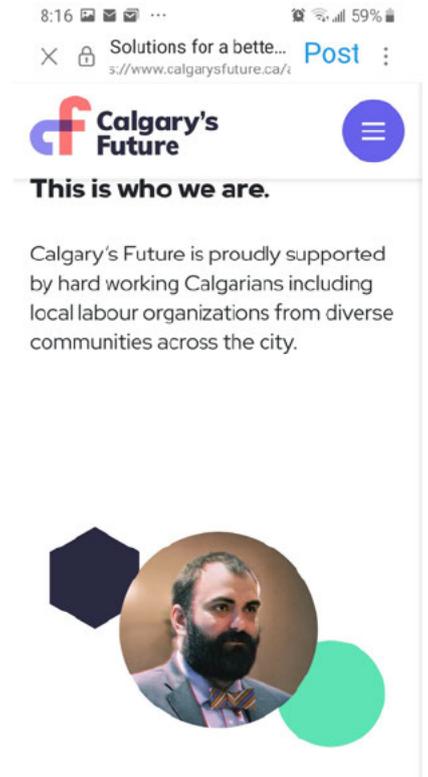
Alkarim Devani, Front Row



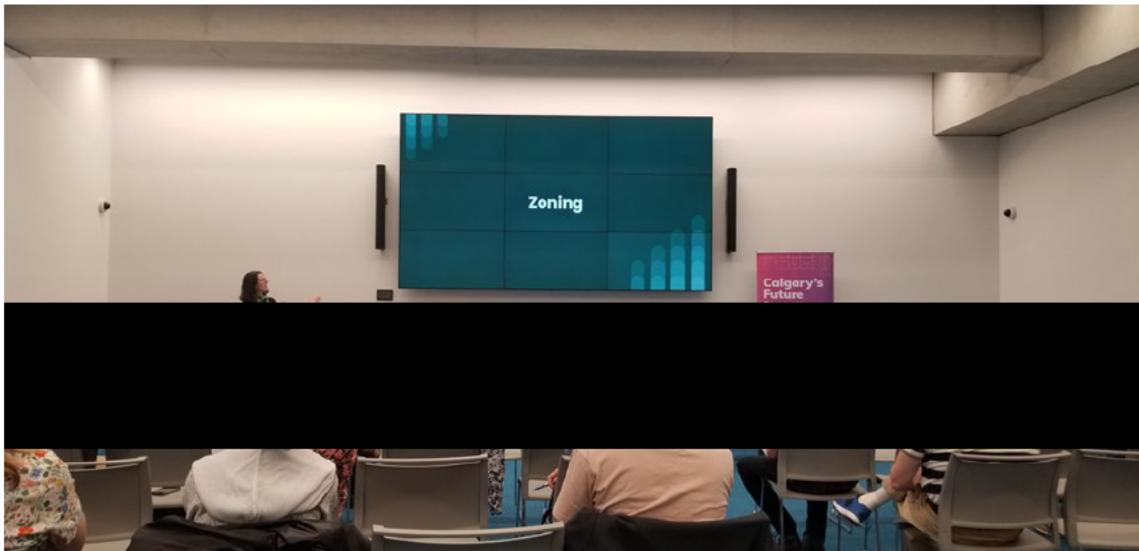
Gian-Carlo Carra, Ward 9 Councillor, Training YES Public Hearing Presenters for Calgary's Future



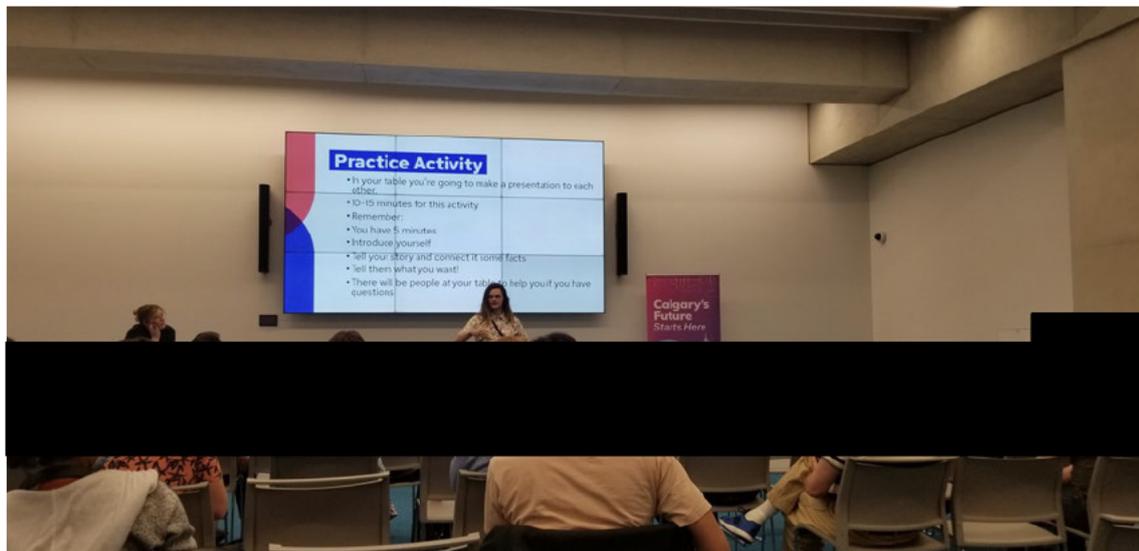
Alkarim Devani, President of RNSDQR. This is who I saw at this training, also in discussions with Carra



Team Ward 9 X/Twitter Invite, About info + Calgary's Future Union Lobbyist PAC Info



More Neighbors Presenter Cathryn



Calgary's Future + Strong Towns Calgary Presenters