



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Monica

Last name [required] Gramlich

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 9, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning - West Hillhurst

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

Neither

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

I am submitting a comment regarding the proposed rezoning of my current neighborhood (West Hillhurst). We have recently seen an increase in apartment buildings in this area. My concerns are mainly regarding the infrastructure of the neighborhood. Traffic has already increased significantly and with this rezoning I worry that we will continue to see an increased amount of traffic and pressure on the infrastructure. In addition, there are several young families in the area - this rezoning risks a significant change in the community. I'm not opposed to a variety of housing options in the area but I worry the rezoning will open up flood gates. The increase of infills, row housing and apartments should be thoughtful and planned out to ensure a balance. My understanding is if the rezoning is approved, there will be less reviewing/approvals required to ensure each new building project is appropriate for the neighborhood needs.



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First name [required] David

Last name [required] Hall

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Written public submission

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

In opposition

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

I wish the council to amend the proposed rezoning bylaw to omit the article regarding off street parking if a secondary suite is added to a property's back yard. My neighbourhood, like others, has narrow streets with a sidewalk on only one side. We have sporadic snow removal since it is not a priority street, but when the streets are plowed, snow isn't necessarily removed but just moved. Our streets are also used by children playing basketball and street hockey. As well, because of the close proximity of the houses, there is already little on-street parking available. Traffic is almost always reduced to one lane that is shared by vehicles from both directions. If you remove the requirement for property owners to provide off street parking for secondary suites the impact of the added congestion would negatively affect pedestrians, children who play in the coves, courts and other dead-end streets, traffic flow, and guests who use the streets for parking. Please reconsider this aspect of the rezoning bylaw



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First name [required] Lorne

Last name [required] Babenek

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 15, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

City wide rezoning proposal

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

In opposition

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

Absolutely not in agreement with the proposed rezoning. However I do understand submitting this comment is a complete waste of both the city's and my time as council's mind is made up no matter what the residents say. Recall Gondyk and my councilor while you are at it ?



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First name [required] Larry

Last name [required] Crozier

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Designation amendment

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

In opposition

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

Please accept this as opposition to the Land Use Designation amendment for the public hearing on April 22nd, 2024.

Key change of concern is a proposed up to 4x increase in density.

R-C1 allows 1 unit + 1 suite maximum = 2

R-CG allows 4 units + 4 suites maximum = 8

Main points of objection are:

- 1.) I chose to live in/invest in a low density/single family area not a medium/high density area. Changing this now is unacceptable, new areas can be zoned this way and people can choose to live there knowing this upfront.
- 2.) Parking – R-CG requires only 0.5 parking spots per unit. In current R-C1 areas a single unit current attracts 2-4 vehicles. Maximum development under R-CG is up to 8 units on a 50 ft lot and would likely yield a minimum of 16 vehicles vs defined parking of 4. They won't even fit on the street.
- 3.) Parking – elimination of the requirement for parking for backyard suites is unacceptable. Parking is already a challenge with the 1 stall requirement where a typical suite attracts 2 cars.
- 4.) Areas where these types of development are taking place/allowed face many challenges that must be addressed.
 - a. Parking is inadequate with streets lined with cars – full development on a single family lot could attract 16 cars, with 50 foot lot it will impact the neighbors.
 - b. Garbage and recycling - bin lined streets are the everyday norm in these high density communities as there is no place for them on the lots and they often can't be placed on the street on garbage day due to parked cars.
 - c. Area infrastructure (utilities, parks, roads, etc) – even a 2x increase in density may not be supportable and will requires additional investment.
- 5.) I do not support 'mass' changes to zoning without specific taxpayer input via a complete vote of all citizens in the affected area. This is a district by district decision that can only be made by those already living there.

I would suggest council take a drive through a few communities where re-zoned developments are more common and observe this first hand, I have and it is not the lifestyle choice I signed up for and invested in.

Please stop this from proceeding further.



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First name [required] Wes

Last name [required] Dick

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

I support the idea of rezoning to improve housing availability and affordability. But it needs to be done intelligently, not as a blanket action. In particular, the need for adequate parking has to be an important consideration. Parking is the primary issue that is likely to cause problems and conflict between neighbors, and it would be extremely unwise for City Council to apply zoning changes without considering this factor.



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First name [required] Dianne

Last name [required] Jedlicka

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

Date of meeting [required] Apr 2, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Re: Public Hearing on: new blanket zoning of Calgary to RC- G ;

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

In opposition

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

Re: new blanket zoning of Calgary to RC- G ;

I believe people would rather if city council would let them vote on this issue. Social housing for those with low incomes is what there is a high need for, not high priced duplexes . 4-plexes and townhomes. This idea of low income social housing seems not to be very popular anymore and while the number of people moving to Calgary increases daily people are forced to live in crowded living conditions. Some of the houses on the street where I live are rented out to newcomers who are crowded into each house. Parking on the street is nearly impossible on many days. Please take time to read this article in the Calgary Herald.

Thanks

Dianne Jedlicka

Sent from Mail for Windows

<https://calgaryherald.com/opinion/columnists/opinion-council-looks-for-easy-answer-on-complex-issue-of-housing>



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First name [required] Guido

Last name [required] De Ciancio

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Re-Zoning Opposition comment

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

In opposition

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

Blanket Re-zoning is an attempt to glaze over community and individual concerns and push through a re-zoning that the majority of Calgarians are opposed to. Only developers benefit and hardship will be brought onto citizens in de-valuing properties, reduction of green spaces and trees, elimination of parking on streets, more stress to quadrant infrastructure and an overall lowering individual citizens quality of life and privacy than what they are now. The mayor talks about easing the workload of Calgary planning department so applications can be faster, this comment is a slap to every homeowners face. If this proposal passes there will be more objections raised to proposed developments that will actually create more work to the city planning department than you think as developers will obviously start development applications by asking to relax zoning restrictions even more. You've seen this already by relaxing parking from 1stall/unit to 0.5stalls/unit under this proposal. Multi-plexes developers like the one on 20th Street and 8th Ave NW already have relaxations that are well below 0.5 stalls/unit. Calgarians will the oppose this proposed re-zoning. As a City and as a Council your job is to serve Calgarians and the needs of Calgarians that benefit the communities on an individual basis, not to ease workload and create more fly by night developers creating constraints on infrastructure in communities. I have read through the City pamphlets sent out and alot of the information is mis-information. For example the comment about infrastructure not being affected has got to be a joke, like 16 dishwashers running on a lot that originally had 1 would not create an infrastructure issue? I did not invest in my home and my community so that I could constantly object to multi-plexes and high density units in my neighborhoods. Many reports show Calgary has enough space to for new communities to build high density, but council chooses to ignore facts and data. This is not about hardship of Calgarians without homes or how the Mayor likes to point out 100,000 homeless people. This is about the rights of individual Calgarians and their values and investment. These are the rights of Calgarians not developers and you all work for Calgarians, not developers so start representing Calgarians or resign immediately if you support this re-zoning proposal. I will protect my home, my investment and my community and I am opposed to this blanket re-zoning proposal.



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First name [required] Lauren

Last name [required] Rooney

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

Date of meeting [required] Apr 22, 2024

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



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CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I strongly oppose this rezoning proposal for the following reasons:

- Risk of destroying the unique character of some communities, especially ones deep with Calgary history, which we should be working to preserve.
- Concerns with potential decrease of my property value and livability of my home if something gets built near me, such as a multi unit building, that brings my property value down and/or alters how desirable it is to live in my home (e.g., shadows created from a large building next door, lack of privacy, parking constraints, etc.)
- Issues with the required supporting services and infrastructure to aid further density in some communities. My community already has a shortage of daycares and schools. This issue will be further exasperated with increased density, without the proper long-term planning.
- Increased traffic in areas, such as my inner city community, which already has a big issue with traffic congestion.
- Potential for increased crime as density is added to areas where there are already crime issues or not enough law enforcement to support the density of the area.



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First name [required] Jacqueline

Last name [required] Kleiner

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

Date of meeting [required] Apr 22, 2024

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[required] - max 75 characters

Notice of a Public Hearing-Meeting of Council

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

In opposition

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

I am writing this note with regard to Blanket Re-Zoning or R-CG and to express my opposition to the proposal. I live in Varsity, Ward 1, a neighbourhood that will be affected if this change proceeds. I agree that Calgary needs more housing but this is not the way to achieve that goal. Allowing the building of various types of multi family housing on streets that primarily contain single family or attached homes is not going to make housing more affordable and cause so many negative outcomes. The public good will be served by building higher density housing in areas designated for transit oriented development and on the perimeters of neighbourhoods. Varsity, which I understand already exceeds the targets for the various types of housing found here, is a good example of the current system working. Having the proposed mix of styles on every street will not result in the desired outcomes and be a hodge podge of development. Parking is always a major issue, I understand Developers need to provide only .5 spaces per unit and that does not include secondary or backyard suites. This at time when the number of cars per Calgarian is going up not down. Increased traffic and the narrowing because of parking on certain streets is already an issue, especially with regard to safety.

I am also concerned about the elimination of trees and green spaces where row housing and H-Go housing has been built. Calgary is not living up to our commitment to improve the tree canopy and deal with the "climate emergency" that this Council has declared. Elimination of green spaces and especially trees has profound negative effects on mental health and needs to be noted as these re-zoning efforts are considered. We do not want to be a concrete jungle city! Parks can never totally replace trees and gardens in yards.

The noise pollution and shadowing of these larger housing types also affects mental health and well being.

I understand R-CG applications can be made under the current system, so why is this proposal even necessary? It reduces true citizen participation in the process and gives more power to developers to do whatever they want, not a good power balance.

Thank you.



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I have read and understand the above statement.

First name [required] Maureen

Last name [required] Harper

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In favour

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

In Briar Hill, where I own a home, I am in favour of rezoning with two caveats: 1. Along with single family homes, only duplexes, not fourplexes be allowed. 2. Only allow a back yard or in home suite in a single family dwelling, but not in a duplex.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

I have read and understand the above statement.

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.

I have read and understand the above statement.

First name [required] J Douglas

Last name [required] Green

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters

Citywide Land Use Designation amendment

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

In opposition

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

The proposed re zoning of Coach Ridge PI SW is a very, very bad idea. Coach Ridge PI SW is an older cul de sac that was never designed for higher density. There is no sidewalk and children are forced to play on the pavement where there have been near misses with vehicles.

The cul de sac is already congested with the current number of vehicles. Increasing the number of vehicles would be dangerous. I had a truck back into my car. Delivery vehicles just have enough space to turn around which is complicated by the number of parked vehicles.

The cul de sac is on a slope, gets iced up very early in the winter and stays that way for most of the year. This year has been somewhat worse with the late snowfall and the freeze/thaw cycles. The result is a cul de sac that is dangerous to walk down in the winter.

I understand that cities in Ontario have declined to implement a city wide higher density zoning and Calgary should do the same.



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

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] TIMOTHY

Last name [required] LARKIN

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning to RC-G

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

In opposition

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

As a long time citizen of Calgary, I am 100% opposed to the proposal for this "blanket" zoning of R-C1 and R-C2 to R-CG. Stop trying to ram the same thing through ever two years with a different title. Leave my zoning alone unless you get 75% of the people in my community to agree for my community.



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

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Kris
Last name [required] Hokazono

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

I respectfully submit that most residential roads are challenged at the moment to handle continuous single-lane, two-way traffic in each direction. Clear evidence of this was the City's decision to re-orientate certain avenues in the Beltline to one-way, with mixed results. Adding more density and more cars to these existing residential roads would comprise vehicle, bike, and pedestrian traffic. I argue that rezoning makes sense near wider, two-lanes each direction collector roads, which can effectively accommodate higher volumes of traffic and naturally have better sightlines for pedestrians and bikes. A proposed compromise could be rezoning within a prescribed quarter-mile (400 metres) of a two-lane collector road.



Public Submission

CC 968 (R2023-10)

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

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Matt

Last name [required] Spitula

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The City of Calgary Land Use Designation(Zoning) Amendment

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

In opposition

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

As a homeowner in Hidden Valley for close to 20 years and lifelong Calgarian, I am extremely disappointed with the performance and opinions of our current Councilor (Jasmine Mian), Mayor and Council regarding the rezoning of not only my community but the City of Calgary in general.

This was not a topic during the last election and as such was not a variable of consideration in submitting my vote. I don not believe Council speaks for the city on this issue based on my discussions with a large number of people.

There are many unconsidered variables in play. Just one example, the area we live currently does not have enough curb space for 3 bins (Blue/Green/Black) let alone for vehicle parking. Allowing increased density will only exasperate this along with other issues.

This rezoning decision will have generational implications and the appropriate decision-making time, input and consideration must take place! If the majority vote in a plebiscite and decide to pursue this ideology, so be it but the population of the city needs to have a firm and define say in this matter.

The right decision needs to be made and an artificial timeline should not be the driving force in the final decision.

Please delay and add as a standalone question during the next municipal election.



Public Submission

CC 968 (R2023-10)

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

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Dianne

Last name [required] Cavadini

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 23, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Already have parking and safety issues

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

In opposition

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

Rezoning is not the best idea to solve problem of shortage of homes. As i can see in my area there are several homes in my neighborhood that have secondary suites some legal some not. Due to this there are parking and safety issues since not enough parking for everyone. This rezoning will only cause more problems than it will solve like more crime and unsafe neighborhoods. Guessing in some negative way property taxes will also be affected and people are already struggling with paying bills. I have seen several buildings downtown empty or several empty building maybe use these to house people. I am totally against rezoning due to lack of safety in communities and in communities like mine parking is full. Do not proceed with rezoning since it will cause more problems than it will solve. There are better options out there that will house people safely and keep all communities safe.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Nicholas

Last name [required] Stavropoulos

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

AMENDMENTS TO THE LAND USE BYLAW (1P2007) BYLAW 21P2024

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

In opposition

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

I am firmly against approval for the re-zoning. There are various areas with restrictive covenants, there is no infrastructure or improvements planned. No solution to parking issues, reduced urban tree canopy, impact of adjacent properties and disruption of existing patterns of development. No solution to dealing with areas with restrictive covenants. There is not thought into strategic re-zoning and selective area approvals with contemplation of how to improve infrastructure like schools, roads, sanitation, electrical demand etc.

ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

971374580

ORDER NUMBER: 33360950

ADVISORY

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Valley Ridge Phase 8B
Fences, Grading, etc.
File: 56601121

**RESTRICTIVE COVENANT
PURSUANT TO SECTION 52 AND 71(1) OF
THE LAND TITLES ACT, ALBERTA**

RECITALS

1. BARBICAN PROPERTIES INC. ("Barbican") is registered as owner of an estate in fee simple, subject however to such encumbrances, liens, and interest as are notified by memorandum underwritten or endorsed on the existing Certificates of Title, of the following lands:

LOTS THREE (3) TO SEVENTEEN (17) INCLUSIVE
IN BLOCK TWENTY-SEVEN (27)

LOTS TWO (2) TO FIVE (5) INCLUSIVE
IN BLOCK TWENTY-EIGHT (28)

LOTS ONE (1) TO SIX (6) INCLUSIVE
IN BLOCK TWENTY-NINE (29)

LOTS ONE (1) TO TWENTY-EIGHT (28) INCLUSIVE
IN BLOCK THIRTY (30)

ON PLAN CALGARY VALLEY RIDGE 9712563

EXCEPTING THEREOUT ALL MINES AND MINERALS.

(individually referred to as "Lot" and collectively referred to as the "Lots")

2. The Calgary Planning Commission approved the subdivision of the lands which includes the Lots, on the condition, among other things, that the developer would enter into a development agreement with the City of Calgary, which development agreement requires, among other things, that the developer construct fences on certain Lots described in the schedules attached hereto as Schedule "A" (the "Schedule "A" Lots"), Schedule "E" (the "Schedule "E" Lots"), Schedule "F" (the "Schedule "F" Lots") and Schedule "G" (the "Schedule "G" Lots") that the developer register a restrictive covenant against all of the laneless Lots within the subdivision to ensure that the established drainage systems, the rear yard grades and side yard grades are not altered.

3. Subsection 71(1) of the Land Titles Act, Alberta provides that an owner may grant to itself a restrictive covenant for the benefit of land which it owns and against land which it owns and the restrictive covenant may be registered under the Land Titles Act.

53 p. 45

11/3/97

THIS RESTRICTIVE COVENANT WITNESSES THAT:

1. All of the Lots shall be subject to the restrictions and conditions herein set forth which shall be deemed to be covenants running with the land and shall be binding upon and enure to the benefit of the owner or owners of all of the Lots from time to time, such restrictions and conditions having been imposed as a building scheme with a view to maintaining the general character of all of the Lots and to controlling the same with respect to the manner of development for residential housing purposes and controlling the drainage thereof.

2. All of the Lots shall not be developed otherwise than in conformity with the conditions and covenants set out in the Restrictive Covenant which are imposed in order to permit and provide for the construction and maintenance of a system of surface drainage for the Lots described in the schedule attached hereto as Schedule "B" (the "Schedule "B" Lots")

3. The owner or owners from time to time of each of the Schedule "A" Lots shall not suffer or permit any fence to be constructed or erected on, outside or inside the side property line adjacent the municipal reserve, of his or her respective Lot unless such fence is constructed or erected as a one decimal two (1.2) metre high, chain link fence. The location of the fence shall be maintained in the location it was originally installed.

The cost of upkeep, repair and maintenance of both sides of the fence, including posts, pillars, and all other fixtures thereto, and the reconstruction of the fence, including posts, pillars and all other fixtures thereto, in the event of partial or total destruction shall be borne by the owner of the Lot on whose property the fence is situated or intended to be situated notwithstanding its actual location

4. The owner or owners from time to time of each of the Schedule "E" Lots shall not suffer or permit any fence to be constructed or erected on, outside or inside the rear or side property line, whichever the case may be, adjacent Trans Canada Highway, of his or her respective Lot unless such fence is constructed or erected as a two decimal zero (2.0) metre high sound attenuation fence. The location of the fence shall be maintained in the location it was originally installed.

The cost of upkeep, repair and maintenance of both sides of the fence, including posts, pillars, and all other fixtures thereto, and the reconstruction of the fence, including posts, pillars and all other fixtures thereto, in the event of partial or total destruction shall be borne by the owner of the Lot on whose property the fence is situated or intended to be situated notwithstanding its actual location

5. The owner or owners from time to time of each of the Schedule "F" Lots shall not suffer or permit any fence to be constructed or erected on, outside or inside the side property line adjacent the Golf Course Lands, being Block Eleven (11), Plan 951 2582, of his or her respective Lot unless such fence is constructed or erected as a one decimal two (1.2) metre high, chain link fence. The location of the fence shall be maintained in the location it was originally installed.

The cost of upkeep, repair and maintenance of both sides of the fence, including posts, pillars, and all other fixtures thereto, and the reconstruction of the fence, including posts, pillars and all other fixtures thereto, in the event of partial or total destruction shall be borne by the owner of the Lot on whose property the fence is situated or intended to be situated notwithstanding its actual location.

6. The owner or owners from time to time of each of the Schedule "G" Lots shall not suffer or permit any fence to be constructed or erected on, outside or inside the rear property line adjacent the Multi Family Site being Lot Two (2), Block Twenty-Seven (27), Plan 961 1512, of his or her respective Lot unless such fence is constructed or erected as a one decimal eight (1.8) metre high, wood screen fence. The location of the fence shall be maintained in the location it was originally installed.

The cost of upkeep, repair and maintenance of both sides of the fence, including posts, pillars, and all other fixtures thereto, and the reconstruction of the fence, including posts, pillars and all other fixtures thereto, in the event of partial or total destruction shall be borne by the owner of the Lot on whose property the fence is situated or intended to be situated notwithstanding its actual location

7. The owner or owners from time to time of each of the Lots described in the schedule attached hereto as Schedule "H" (the "Schedule "H" Lots") shall not suffer or permit any walls, fences, pillars, entrance features or landscaping to be constructed or erected upon the lands of his or her property unless such walls, fences, pillars, entrance features or landscaping is similar to or equal to the original walls, fences, pillars, entrance features or landscaping. The costs of upkeep, repair and maintenance of both sides of the walls, fences, entrance features or landscaping in the event of partial or total destruction shall be borne by the owner or owners of the Lot on whose property the fence is situated and such repairs shall not alter the design, elevation, colour or location of the walls, fences, pillars, entrance features or landscaping. No rebuilding of the walls, fences, pillars, entrance features or landscaping shall be undertaken unless the quality of the rebuilt wall, fences, entrance features or landscaping is similar to or equal to the original walls, fences, pillars, entrance features or landscaping. The location of the fence shall be maintained in the location it was originally installed

The cost of upkeep, repair and maintenance of both sides of the fence, including posts, pillars, and all other fixtures thereto, and the reconstruction of the fence, including posts, pillars and all other fixtures thereto, in the event of partial or total destruction shall be borne by the owner of the Lot on whose property the fence is situated or intended to be situated notwithstanding its actual location

8. The owner or owners from time to time of each of the Schedule "A" Lots, Schedule "E" Lots, Schedule "F" Lots, Schedule "G" Lots and Schedule "H" Lots, shall not suffer or permit any fence constructed or erected on, outside or inside the property line of his or her respective Lot to go into disrepair, and no such fence shall be partially or totally removed or shall be altered in design, elevation, location or colour. No rebuilding of a fence shall be undertaken unless the quality of the rebuilt fence is similar to or equal to the original fence

9. The owner or owners from time to time of the Schedule "D" Lots shall not suffer or permit the installation of a satellite dish on the said Lots unless it is installed in such a manner that would make it non-visible from adjacent lands or unless permissions is obtained in writing from Barbican or its duly authorized agent or unless such satellite dish is under 24 inches in diameter.

10. The owner or owners from time to time of each of the Schedule "B" Lots shall not suffer or permit:
- a) dirt, fill, loam, sand, gravel, paper or other debris, weeds, snow, ice or slush to fill or accumulate or remain in or upon the lands described in the schedule attached as Schedule "C" hereto (the "Restricted Lands") including without limiting any grass, concrete or asphalt drainage gutter or structure which may heretofore or hereafter be constructed upon the Restricted Lands and which (material) would alter the level or grades of the Restricted Lands as the same are now or hereafter constructed and established by the developer in accordance with the grade plan thereof as approved by and which may be filed with the City Engineer of the City of Calgary; or
 - b) any wall, fence or other structure whatsoever to be built, erected, constructed, maintained or located upon or removed to the Restricted Lands, except as otherwise provided for herein, or
 - c) any vehicle, trailer or similar device to be parked or placed upon the Restricted Lands; or
 - d) any trees or shrubs to be planted or any other form of landscaping to be undertaken,

which would restrict, impair, impede or otherwise interfere with drainage across the Restricted Lands or through any grass, concrete or asphalt drainage gutter or structure which is now or may hereafter be constructed thereon.

11. The owner or owners from time to time of each of the Schedule "B" Lots will not suffer or permit any grass, concrete or asphalt drainage gutter or structure constructed on such Lot to be removed or altered, without the consent of the City of Calgary.

12. The owner or owners from time to time of each of the Schedule "B" Lots do hereby grant to Barbican, its servants and agents a licence to enter upon the Lot for the purpose of installing, repairing or replacing any such grass, concrete or asphalt drainage gutter or structure, (without any acknowledgment to such owners of liability to perform such obligation), such licence to be irrevocable until such time as the City of Calgary has issued the final acceptance certificates to Barbican in respect of the subdivision in which the Lots are situated. Barbican shall have no obligation whatsoever with respect to the repair of such concrete or asphalt gutters or structures after the issuance of the said certificates.

13. The owner or owners from time to time of each of the Lots described in the schedule attached hereto as Schedule "D" (the "Schedule "D" Lots") will not suffer or permit the drainage system, the rear yard grades, and the side yard grades of each such Lot, established at the time of the setting of the grade plan by Barbican or its consultants and filed with the City of Calgary at the time of the installation of the utility services, (including without limitation, walkways, roadways, curbs and gutters) for the subdivision in which the Schedule "D" Lots are situated, to be altered without the consent of Barbican or the City of Calgary.

14. The owner or owners from time to time of each of the Schedule "D" Lots shall not suffer or permit any modifications to site grades from those shown on the Building Grade Plan filed with City of Calgary Engineering and Environmental Services Department, such modifications to include but not limited to the construction of retaining walls unless said modifications are reviewed and approved in writing by a professional geotechnical engineering consultant, who is a member in good standing of the Association of Professional Engineers, Geologists, and Geophysicists of Alberta, and who is licensed to practice engineering in the Province of Alberta, the approval referred to above being subject to the acceptance by the City Engineer.

15. The restrictive covenants set out herein are enforceable by the owner or owners of each of the Lots to the extent that certain provisions thereof apply to such Lots and any waiver by any owner of any of the said Lots of the strict performance of the covenants set out herein shall not of itself constitute or waiver or abrogate the covenants set out herein.

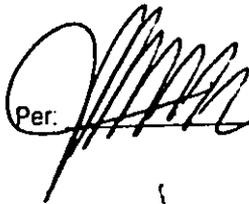
16. No action shall lie against Barbican or its agents or representatives for damages for breach of any one or more of the covenants contained in this Restrictive Covenant unless Barbican is registered as owner of the Lot alleged and proven by a court of competent jurisdiction to be in breach of this Restrictive Covenant. This covenant shall constitute an absolute defence to any such action and may be pleaded as such.

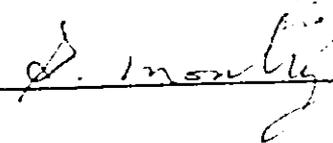
17. Words herein importing a number or gender shall be construed in grammatical conformance with the context of the party or parties in reference.

18. If any provisions of this restrictive covenant or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Restrictive Covenant shall not be affected thereby and each remaining provision shall be valid and shall be enforceable to the extent permitted by law.

IN WITNESS WHEREOF, BARBICAN PROPERTIES INC. has caused its corporate seal to be affixed by its duly authorized officer in that behalf, this 11th day of NOVEMBER, 1997.

BARBICAN PROPERTIES INC.

Per:  _____

Per:  _____

THIS IS SCHEDULE "B" REFERRED TO IN THE RESTRICTIVE COVENANT (VALLEY RIDGE
PHASE 8B) ENTERED INTO BY BARBICAN PROPERTIES INC. AND DATED THE 4 DAY OF
November, 1997.

LOTS THREE (3) TO THIRTEEN (13) INCLUSIVE
IN BLOCK TWENTY-SEVEN (27)

LOTS TWO (2) TO FIVE (5) INCLUSIVE,
IN BLOCK TWENTY-EIGHT (28)

LOTS ONE (1) TO SIX (6) INCLUSIVE
IN BLOCK TWENTY-NINE (29)

LOTS ONE (1) TO SIX (6) INCLUSIVE AND THIRTEEN (13)
IN BLOCK THIRTY (30)

AS SHOWN ON PLAN CALGARY VALLEY RIDGE 9712568

THIS IS SCHEDULE "C" REFERRED TO IN THE RESTRICTIVE COVENANT (VALLEY RIDGE PHASE 8B) ENTERED INTO BY BARBICAN PROPERTIES INC. AND DATED THE 14 DAY OF November, 1997.

LOTS THREE (3) TO THIRTEEN (13)
IN BLOCK TWENTY-SEVEN (27)

- the most easterly 1.2 meters in perpendicular width throughout Lots 3 to 13 inclusive.

LOTS TWO (2) FIVE (5) INCLUSIVE
IN BLOCK TWENTY-EIGHT (28)

- the most westerly 1.2 meters in perpendicular width throughout Lots 2 to 5 inclusive.

LOTS ONE (1) TO SIX (6) INCLUSIVE
IN BLOCK TWENTY-NINE (29)

- the most westerly 1.2 metres in perpendicular width throughout Lots 1 to 6 inclusive.

LOTS ONE (1) TO SIX (6) INCLUSIVE
IN BLOCK THIRTY (30)

- the most easterly 1.2 metres in perpendicular width throughout Lots 1 to 6 inclusive.

LOT THIRTEEN (13)
IN BLOCK THIRTY (30)

- the most northeasterly 1.2 metres in perpendicular width throughout Lot 13.

9712563

AS SHOWN ON PLAN CALGARY VALLEY RIDGE

THIS IS SCHEDULE "D" REFERRED TO IN THE RESTRICTIVE COVENANT (VALLEY RIDGE
PHASE 8B) ENTERED INTO BY BARBICAN PROPERTIES INC. AND DATED THE 4th DAY OF
November, 1997.

LOTS THREE (3) TO SEVENTEEN (17) INCLUSIVE
IN BLOCK TWENTY-SEVEN (27)

LOTS TWO (2) TO FIVE (5) INCLUSIVE
IN BLOCK TWENTY-EIGHT (28)

LOTS ONE (1) TO SIX (6) INCLUSIVE
IN BLOCK TWENTY-NINE (29)

LOTS ONE (1) TO TWENTY-EIGHT (28) INCLUSIVE
IN BLOCK THIRTY (30)

9712568

AS SHOWN ON PLAN CALGARY VALLEY RIDGE _____

THIS IS SCHEDULE "E" REFERRED TO IN THE RESTRICTIVE COVENANT (VALLEY RIDGE
PHASE 8B) ENTERED INTO BY BARBICAN PROPERTIES INC. AND DATED THE 4th DAY OF
November, 1997.

LOTS THIRTEEN (13) TO SEVENTEEN (17) INCLUSIVE
IN BLOCK TWENTY-SEVEN (27)

9712563 :

AS SHOWN ON PLAN CALGARY VALLEY RIDGE _____

THIS IS SCHEDULE "F" REFERRED TO IN THE RESTRICTIVE COVENANT (VALLEY RIDGE
PHASE 8B) ENTERED INTO BY BARBICAN PROPERTIES INC. AND DATED THE 4th DAY OF
November, 1997.

LOTS FOURTEEN (14) TO TWENTY-EIGHT (28) INCLUSIVE
IN BLOCK THIRTY (30)

AS SHOWN ON PLAN CALGARY VALLEY RIDGE 9712563

THIS IS SCHEDULE "G" REFERRED TO IN THE RESTRICTIVE COVENANT (VALLEY RIDGE
PHASE 8B) ENTERED INTO BY BARBICAN PROPERTIES INC. AND DATED THE 4th DAY OF
November, 1997.

LOTS THREE (3) TO THIRTEEN (13) INCLUSIVE
IN BLOCK TWENTY-SEVEN (27)

AS SHOWN ON PLAN CALGARY VALLEY RIDGE 9712-63

THIS IS SCHEDULE "H" REFERRED TO IN THE RESTRICTIVE COVENANT (VALLEY RIDGE
PHASE 8B) ENTERED INTO BY BARBICAN PROPERTIES INC. AND DATED THE 4 DAY OF
November, 1997.

LOT THREE (3)
IN BLOCK TWENTY-SEVEN (27)

LOT FIVE (5)
IN BLOCK TWENTY-EIGHT (28)

LOT ONE (1)
IN BLOCK TWENTY-NINE (29)

LOT ONE (1)
IN BLOCK THIRTY (30)

9712563

AS SHOWN ON PLAN CALGARY VALLEY RIDGE _____

DATED: _____, A.D., 1997

BARBICAN PROPERTIES INC.

RESTRICTIVE COVENANT
RE: FENCES, GRADING
VALLEY RIDGE PHASE 8B

BARBICAN PROPERTIES INC.
11618 Valley Ridge Park N.W.
Calgary, Alberta
T3B 5L4

9/11/2018 12:12 PM
REGISTERED 1997 12 15
MPCO - PROVISIONAL GOVERNMENT
FOR THE REPUBLIC OF BURUNDI

971-574579.8

Valley Ridge Phase 8B
File No: 56601121

RESTRICTIVE COVENANT
(SECTION 52 OF THE LAND TITLES ACT, ALBERTA)

RECITALS:

1. Barbican Properties Inc. is registered as owner of the lands legally described in Schedule "A" attached hereto (the "Lots" and individually referred to as the "Lot") and has agreed with itself to register or cause to be registered a restrictive covenant against each of the Lots for the purpose of maintaining the general character of the subdivision in which the Lots are situate and the general character of each of the Lots and to restrict access and use of the lands adjacent to the Lots more particularly crosshatched on the plan attached hereto as plan "A" (the "Golf Course Lands") and to give notice of certain activities that may be carried on the Golf Course Lands.

2. Section 71(1) of the Land Titles Act, Alberta, provides that an owner may grant to himself a restrictive covenant for the benefit of the land which he owns and against land which he owns and such a restrictive covenant may be registered under such Act.

THIS RESTRICTIVE COVENANT WITNESSES:

1. Barbican Properties Inc. being registered as owner of each of the Lots, does, for itself, its successors in title and assigns of each of the Lots covenants and agrees with Barbican Properties Inc., its successors in title and assigns, to observe and be bound by the following covenants:

- (a) the owner or owners from time to time of each of the Lots shall not construct, locate or use, or occupy or cause or permit or suffer to be constructed, located or used, or occupied any development including a residential dwelling on the Lot, until such time as such owner or owners shall have:

10/22/97

1 of 8
rsp/c:\data\g\barbican\c-56601121.doc

971-574579.1

971-574579.001

- (i) submitted to Barbican Properties Inc., detailed plans of the proposed development to be constructed thereon, including but not limited to site plans indicating thereon, set backs, side yards, elevations, including footing elevations and finished grades and exterior appearance including finishing materials and colour; and
 - (ii) obtained the approval of Barbican Properties Inc. or such other person or persons as may be designated by Barbican Properties Inc. of such detailed plans for such purpose; and
- (b) the owner or owners from time to time of each of the Lots shall not construct or locate or cause or permit to be constructed or located any development including a residential dwelling on the Lot otherwise than in strict conformity with the Valley Ridge Country Estates design guidelines and any supplementary architectural design criteria which may be published from time to time by Barbican Properties Inc., and shall not use or occupy or cause or permit or suffer to be used or occupied such residential dwelling unless it has been constructed on the Lot in strict accordance with such design guidelines and design criteria.

2. Barbican Properties Inc. or such other person or persons as may be designated by Barbican Properties Inc. for such purpose, shall approve or reject the plans referred to in subparagraph 1(a) hereof within fourteen (14) days of receipt of such plans and if Barbican Properties Inc., or such other person or persons as may be designated by Barbican Properties Inc. for such purpose, rejects such plans, it shall set out in reasonable detail the reason or reasons for such rejection. It is understood that the withholding of approval by Barbican Properties Inc., or such other person or persons as may be designated by Barbican Properties Inc. for such purpose, to any plans referred to in subparagraph 1(a) hereof on the grounds that such plan or plans do not conform with the design guideline and design criteria referred to in subparagraph 1(b) hereof shall be considered to be reasonable.

971.374579.2

07-11-2010 10:00

3. All of the Lots shall be subject to the building restrictions and conditions set out in this Restrictive Covenant which shall be deemed to be covenants running with the land, and shall be binding upon and enure to the benefit of all of the Lots and the owners thereof from time to time, and only while and to the extent that such owner remains registered as owner of an interest therein from time to time, such building restrictions and conditions having been imposed as a building scheme with a view to maintaining the general character of all the Lots and to conforming the manner of development for residential housing thereon.

4. The owner or owners of each of the Lots may, with respect to any breach of the obligations hereby imposed on the owner or owners of any other Lot, enforce the provisions of this Restrictive Covenant and may apply to a court of competent jurisdiction to restrain such breach by injunction. The owner or owners of each of the Lots agree that in the event of a breach or apprehended breach of the covenants set out in paragraph 1 hereof, damages may be difficult or impossible to determine and that specific performance or injunction (mandatory or prohibitive) as appropriate shall be available as remedies to any aggrieved party in addition to any other remedies provided at law, in equity, by statute or otherwise, and each such owner waives the right to and agrees that it shall not assert or plead that a party seeking to enforce paragraph 1 of this Restrictive Covenant has an adequate remedy in damages or at law.

5. Barbican Properties Inc. may at any time by written notice given by ordinary mail to the registered owners of the Lots resign its right to approve the plans referred to in subparagraph 1(a) hereof. Such resignation shall take effect at the time to be stipulated in the notice. Barbican Properties Inc. may, however, stipulate in the notice that it intends to delegate the authority to approve such plans to a person or persons named in the notice, and thereafter, the approval process shall be carried out by the person or persons named in the notice. If Barbican Properties Inc. resigns its right to approve the plans and fails to delegate the authority to another person or such another person fails to carry out its obligations to approve such plans, the owner or owners of any Lots may apply to a court of competent jurisdiction on not less than seven (7) days notice to all of the other owners of the Lots, for advice and directions on the appointment of a proper party to carry out the responsibility of approving plans pursuant to this Restrictive Covenant.

974-374579.003

6. The owner of each of the Lots acknowledges that the Lot is part of the Valley Ridge subdivision which includes the Golf Course Lands, and accordingly each such owner agrees that:

- (a) access to the Golf Course Lands from the owner's Lot by such owner, its invitees and licensees is not permitted;
- (b) the Golf Course Lands shall not be used by such owner, its invitees and licensees for any purpose whatsoever including for the purpose of walking, jogging, cross-country skiing, or any other activity, except as a member of the golf club operating on the Golf Course Lands; and
- (c) it is aware that the Lot or the occupants thereof may be exposed to certain noise emissions and may be subject to certain activities as a result of the construction, the ongoing operation and maintenance of the Golf Course Lands including, without limitation, golf play, the use of golf carts and other golf related equipment by golfers, the operation of maintenance equipment, mowing machines, sprinkler systems and circulation pumps and compressors. Such owner shall not take any steps or proceedings of any kind whatsoever to preclude the owner of the Golf Course Lands from operating or causing to be operated the golf course on the Golf Course Lands or performing or causing to be performed the construction, the on-going operation and maintenance of the facilities comprising part of such golf course and the Golf Course Lands during such time periods as the owner of the Golf Course Lands considers necessary or appropriate.

The owner of each of the Lots adjacent to the Golf Course Lands acknowledges that such owner and occupants of the Lot may also be subject to certain hazards including, without limitation, errant or stray golf balls or golf equipment and such owner accepts and assumes all risks associated with such hazards and agrees to be solely responsible for any and all property damage or personal injuries, or both, as the case may be, caused by or in any way related to such hazards and the use of the Golf Course Land for golf course.

921.574579.4

100-015012-104

The owner or owners of the Lot covenant and agree with the owner of the Golf Course Land that, in consideration of the owner of the Golf Course Lands waiving the necessity of such owner or owners executing and delivering a release in favour of the owner of the Lot, such owner or owners agree to be contractually bound to the owner of the Golf Course Land without the payment of any further consideration and without the necessity of the execution and delivery of any other documentation to give effect to the release set out in this paragraph 6, and agree to and do hereby release the owner of the Golf Course Lands from and against any and all claims, actions, causes of actions or proceedings which such owner or owners may have against the owner of the Golf Course Land and any and all losses, costs (including cost on a solicitor/client basis) or damages which such owner may suffer or incur by reason of or caused by or in any way related to such noise emissions, activities and hazards referred to in this paragraph 6 and the use of the Golf Course Land for a golf course.

7. If any provision of this Restrictive Covenant or application to any circumstance shall be determined by a court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Restrictive Covenant or the application of such provision to such a circumstance other than those to be invalid or unenforceable shall not be affected thereby and each provision hereof shall be enforced to the fullest extent permitted by law.

8. This Restrictive Covenant is to be read with all changed to gender or number as required by the context.

9. This Restrictive Covenant may be registered as a restrictive covenant against each of the Lots in the Land Titles Office for the South Alberta Land Registration District.

971-3745795

971-3745795

10. No action shall lie against Barbican Properties Inc. for damages, or otherwise for breach of any one or more of the covenants contained in this Restrictive Covenant unless it is registered as owner of the Lot alleged and proven to be in breach of this Restrictive Covenant.

This covenant shall constitute an absolute defence to any such action and may be pleaded as such.

IN WITNESS WHEREOF, Barbican Properties Inc., has hereunto caused its corporate seal to be affixed by the hands of its proper officers in this behalf, this 11th day of NOVEMBER, 1997.

BARBICAN PROPERTIES INC.

PER: [Signature]
Authorized Signatory

PER: [Signature]
Authorized Signatory

971-374579.6

971-374579-006

SCHEDULE "A"

to the Restrictive Covenant

by

Barbican Properties Inc.

9712563

VALLEY RIDGE COUNTRY ESTATE SUBDIVISION - PLAN VALLEY RIDGE

LOTS THREE (3) TO SEVENTEEN (17) INCLUSIVE
IN BLOCK TWENTY-SEVEN (27)

LOTS TWO (2) TO FIVE (5) INCLUSIVE
IN BLOCK TWENTY-EIGHT (28)

LOTS ONE (1) TO SIX (6) INCLUSIVE
IN BLOCK TWENTY-NINE (29)

LOTS ONE (1) TO TWENTY-EIGHT (28) INCLUSIVE
IN BLOCK THIRTY (30)

EXCEPTING THEREOUT ALL MINES AND MINERALS

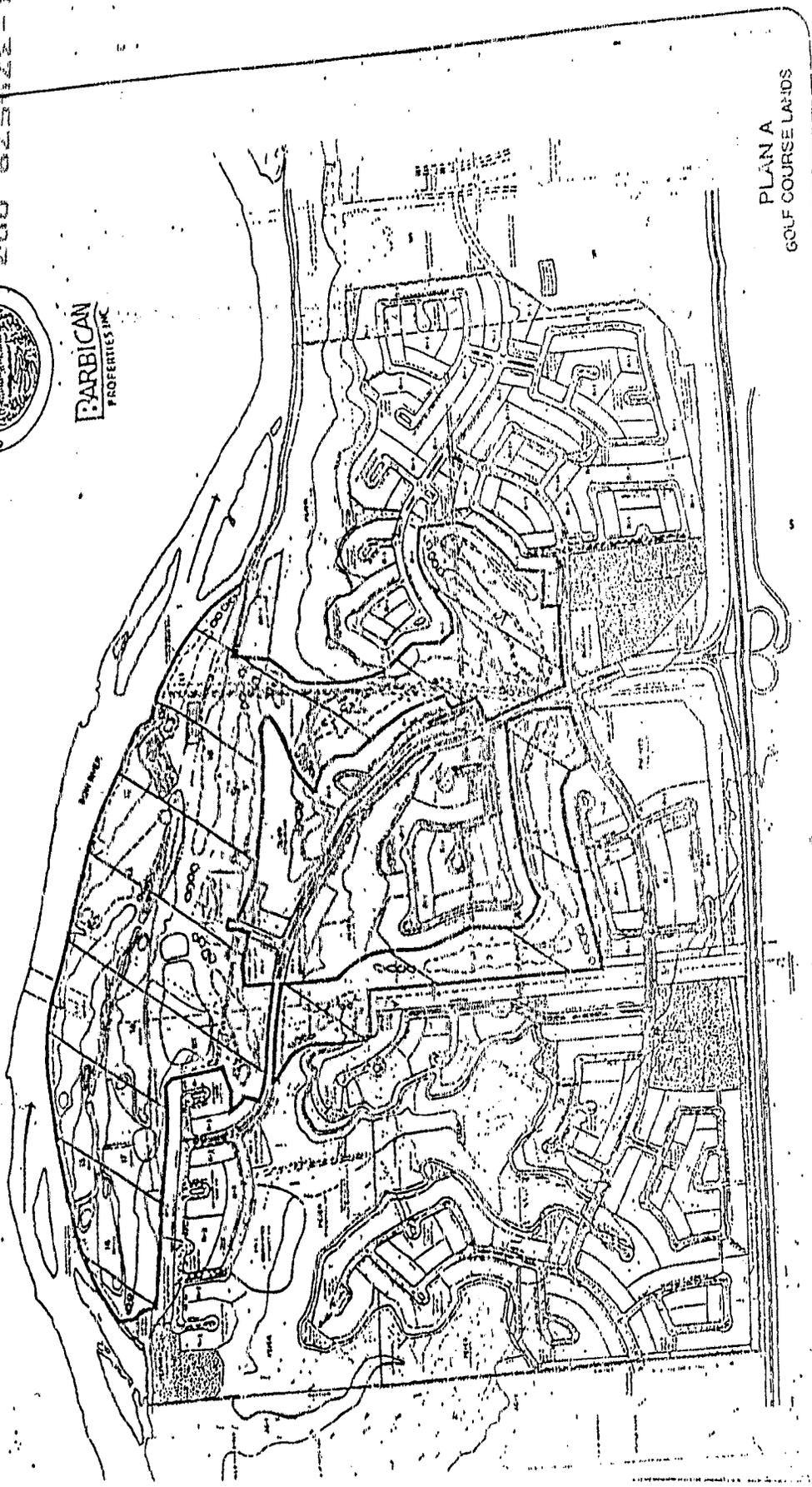
33 000 5



971-574579.7



BARBICAN
PROPERTIES INC.



PLAN A
GOLF COURSE LOTS

DATED: _____ A.D. 1997

BARBICAN PROPERTIES INC.

RESTRICTIVE COVENANT
As To Use of Land
VALLEY RIDGE PHASE 8B

11618 Valley Ridge Park N.W.
Calgary, Alberta
T3B 5L4

971374579

971374579
REGISTERED
1997 12 15
BARBICAN PROPERTIES INC.
11618 VALLEY RIDGE PARK N.W.
CALGARY, ALBERTA T3B 5L4



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.

I have read and understand the above statement.

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.

I have read and understand the above statement.

First name [required] Dan

Last name [required] Wilburn

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Strongly opposed to Blanket rezoning in the city of Calgary.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

First name [required] Joanny

Last name [required] Liu

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

There is no agenda yet, the matter is "upzoning."

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

In opposition

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

Upzoning will not solve the problem of needed housing. It only addresses the symptoms and like in medicine, doesn't work. It's better to deal with the causes: federal government allowing illegal immigrants into the country, federal govt spending which has increased a) inflation and b) interest rates: developers and builders are facing cancellation or little interest in their housing projects, poor financial management of the city of Calgary from past mayor to present mayor. All you're going to do is enrage voters. We live in a prosperous city because of the hard work of citizens who many work/worked in the oil and gas industry. People want to live in homes of their choice. They want to live in neighbourhoods are they choose because they fit with their criteria, whatever that is. People want freedom and they had freedom in previous years. So the mayor claims she will listen. but will she actually do what citizens want her to do? We do not want blanket rezoning. It's a large cohort. We do not appreciate being patronized and ignored.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Elio

Last name [required] Ugas

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

Changing the land zoning designation from "Residential Low Density Mixed Housing (R-G)" to "Residential Grade Oriented Infill (R-CG)" will have several negative implications for homeowners, our community, and property values:

Increased Density and Congestion: R-CG zoning allows for higher density development compared to R-G zoning. This can lead to increased traffic, noise, and congestion in the neighborhood, which may negatively impact the quality of life for existing residents.

Loss of Character and Privacy: The transition to R-CG zoning may result in the construction of taller and more closely spaced buildings, potentially altering the character of the neighborhood and reducing privacy for existing homeowners. This can lead to a sense of overcrowding and loss of the neighborhood's charm and aesthetic appeal.

Parking and Infrastructure Challenges: Higher density developments often place greater demands on parking and infrastructure such as roads, utilities, and public services. Existing residents may experience difficulties finding parking spaces and may face strains on local infrastructure, leading to potential maintenance issues and increased costs.

Impact on Property Values: The perception of increased density and changes to the neighborhood's character can negatively impact property values. Potential buyers may be less willing to pay a premium for homes in areas with higher density development and reduced privacy. Additionally, uncertainty surrounding future developments under the new zoning designation may lead to market volatility and decreased property values.

Loss of Green Space and Trees: Infill development associated with R-CG zoning may result in the removal of existing green spaces and trees to accommodate new construction. This loss of greenery can have negative environmental impacts, including reduced air quality, increased urban heat island effect, and loss of habitat for wildlife.

Overall, the shift from R-G to R-CG zoning in our neighborhood is poised to introduce significant adverse changes. Moreover, it seems unlikely to meaningfully address the housing crisis Canada is currently grappling with, largely driven by inflation and the repercussions of flawed policy implementations.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

I have read and understand the above statement.

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.

I have read and understand the above statement.

First name [required] Janice

Last name [required] Bateson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning of Westmount (Hillhurst/West Hillhurst)

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

In opposition

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

I am in favour of providing more housing with less red tape to deal with the housing shortage. I am opposed to blanket rezoning without thought. The small area of Westmount should continue to be zoned as is. Row style housing is not appropriate and will lower property values, cause shadowing issues etc. in the neighbourhood. Anything larger than a semi-detached home with basement or backyard suite should be zoned separately from row housing or apartment style housing. These larger types of housing do not belong in our neighbourhood. Our neighbourhood has suffered from poor communication on the Legion property and now on the old CBC property. The proposed change to the zoning on the old CBC property clearly shows that communication with residents is meaningless. Residents participate in good faith only to be ignored. Thank you.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

I have read and understand the above statement.

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.

I have read and understand the above statement.

First name [required] Persica

Last name [required] Jear

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Upzoning

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

In opposition

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

The City's stated objective with blanket upzoning is housing affordability. Housing prices in Calgary right now are a function of not enough supply and significant demand. For the first time, speculators are competing with home buyers. The resultant higher home prices will not produce cheaper housing. Developers need to recoup the cost of the initial investment of buying the property first. They are not in the business of giving away housing without a profit. Replacing housing stock falls to older neighbourhoods and newer neighbourhoods. Even in the newer neighbourhoods, there is a transition of housing: single family dwellings are grouped together, apartments/condos are on the same blocks and commercial properties are grouped together. Blanket upzoning disrupts neighbourhoods by placing larger denser dwellings amidst existing single family homes. There are better, less controversial, more elegant methods of density. We should be focused on that rather than the one size fits all cruder change to blanket upzoning.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Gary

Last name [required] Galbraith

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning Proposal

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

In opposition

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

The rezoning proposal will significantly change the Calgary's urban landscape. Calgary is fortunate to have city owned land that can be zoned for housing and I suggest this is be part of the solution to our housing challenges. I am opposed to the rezoning, as proposed since it will significantly alter the character of neighbourhoods. In addition it is difficult to understand how the rezoning will make housing more affordable. New homes built as duplexes, 4-plexes will still be priced at \$750,000 to \$1,000,000. The builders and developers will be the only benefactors to the rezoning.

Calgary council does not have a mandate for this rezoning which will significantly alter the character of neighbourhoods. As such, it is unfortunate that council did not proceed with the plebiscite proposal which would be the democratic way to a decision. In addition to the public hearing on April 22nd, there will be many that will submit letters. In the name of transparency will your administration tabulate the inputs (ie in favour, in opposition; neither) and release the results to Calgarians?



Public Submission

CC 968 (R2023-10)

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First name [required] Martin

Last name [required] Shenher

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

My understanding this that this rezoning is to allow for more affordable housing. This is a doubtful proposal as in my neighbourhood, people who need affordable housing, couldn't afford to rent/lease a secondary suite. Current secondary suite rates, in my neighbourhood, are rented at \$2,500/month and up. We had one 3 bedroom house shut down as the owner converted it into 16 bedrooms and was renting rooms out to anyone who could come up with the \$500 a week rent. Crime went up as did social disorder. Changing the zoning isn't the solution, building more affordable housing and providing incentive programs is!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Cathy

Last name [required] Skorobohach

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council on Calgary Re-Zoning

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

In opposition

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

I believe re-zoning does not fit all areas. A cul-de-sac, for example, is a tight area, and and more dense housing would make it very tight, not to mention creating a parking problem.
I believe each area should be accessed and not have a blanket rezoning available. Also in a more confined area, such as this, there could likely be a noise issue, and that would be very difficult to deal with.
So I am not in favor of rezoning just to add more housing, to create more denseness in a particular area. Maybe with the new areas in our city being built that would be a better place to incorporate such builds.
Thank you.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] William

Last name [required] Parsons

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Zoning

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

In opposition

March 27, 2024

Subject:
Proposed amendment to Land Use Designation (zoning) of the property we purchased in 1969. 7712 Hunterslea Cres NW Calgary T2K 4M2

Dear Councillor Sean Chu

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

The introduction of the proposed R-CG residential up-zoning bylaw city-wide, has extraordinary implications for all single-family residential property owners in Calgary. The property was purchased subject to the existing R1 designation at that time. We would not have purchased the property at that time if we had considered that designation could change except for a profound reason that currently does not exist. This change has many potential detrimental impacts on our communities including increased traffic on roads, inadequate sanitation, loads on power grids/sewage/drainage systems, parking, more overcrowding of schools forcing contingency "survival" resolutions and bussing, community wellness, asset wealth, and where we raise our families. The zoning structure that was created in 1969 was well thought out, allowed accommodation in variety ways probably needs some adjustments and modernization to better fit the needs of the community but we have not seen any proposals that included well thought out change. Allowing random changes within an already established zone category will likely result in chaos given there is no overall plan. It is very disappointing that with the planning structure and talent that exists in Calgary that this possibility even is entertained.

Thank you for your attention to this matter.

Sincerely,

William Parsons
7712 Hunterslea Cres NW Calgary AB T2K 4M2

Sent from Barry's iPad



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Bevelyn

Last name [required] Park

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing Rezoning - changing it all to multifamily

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

In opposition

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

I am deeply disappointed that the mayor & 7 councillors--mine foremost among them, Courtney Walcott--voted against a referendum on this issue. Rezoning affects every Calgarian--much moreso than fluoridation does--and yet our representatives refuse to allow ALL Calgarians a say in the matter. Why?



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Parker

Last name [required] Moores

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Council Meeting

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

In opposition

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

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

Dear City Council,

I hope this letter finds you well. I am writing to express my concerns regarding the proposed citywide Land Use Designation (zoning) amendment to implement The City of Calgary's Housing Strategy approved by City Council on 2023 September 16. While I understand the need for development and growth, I firmly believe that implementing such a blanket rezoning change may have detrimental effects on our neighborhood and its residents.

First and foremost, blanket rezoning fails to take into account the unique characteristics and needs of each neighborhood, such as Hanson Ranch, the neighborhood in which I live. Every community has its own identity, history, and infrastructure limitations that should be carefully considered before implementing significant changes. A one-size-fits-all approach to rezoning overlooks these important factors and can lead to haphazard development that disrupts the harmony and cohesion of established neighborhoods.

Furthermore, increasing residential density without adequate infrastructure improvements can strain resources and diminish the quality of life for current residents. Issues such as traffic congestion, parking shortages, and overcrowded schools are common concerns associated with high-density developments. Without proper planning and investment in infrastructure upgrades, these problems will only exacerbate, leading to frustration and dissatisfaction among residents.

Additionally, blanket rezoning can have adverse effects on property values and homeownership stability. Many residents have invested their time and resources into establishing their homes in our neighborhood, expecting a certain level of consistency and stability in zoning regulations. A sudden change to higher density zoning could undermine property values and disrupt the sense of security that homeowners rely on. It may destroy the very look and feel of our neighborhood, and ultimately devastate the very conception of what it means to call a house your "home".

Blanket rezoning may not align with the long-term vision and goals outlined in our community's comprehensive plan. Planning decisions should be guided by a thoughtful and inclusive process that considers input from residents of each and every unique community, local stakeholders and businesses, and experts. Rushing into a blanket rezoning change without adequate community engagement and comprehensive planning could lead to unintended consequences that undermine the vision for our neighborhood's future.

Moreover, the blanket rezoning proposal introduces a level of unpredictability that can have far-reaching consequences for our community, unknowable until it is too late. While proponents may argue that higher density zoning will stimulate economic growth and urban revitalization, and address the housing crisis experienced across the country, the reality is that the outcomes of such changes are highly uncertain. Without clear guidelines and safeguards in place, there is a risk of unintended consequences such as increased strain on local services, overcrowding in schools, loss of green spaces, and a decline in overall livability. It's essential to proceed with caution and to thoroughly assess the potential impacts of any rezoning decision to ensure that we are not compromising the well-being and sustainability of our neighborhood.

In conclusion, I urge you to vote against the proposed citywide/blanket rezoning amendment and instead opt for a more thoughtful and tailored approach to development that considers the unique needs and characteristics of our community, and each and every neighborhood in Calgary. The risks of a citywide blanket amendment far outweigh any benefits. By engaging in meaningful dialogue with residents and stakeholders and prioritizing responsible planning and infrastructure investment, we can ensure sustainable growth that preserves the character and livability of our neighborhood for generations to come.

Thank you for considering my concerns. I look forward to your response and to working together to find solutions that benefit our community as a whole.

Sincerely,

Parker Moores



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Kaye

Last name [required] Stephens

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning

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

In opposition

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

The reasons why so many Calgarians are against blanket rezoning have been stated soundly and thoroughly elsewhere.

The real issue is even simpler. While a number of other Canadian mayors have made it clear to Ottawa that they cannot be bought, apparently \$228 million from the federal government is enough for Calgary's mayor and council to ram through rezoning in the face of this massive resistance. Would \$200 million have been adequate? Or \$175 million?

OK, I get it. Now we know what you are. Did you even haggle over the price?



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] David

Last name [required] Cloutier

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council - Rezoning for Housing

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

In favour

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

We are in a housing crisis. You either support affordable housing options and less red tape, or you do not. Now is not the time for politics, it is time for action.

March 27, 2024

To City Council,

I unequivocally support the blanket rezoning as proposed by the City of Calgary and urge council to adopt it.

During the course of the 2023 provincial election, I spoke to thousands of residents of Calgary-Shaw. Top of mind was affordability, which included rent and home purchasing costs. Additional housing supply was highlighted as a solution from many Calgarians in south Calgary, and this work is a step in that direction.

We are in a housing crisis. You either support affordable housing options and less red tape, or you do not.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Cloutier', with a stylized flourish at the end.

David Cloutier



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Kristan

Last name [required] Herzog

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 25, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The rezoning proposal to allow for more multifamily housing.

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

In opposition

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

I am concerned about more multifamily housing developments as I do not wish our property values to decline. The parking on our street is minimal as it is and visitors to my home need to park and walk a ways already. If we have more multifamily homes on our street, there will be no parking available at all. I am worried about the stress and the sense of community that is the reason that I moved to our street. No more multifamily homes. Duplexes, townhomes and condos are being built like crazy in all of the new communities, let them keep building. Don't change the community I chose to move to.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Scott

Last name [required] Price

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket Upzoning

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

In opposition

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

I am deeply distressed by the City of Calgary considering Blanket Upzoning.

Background

1. Universal RC-G zoning will allow for the construction of rowhouses, townhouses, and semi-detached houses in older core areas of the city that are currently primarily detached homes, without considering the impact and effect of such a change on these neighbourhoods.
2. It will remove any opportunity to require a hearing to debate the merits of whether such a land use is appropriate and is contextual to the existing neighbourhood.
3. Under RC-G zoning a property that currently supports a single house can be replaced with a rowhouse with 12 units (4 main units plus 4 secondary suites, plus 4 backyard suites).
4. The lot coverage will go from 45% to 60% eliminating significant lawn and tree space and replacing it with hard surfaces.
5. Upzoning represents the most significant change to Calgary's residential zoning and neighbourhood stability in more than 60 years.

Concerns

1. Upzoning Will Not Fix Housing Affordability
 - The City's "Rezoning for Housing" document shows that Calgary housing remains affordable as measured by the ratio of median home price to median household income.
 - Professor, planner and author, Patrick Condon, states that "Upzoning" of neighborhoods drives up housing costs and cannot create affordable housing.
 - **"There ARE benefits to densification and an increase in market-housing but affordability and equity aren't among them."**
 - "Densification has been oversold as a solution to affordability challenges. The opposite is often the outcome, the standard economic principles of supply and demand do not apply to housing because of the increase in land value. All the benefit of land value is captured by whomever does the rezoning with little benefit to those who need affordable housing."
 - "Laudable attempts to increase affordability by increasing allowable density have not made homes more affordable; they have primarily enriched land speculators.". Prof. Condon's latest book is "Sick City", which address why upzoning does not work.
 - Increasing development potential will be counter-productive in terms of the affordability of detached housing. It will exacerbate the affordability problem by raising the cost of single-detached houses.
 - By encouraging development in this manner it will cannibalize existing older, affordable housing stock, and replace it with more expensive housing.
2. Blanket Upzoning is not Required to Meet Current Housing Needs
 - Calgary presently has zoning in place in established areas to provide for an additional 262,451 units.
 - Greenfield sites have vacant land capacity to accommodate another 178,235 units for a total of 440,000 units.

3. A One Size Fits all Approach is not Planning.
 - Upzoning disproportionately impacts older inner-city neighbourhoods without recognizing or protecting their unique nature.
 - The proposed blanket upzoning is indiscriminate and ignores the principles and goals that might support densification. For example, densification is most beneficial where there is adequate upgraded transit. However, by taking an approach that allows upzoning in any location, regardless of access to transit, leads to unnecessary development away from transit and hollows out existing neighbourhoods.
 - Upzoning should therefore be targeted to areas that have increased transit and should not be used without thought or consideration in a blanket approach.

4. Blanket Upzoning Represents a backward Environmental Step
 - Upzoning permits 60% lot coverage, replacing green areas with hard surfaces.
 - Most of Calgary's mature trees are in areas that will be disproportionately impacted by blanket upzoning. Increased dwelling units, including both permitted main houses, secondary units and backyard suites and driveways, squeeze out vegetation on lots that once had only one dwelling.
 - Because seventy seven percent of Calgary's urban canopy is on private land (per the City of Calgary web site) the adverse impact will be significantly magnified.

5. Blanket Upzoning Does not Adequately Consider Necessary Infrastructure
 - Blanket upzoning does not allow for timely and strategic improvement of infrastructure necessary to accommodate increased density.
 - The older core neighbourhoods have aging infrastructure, including sewers that are too small for the proposed housing density increases which contemplate increase loads from one kitchen to four to twelve kitchens, and two bathrooms to eight or sixteen bathrooms.
 - Carefully planned spot zoning, not blanket upzoning, is needed to target specific areas where improvements can be made.
 - More schools will be required to address density, but there is no coordinated plan in place. Without targeted pre-planning there will be significant lag times in providing services.
 - Parking and garbage (3 bins for each of 8 or 12 dwellings = 24 to 36 bins).
 - These important infrastructure issues have not been addressed.

I trust you will take my very logical concerns to heart and VOTE NO to Blanket Upzoning.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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I have read and understand the above statement.

First name [required] Mark & Alexi

Last name [required] Pretzlaff

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide Land Use Designation

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

In opposition

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

[1:16 PM] Mark Pretzlaff

As homeowners, my wife and I are vehemently opposed to blanket rezoning. This proposed change would take away the opportunity for us to speak (for or against) changes to our neighbourhood that would impact our family.

The right and fair thing is to give Calgaryans the choice of the homes that meet their needs in the communities that meet their needs as well as the opportunities for any proposed changes.

In addition, we are also concerned that these proposed changes would have a direct financial impact on us, as property owners.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Charles

Last name [required] Macaulay

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed Land Use Designation amendment

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

In favour

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

I am a homeowner in the community of Crescent Heights and I strongly support the proposed amendment to the City of Calgary's Land Use Bylaw for citywide rezoning.

For over 10 years my wife and I tried to save enough money to purchase a home. We did so while having to pay ever increasing rental fees and watching Calgary's housing market continue to climb out of reach. For too many Calgarians, homeownership remains perpetually out of reach. Meanwhile an unfortunate cohort of their potential neighbours only see the proposed amendment as a dent on the value of their investment and an affront to their surprisingly strong views of "what the neighbourhood ought to look like". Many Calgary homeowners, especially those opposed to this Bylaw amendment, will never be able to appreciate the difficulty faced by those seeking homeownership today.

I think of Calgary as a vibrant, hardworking, and welcoming city -- there is no place like it in Canada. Calgary welcomed my wife and I, and soon it became the city in which we chose to raise a family. The reality is that people want to live here, they want to establish roots. People who work hard deserve an opportunity to own a home in the city they love. The proposed Land Use Bylaw amendments is a meaningful step in this direction.

This amendment requires City Council to balance the needs of two segments of our population. I encourage City Council to consider the disproportionate impact that restrictive zoning, low house supply, and skyrocketing housing prices has on the many Calgarians praying they might one day own the roof over their heads. For once, the needs of this group must outweigh those of the decades-long homeowner who is trying to preserve a self-manifested vision of their neighbourhood and ensure the continued out-of-control value of their own home.

Please allow this amendment and help to make homeownership possible again for those who need it.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Graham

Last name [required] McCrimmon

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

Subject: Concerns Regarding Proposed Blanket Rezoning

Good afternoon,

I am writing to express my significant concerns regarding the proposed blanket rezoning initiative by the City of Calgary. While I understand the intent to address the affordable housing dilemma, I believe this approach may exacerbate existing issues rather than alleviate them.

First and foremost, the blanket rezoning proposal seems to prioritize the interests of developers over those of the residents and communities it purportedly serves. By granting broad permissions for development permits without adequate checks and balances, we risk sacrificing the unique character and integrity of our neighborhoods. Each community has its own vision for future development, and a one-size-fits-all approach fails to respect or incorporate these visions into the planning process.

Furthermore, the proposal overlooks the critical importance of essential amenities in our neighborhoods. Development should not proceed at the expense of necessary infrastructure and services such as schools, parks, healthcare facilities, and community centers. Neglecting to ensure the presence of these amenities before greenlighting extensive rezoning can lead to strained resources and diminished quality of life for residents.

Moreover, densification efforts in inner Calgary must be accompanied by meticulous planning for the inevitable consequences of increased population density. While densification can contribute to vibrant urban living, it must be accompanied by provisions for enhanced transportation infrastructure, including expanded public transit options and improved traffic management strategies. Failure to address these needs adequately has resulted in communities grappling with insufficient parking, congested roads, and inadequate public transportation options, ultimately diminishing the livability of our city.

In light of these concerns, I urge you and our esteemed council members to reconsider the blanket rezoning proposal and instead adopt a more balanced and community-centered approach to urban development. This approach should prioritize collaboration with residents, incorporate their input into the decision-making process, and ensure that development aligns with the long-term sustainability and well-being of our neighborhoods.

Thank you for considering my perspective on this matter. I hope that together, we can work towards a more equitable and prosperous future for all residents of Calgary.

Sincerely,

Graham McCrimmon

3036 1 Street SW, Calgary AB T2S 1P8

403-606-0420



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Dan

Last name [required] Williamson

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 15, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Calgary Rezoning

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

In opposition

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

I am strongly opposed to the rezoning proposed for my property. I bought my house in 1992 and chose Oakridge in part because of its character. The proposed zoning changes will most certainly have a negative effect on this character. One of the driving factors behind this seems to be availability of federal money. Please note any such money comes from taxpayers i.e. me. So it is not some kind of windfall. And letting the federal govt into our jurisdiction comes with the great risk of future interference. I insist that a binding referendum be held on this zoning change at the time of the next civic election.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Budd

Last name [required] Brazier

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Designation - Rezoning of Property

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

In opposition

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

[1:38 PM] Budd Brazier

The right and fair thing is to give Calgarians a choice to vote on this issue instead council making a decision of this impact. Our neighborhoods and homes were selected based on the style of the community and what our area offers. Our homes meet our needs and to change our communities is not something we would like to see.

In addition, we are also concerned that these proposed changes would have a direct financial impact on us and our home value. Your proposed rezoning has the potential to allow for too many homes in the area, thus reducing the market value of our home. The other objection we have is a concern regarding suitable parking...with the current growth of families in our community, parking has already become a major nuisance and with this rezoning decision, it would be worse.

As homeowners, my wife and I are opposed to blanket rezoning. This proposed change would take away the opportunity for us to vote, for or against changes to our neighborhood that would impact our family and neighbor's.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Dana

Last name [required] Huggard

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Housing Rezoning Proposal

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

In opposition

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

Communities that were originally built and developed for single family homes cannot accomodate high density housing structures. Adequate parking is never provided by the developers, therefore our streets get clogged with multiple vehilces, which then often requires the city to implement permit parking at a cost to a homeowner who purposely purchased a home in an are where this would not be an issue. Single family homes communities were not designed to accomodate the increased traffic, nor do they have the infrastructure for increased city transit. There has to be a better way to address the housing crisis in Calgary. This approach is really to appease the developers who have deep pockets and is being presented as a housing solution, when that is just the window dressing being used. Implement rental caps, ensure all high density housing downtown is at capacity. Use empty office space. This blanket re-zoning is not the solution. It just panders to all the developers.,



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Kurt

Last name [required] Janssen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council regarding "Rezoning for Housing" project

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

In opposition

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

I would like to simply register my objection to the idea of blanket rezoning for the entire city. Each rezoning application should be dealt with as per the current procedures.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Colleen

Last name [required] Purich

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposal to re-zone -- NO!

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

In opposition

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

I have lived my entire life in Calgary. I am 100% opposed to the proposal to the proposed re-zoning from R-C1 and R-C2 to R-CG. Hard NO.
Colleen Purich



Public Submission

CC 968 (R2023-10)

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First name [required] Chris

Last name [required] Stafford

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Designation amendment

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

In opposition

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

I would like to post my objections to proposed rezoning of Calgary. This is a gross infringement on private property rights pandering to the completely discredited Trudeau regime.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Jamie

Last name [required] Palmer

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

The proposed citywide Land Use Designation (zoning) amendment

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

In opposition

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

Given the longterm implications of the proposed citywide residential rezoning, City Council should consider a more nuanced approach on a community by community basis. Conformity is one of the pillars of real estate value, the proposed rezoning would dramatically impact conformity within many neighbourhoods and thus decrease the value of Calgarian's homes. What might be appropriate in Captiol Hill may not be appropriate in Discovery Ridge. Given Calgary's concentric rings of development you could even go by age of community and get a better result than blanket rezoning. Additionally, given the increased density that is hoped to be acheived by the rezoning, it is critical that the City of Calgary find a way to increase green space/park space in communities undergoing densification. Looking at a neighbourhood like Tuxedo and having eight housing units with little to no yard space where there was once one housing unit with ample yard space, you can see that such redevelopment will have an impact on citizen's health and wellbeing. I would propose that the City expropriate large pieces of land to set aside as park space in communities that are undergoing such densification. When you think of great cities like Paris and New York, part of what makes makes them so livable is the abundance of parks within the neighbourhoods. I would challenge City Council to think not of just today's needs, but what they want Calgary to look like 20-50 years from now.



Public Submission

CC 968 (R2023-10)

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First name [required] VIVIEN

Last name [required] LIN

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] 2024/4/22

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

rezoning

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

In opposition

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

Most of my neighbors park on the street because they have more than two cars in their households. If rezoning is implemented, there will be more households and more cars. The city has not provided any information on how to make parking free for everyone or any supporting measures to address the limited space on the street.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Brianne

Last name [required] Langille

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

AMENDMENTS TO THE LAND USE BYLAW (1P2007) BYLAW 21P2024

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

In favour

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



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Elizabeth

Last name [required] Moore

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Residential Development - Rezoning

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

In opposition

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

I would like to oppose, to proposed Rezoning and New Development planning. The proposed expansion and enlargement of developed properties will bring many concerns and issues to our communities and the City of Calgary. The already existing issues will become even greater to deal with. The areas of my concerns are:

- Residential high density living issues
- Higher Traffic - congestion
- Parking availability issues
- Neighbourly issues with over population
- Neighbourly issues with additional noise and pets

There is a lot of raw, undeveloped land around the City of Calgary. I believe, that for the well being of all Calgarians and the City, the much-needed residential housing should be built on a new land and properties. Thank you.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Shelly

Last name [required] Wiens

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing on the city wide re-zoning

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

In opposition

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

I own a single family home in Ward 14 in McKenzie Lake SE. It's fully developed: 4220 single detached homes, 330 rowhouses (low income housing) and 10 duplexes. We have a very small strip mall, 2 gas stations, 2 schools, a day-care, and Community Centre. It also contains McKenzie Lake, a private 'club' which many homes pay to have access to, but not the entire community. I believe it is maxed at 3500 home memberships. Easy access to Stoney Trail, Deerfoot Trail and Fish Creek Park.

That's why we bought here in 1990. The biggest new thing we have seen in our 33 years here is a new traffic light.

With the bonanza of selling our homes at an all-time high with over-asking settlements these days, I know very well that many residents city-wide will be approached by and sell to Developers hoping to make a quick buck if this re-zoning proceeds. That means more density on our lots, parking permits, horrendous parking issues, Lake crowding, additional portables added to both schools or extended travel, crowded transit, and more cars bottlenecking our drive to work.

I believe if this rezoning is approved that many of our neighbours will sell to developers and those same developers will rush here to build million-dollar duplexes/townhouses and 4 plexes then run away to the next community to do the same: no money left behind for assist in the amenities and services, like paving/fencing and the increased costs to the city for now needing increased services like more ambulances and firehalls which will then fall on residential tax increases.

Your explanation of rezoning hinges on making more affordable homes. But it does not have any rules to make new builds affordable.

I see the comments on 'but there will still be development permits required and public input to the request to redevelop' but you also say they MUST be approved if they meet the rules of the Bylaw. So my public comment will be ignored. That's not fair. I pay the residential taxes, not the Developer. His word should not be valued more than mine.

Why rezone? Why not make it mandatory going forward that every development permit for NEW COMMUNITIES be built with affordability focus (and set the rates yourself: x % over market rental values), and that the developer pay for the additional amenities and services as a result of the increased density they bring to the new community versus forcing this on established communities that were built and homes purchased with different expectations and promises?

Just say NO



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] loan

Last name [required] Cantor

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 15, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Calgary Rezoning For Housing. New Rezoning in my area and my house

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

In opposition

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

Hi,

As per new rezoning requirements, my area was redirected as low density housing. I am not in favor of rezoning due to the reduction of quality of life due to more different housing buildings.

We love our areas and we like to stay the same. We are paying top dollar and we don't want our property to be affected by low income people to live around us.

What is happening right now is a devaluation of our properties due to rezoning planning. We don't want more properties and more housing built around us and around the neighborhood.

With respect,
loan



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Shelby

Last name [required] Harapiak

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 9, 2024

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

[required] - max 75 characters

Blanket Rezoning Proposal

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

In opposition

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

We are strongly opposed to this proposed amendment for a blanket rezoning in our community.

The ramifications of this rezoning potentially carry a significant impact on the valuation of my property, and therefore, it should be presented to Calgarians in the form of a plebiscite, where all Calgary homeowners, who have invested our funds in a Calgary neighbourhood, will have the opportunity to vote on whether or not we feel this is appropriate action with respect to our personal assets.

Further rationale to move this issue to a plebiscite vote would come from the fact that this was not a ballot/platform issue in the last election, therefore we as Calgarians have not been given the appropriate opportunity to participate in this decision which does have a direct impact on our own personal assets.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Melanie

Last name [required] Shelley

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing meeting of council - Rezoning for Housing

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

In opposition

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

I would like to voice my opinion on the blanket rezoning for housing in Calgary. I live in an older community that would be rezoned from R-C1 to R-CG. I am extremely disappointed that my elected mayor and council did not choose to put this blanket rezoning issue to a plebiscite vote.

I purchased a single-family bungalow in my community 20 years ago specifically to raise my family and have a home where I can age in place. I choose this community based on the perception that it would remain R-C1 zoned.

I do not object to having secondary suites being allowed in existing homes to offer more housing options.

New builds in my community under R-CG that include semi-detached and rowhouse-style would have the following negative impacts:

- reduced privacy as new buildings will be vertically higher
- reduction of green space and trees due to larger structures being built
- impediment of sunshine in back yards due to larger structures causing issues with established gardens
- street parking could get congested bringing about possible parking charges
- congestion in alley ways due to increased black\blue\green bin storage
- new builds would not be economically affordable for lower income families



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Terry

Last name [required] Southwood

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing proposal

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

In opposition

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

I wish to strongly object to the city-wide rezoning proposal.

When will this council start to consider the quality of life in our city? My wife and I have lived in a great neighbourhood for almost a half a century. It has lovely little houses on a quiet street, lots of trees and green space for all to enjoy. It is a place where our neighbours become friends. It is our oasis in a bustling city.

A great city is made up of neighbourhoods such as ours. Why would you want to destroy that?



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Doug

Last name [required] Olsen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Designation (Zoning)

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

In opposition

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

I am opposed to the citywide Land Use Designation. I am opposed for two main reasons.

1. I feel the proposed change from R-C1 to H-GO will lower the property value. We purchased a home in this area for the quiet of the neighbourhood and the enjoyment of the area. Higher density housing will mean lower quality of life in the area which will make the area less attractive for prospective home owners.

2. Lack of parking. With changes in recent years, secondary suites have been allowed. This along with other changes such as more day cares in residential areas has already created limited parking in the area. Higher density housing will mean even less parking available in the area.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Kirsti

Last name [required] Barber

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing Project from R-1N to R-G

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

In opposition

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

Good Morning,

I am concerned about the rezoning of the R-1N lots in our neighborhood to R-G lots. I do not think this zoning is appropriate. There is currently just enough parking to accommodate the single family homes in the area. As it is, there are often neighborhood disputes about the inability for people to park in front of their own homes. Increasing the number of adult inhabitants will exasperate this situation immensely. The current lots are too narrow to provide additional parking. You might suggest that people do not need a vehicle. Pretty much everyone requires a vehicle in the suburbs. There are not enough appropriate jobs within easy walking or transit distance for this to happen. The current public transportation system is inadequate in this area to avoid owning a vehicle. My neighbors that use transit have a vehicle to drive to the C-train station. Another issue is that inner city schools attendance is dropping, while in our neighborhood you need to be on a waitlist to attend the neighborhood public or catholic school. A further issue is that many people move to the suburbs due to it being quieter. Increasing population density would increase noise and traffic and result in these homes being unattractive to current and future homeowners. I would suggest it would be more appropriate to further increase population density close to downtown and the inner city where wider lots and better public transportation exist.

Thank you



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Valerie

Last name [required] Hak

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

March 23rd, 2024

RE: REZONING FOR HOUSING

I have recently received a letter stating that City Council has deemed it necessary to rezone my Estate Home Area to now include multi-family dwellings to either build in the designated park area our children play in and or to now change the house to townhouses and row housing which is NOT what I bought into. You will now take away my beautiful area and the home I have worked hard to own and take pride in to what will become tenement and even go into ghetto housing. I worked hard and saved to build a life I wanted and now you seem to think it is okay to take that away from me because you say there is a housing shortage or crises (which there is not) and now it is my fault.

I would like to know why you feel it necessary to come into my district and make such drastic changes.

Frist of all I would like to know how you are going to take established residential areas that already have the infrastructure in place to accommodate only the amount of homes on that block to now you think you can tap into those lines like electric, water, sewer, gas, cable and to be able to handle the extra strain on the already taxed system. Do you not realize that all the piping is laid down and if you start digging to put in footings own that you could and more than likely will disrupt one or more of these lines it is one thing to take an old house knock it down and build an infill but to actually start digging up playgrounds to add apartments or row houses is completely different never mind you are now putting in low income housing in some cases (like mine) in more affluent areas. Do you know want our children to have areas to play and be happy. Besides there are plenty of areas that can be used to build your little apartments without disturbing mine. DO NOT rezone my district. There are already illegal rooms being rented out with no permits that should not be allowed.

Secondly: why are you allowing so many people into this city when we do not even have the infrastructure to support the housing we have now. But now you want to build more and in my area on my block. This block cannot accommodate more housing of any sort or are you know going to kick me out and make my residence into a multi-family unit or worse tear it down to build multi-family housing.

You are already saying that we will have water shortages because there are too many units to support the water supply and to top it off you are also saying we will have to conserve on power because the grid cannot sustain the usage in winter and in summer for air-conditioners. We should not water our lawns and keep our gardens and yards looking beautiful and we should turn down the heat in winter, which by the way is an absolutely ridiculous idea because in anything more than -4 the water lines will freeze and pipes will burst. But now you want to burden the infrastructure even more by adding more housing or tiny apartments. Do you not realize this is a higher property taxed area so how on earth will low income residences be able to afford the taxes? Or are you going to increase my taxes to off-set the multi-family units which at the same time will lower my property value.

Not only will this increase in housing be a burden on the infrastructure but people moving into this Estate area will not be able to afford the electricity, heating and water especially when the carbon tax is going to increase again, which again is out of touch thinking. Each one of these units will have to have a vehicle as there are no shopping or workplace employment easily accessible to Mountain Park Estates. Now you will have to accommodate for multi parking which again just is not available and if you think

doing underground parking is in the mindset well think again there are homes that will be structurally impacted by such an outrageous idea.

Okay let's review: first of all there is no room to accommodate more housing on my block or area, it is established and you cannot tap into the infrastructure because it can only accommodate the amount of housing designated for the blocks.

Second: there is the lack of utility resources (this goes for the entire city and probably province) then there is the amount of parking required, affordability of the units and of course if this rezoning goes into place then my financial well-being is in jeopardy.

Third: how are these people going to get from this development to wherever they are going to work and shop, you want less vehicles on the roads yet you want more people to move into this already cramped city you keep giving out permits to build and take away precious farm land yet you are saying we are in a housing shortage. Seems to me there are lots being built already in newer districts and also older districts that are knocking down old housing and building infills, which it looks like you want to do to my home.

You need to move the people to areas like Forest Lawn, Dover, Falcon Ridge, Midnapore, Sundance, areas in the northwest southwest just to name a few. I have driven through these areas and they have massive park spaces where massive apartments can be built. Or move them to Fort McMurry or small towns, but not in my area.

If seems you want to take away the life I bought into and now you are going to change my life style that I worked hard to achieve. There are many classes of people it will not change, not everyone can have the same otherwise I would love or should I say want to have the mansion or yacht the billionaires have or let's see what the billionaire will say when row housing is built next to him. But for you to decide that I should not live in the beautiful home I have built in the district I saved to live in is not the freedom I worked for.

I think you and by you I mean city council, should implement this rezoning in all your areas including the major. Build row housing next door to all of you and while you are at it move the tent cities that occupy park areas like Mill Rise to your neighborhood. They have a large issue with drugs and homeless people that occupy the parks where kids play and find needles. Move these people next to the major and all the aldermen then come back and tell us how good the resolution to rezone exclusive districts is. You all make way too much money and sit back and decide these ideological ideas and not think of the consequences. Most of you are career politicians that are clearly out of touch with reality and frankly I just don't think most care about the people they are supposed to be working for and in case you have forgotten it is us the tax payers.

Fourth: the cost of living is going through the roof and actually has, yet you want to bring more people in where are the jobs for these people? There are none in my area so how are they going to get where they need to be.

It was interesting that the major on an interview in the same breath said how everything is challenging for people, everything is on the rise people cannot afford a quality of life (not in those exact words but basically the meaning) because everything is rising, rents are going up people cannot afford to live and then proceeded to say but the city is going to kick in how many hundreds of millions dollars for a new

area that seats less than the saddle dome and looks like a box. Oh and yes you or your family will not be able to go to any events because you can't afford it. Yet the city has so much money that it can support this project, which by the way should be funded completely by the Flames organization, the owners of the Calgary Sports and Entertainment Corporation should foot the entire bill. And Edwards doesn't even live here (actually doesn't even live on this continent) so he can deke out of paying taxes. Just incredible.

Okay, yes I know of course but once you start with rezoning you go down the rabbit hole because there are so many issues. People are angry and they don't even know half the time why but it is simple, you want to take away our playgrounds, take away our gender, take away our freedom, take away the communities we have built, take away parental rights, take away our livelihood and take away our financial security. So disappointed in city council and even the other government possessions in the provincial and federal departments and city planners really need to give their heads a shake.

Fifth: if you are thinking of building units to accommodate homelessness you are sadly mistaken and think again. They tried to do that back in the 70s it didn't work. People who were taken off the street and put into renovated apartments that were to accommodate the homeless by Fort Calgary, tore the doors off of cabinets, pulled the cupboards off and set fire in the middle of the rooms, they were found in the halls, stairwells and entrances that would be such a lovely edition to my Estate home. There will be nothing but issues more than you would ever know. You could even go on the other side of Mackenzie Lake Blvd where there are already low cost housing it is very dense and where there are businesses that accommodate less than professional endeavors yes I must say there are prostitutes way out in Mackenzie, go figure.

If you think intergrading low cost housing next to high price homes can work you have clearly lost touch with reality, along with the major thinking riding the C-train or taking the bus is safe especially at night she is sadly mistaken. It's great when she has bodyguards and a film crew with her. But what I want is for her to get on the train by herself at let's say anywhere from 7 to midnight and see what happens.

I think you should rezone city council take someone off the street and put them in one or more of your seats and see how that works.

Sixth: these are points I want answered:

1. Why are you doing this and I mean really
2. What do you think you will accomplish
3. Why our neighborhood, when there are so many other districts and empty buildings not being used
4. Do you really think this is going to solve anything by rezoning my neighborhood
5. Do you not think by building little apartments and caging people in them around big nice homes is not going to cause an issue and have more crime because they will then think I want what they have
6. They will all need a vehicle and not electric because the grid will not accommodate the usage and electric vehicles cannot be parked underground for safety reasons and there are recommendations not to even park in a garage attached to a home.

7. Why are you bringing so many people into the city with no jobs and are you funding them because if you are there are many seniors who have actually built this province and city who need assistance before any new comer who have not done one thing to make life better for us.

There are many others but I think by now you should get the jest.

Do Not change my life style and what I bought into.

Do Not rezone my district and

Do this in your own neighborhood and on your own block.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Marianne

Last name [required] Melanson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Council Meeting - Public Hearing (on rezoning)

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

In opposition

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

I think a blanket rezoning of Calgary is a very bad idea that will decrease our property value and potentially obstruct our views for those of us with view lots. Some neighbourhoods should be able to remain in Zone 1 (single detached homes). Higher density housing in our neighbourhood would still be expensive and would not help those with low income. It'd only benefit the developers. Instead of a blanket re-zoning of the entire city, it'd make more sense to only include those neighbourhoods that already have higher density housing, or those that are close to retail and/or public transportation. To re-zone the entire city is a discrimination against those who want to, and have the means to, live in a neighbourhood of only single detached homes. We live in a democratic society and should have choices. The City should not impose amendments that take away individual rights and freedoms.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Stephanie

Last name [required] Wise

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land use designation zoning

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

In opposition

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

I am shocked and disappointed at the proposed zoning change as per the City of Calgary's Housing Strategy. Ironically, the strategy lacks just that; a strategy. I urge you to consider strategies adopted by cities such as Burnaby, BC where they approve high density housing along public transit routes. This solves two issues; increased housing and traffic management. What you are proposing is a free for all for developers that will ruin the integrity of countless neighbourhoods. I feel so strongly about this issue that I will campaign aggressively against it and against any councillor who votes for the poorly conceived plan. I expect a lot more vision from my elected officials.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Macarena

Last name [required] Hevia Gonzalez

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed rezoning

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

In opposition

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

We believe aesthetics and uniformity of the community will be affected negatively as well as possible destruction of nature, more traffic and diversity of people



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Henry

Last name [required] Michalski

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Sep 16, 2023

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

The recent rezoning proposal is not very good for our area in the city. We are in an R district and it should remain that way. This proposal will add extra traffic in our area and possibly create parking issues on our streets. We have seen several examples like the 2 story garage on WhitelandBay an Whiteland Dr plus an inbuild on 11 Ave & 24 st SE that are not good for neighbors. We have a western view from our deck and we don't need some new building blocking our view. We built on this property in 1981 as R1 and it should remain as is. Certainly there are plenty of other areas to expand housing. Thanks



Public Submission

CC 968 (R2023-10)

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First name [required] Steven

Last name [required] Dyer

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Proposed Blanket Rezoning

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

In opposition

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

We purchased our home in the community of Killarney with reasonable expectations of the quality of life we might expect. Blanket rezoning will change this drastically to the detriment of our quality of life. The community which is already dense will become overly more dense. Parking is already a major issue with usually the inability to park now in front of our own house. Row houses that are being built already are providing 1 small garage space per unit at most. The garages are almost inaccessible from the small lanes that they are on and cars (usually 2-3 per unit) are parking on the streets. 3 plastic bins per unit are piling up behind the garages which are being used for storage and not cars. I understand the need for more affordable housing, but the units going in are not affordable with asking prices around \$700-750k. The blanket rezoning is not fair to existing homeowners who already pay a lot of taxes, a fact in itself that seems to have been overlooked by a council greedily increasing them in excess of 8% this year in conjunction with increased assessed property values. In times of inflation and difficulty in making ends meet for many, this % of increase is not only insensitive but extremely punitive. We live in a duplex and across the street is an older duplex with each side subdivided into illegal secondary suites 2415 and 2417 - 26a Street SW. each side has a double garage that is being rented out to separate parties (not tenants) and as a result, we have 7 more cars on our street. We pay more in property taxes on our 1/2 house (as Seniors) than both of these properties combined. This is simply not fair. This matter has been reported twice to our Councillor Courtney Walcott who is too uncaring or rude to even contact us as requested. Respectfully submitted to a council that seems to have already made up its mind on this issue and who is seeking input in my opinion only in the interest of optics. You are simply not listening to the wishes of the taxpayers that elected you. We elected you to represent our wishes, not supplant them with your own.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Bevan

Last name [required] Howell

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public hearing meeting counsel - rezoning changes

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

In opposition

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

Our household is opposed to the proposed rezoning changes. We invested in a specific community and this community doesn't have the infrastructure to support the density we witness in neighbouring communities. Every part of the city is different and this why we have differing rules and regulations to reflect those differences.

The thought that rezoning changes will create more affordable housing is a fallacy. Increased density in communities such as garrison have resulted increased home prices and created significant transportation, parking and public space issues.

This issue is so important to the future of Calgary it should be put to a public vote such as an election issue or plebiscite.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Oksana

Last name [required] Cherbina

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Densification

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

In opposition

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

I am concerned with increased densification in our neighbourhood as on-street parking is already an issue and if there are secondary suites allowed, it will exacerbate the existing lack of on street parking issue.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Margaret

Last name [required] Allen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council- The proposes Land Use Deignation

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

In opposition

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

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: CALGARY/REZONING FOR HOUSES

Dear Calgary City Council,

Upon studying the proposal to change R1 land use designation to R-G in our neighborhood, I would like to bring forward my concern regarding vehicle parking.

Presently the City of Calgary has approved 3 secondary suites in our neighborhood in the past few years. A secondary suite is approved after an inspection making sure the suite *itself is a safe home*.

I am with the understanding that part of the criteria for the approval to develop a secondary suite, or to legalize an existing secondary suite is to have 1 parking stall located on the property of the secondary suite as per Land Use Bylaw. It seems this requirement isn't monitored after approval. In our neighborhood the secondary suites tenants have parked their vehicles on the street since day one and not on the landlord's driveway. Some tenants have more than one vehicle. Additionally the landlords of the secondary suites have several vehicles and seldom park their own vehicles in their garage, driveway due to a daycare business in the home and the cab business. The landlords park their personal vehicles on the street.

The influx of vehicles parking on the street creates blind spots, even emergency vehicles have a heck of a time responding to an emergency as I have witnessed firsthand and most importantly is the safety of the young children playing. It is not the responsibility of the residents of the neighborhood to monitor the secondary suites tenants parking by calling 311 and the Parking Authority. To get the secondary suite tenant's vehicles off the street and onto the landlord's driveways a suggestion would be for all approved secondary suites property owners to provide to the city their tenant's vehicle license plate number if the tenant has a vehicle. Failing to do so would result in a fine or worst revoking the secondary suite approval. The Calgary Parking Authority could then monitor. Costly suggestion maybe but *what is the price of safety?*

The infrastructure of the neighborhood has limited street parking as each home has a double garage, driveway. Presently the neighborhood streets are full on both sides with parked vehicles owned by secondary suites tenants, house renters and 2 property owners, all impacting the safety of the neighborhood as mentioned above. With the proposal to change the R1 land use designation to R-G in our neighborhood parking and safety would be a critical issue.

Sincerely,

Margaret Allen
32 Everhollow Cr. SW, CALGARY



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I have read and understand the above statement.

First name [required] Devra
Last name [required] Hill-McCoy

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land use rezoning in the community of Fairview

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

Neither

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

If we rezone can a condition be added ensuring the replanting of trees removed during development?



Public Submission

CC 968 (R2023-10)

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First name [required] Tanya

Last name [required] Mcintyre

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

Hello. I Do Not approve the rezoning in Sandstone. We have lived here for over 15 years We have a heritage area with unique homes. We live on the beautiful park and absolutely do not want my view nor the park impacted. We barely have enough parking for the vehicles people have now. We adamantly object to rezoning of our home and area. Please do not move forward with this.
Thank you.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Angus

Last name [required] Ho

How do you wish to attend?

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

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Home is Here

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

In opposition

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

I don't think that blanket zoning will make any impact as it will have to take a developer to want to infill or renovate the property. I think a case by case automatic approval with a 15 - 30 day public notice for objections is sufficient. I'm only against it because I paid for my secondary suite development permit review and spent my time in the review process. Not only was the huge sign on my lawn embarrassing and raised unnecessary attention. I had to keep my tenants informed spent time and money to keep everyone happy through this process. Will I be compensated for this unnecessary work if this blanket reasoning happens? Unless there is more clarity I remain objected to blanket rezoning



Public Submission

CC 968 (R2023-10)

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First name [required] Morgan

Last name [required] Holden

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning.

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

In opposition

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

As a retired 2nd generation Calgarian (Dad was born here in 1924) who spent his career renovating and building houses in Calgary I have to say blanket rezoning is a terrible idea. Older neighbourhoods don't have the infrastructure in place for what could easily be doubling or more of the residences. Poor water pressure, undersized electrical supply not to mention the complete lack of parking. Allowance of 1/2 parking stall per residence? Sounds like a disaster- many neighbourhoods aren't walk able and adequate transit is years away. Last year in Calgary residential building permits were valued at \$4.1 Billion- \$228 million is barely over 5% of that- for all this grief! Say no and give the money back, the \$228M isn't worth the devaluing of neighbourhoods it will cause.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Yin Yan

Last name [required] Pan

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket House Rezoning

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

In opposition

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

I am strongly against the City Council's agenda for blanket house rezoning. Please see attached for my letter.

Dear Calgary City Council,

As a concerned resident of Calgary, I am compelled to express my deep reservations regarding the proposed blanket rezoning initiative, scheduled for a public hearing on April 22, 2024. This sweeping approach to resolving the city's housing challenges raises several critical issues that demand careful consideration.

Impact on Property Values: The broad application of rezoning measures across diverse neighborhoods could significantly disrupt local property markets, potentially leading to a decline in property values. The unique character and homogeneity of neighborhoods are often key factors in determining their market value. Blanket rezoning threatens to erase these distinctions, undermining the investments homeowners have made in their properties and jeopardizing their financial stability.

Insufficient Community Engagement: The process leading up to the proposed rezoning appears to lack adequate consultation with the communities it will affect. Many homeowners may not fully understand the implications of such a drastic change or may be unaware of it altogether. For those who do grasp the potential impacts, there may not be sufficient avenues available to express their concerns or opposition effectively. Implementing such far-reaching changes without thorough and meaningful community input could lead to resentment and opposition among residents, damaging trust in local governance.

Risk of One-Size-Fits-All Solutions: Calgary is a city of diverse neighborhoods, each with its own character, challenges, and needs. A blanket rezoning approach fails to acknowledge this diversity, offering a one-size-fits-all solution to the complex issue of housing affordability. Such an approach risks oversimplification, potentially ignoring the specific needs of different communities and failing to address the root causes of housing shortages in a targeted and effective manner.

Environmental and Social Implications: Beyond the economic concerns, blanket rezoning may have significant environmental and social consequences. Increased density without adequate infrastructure can strain local resources, lead to congestion, and diminish the quality of life. Moreover, the disruption of community cohesion and identity may result from hasty rezoning efforts, as neighborhoods lose the unique characteristics that foster a sense of belonging and pride among residents.

A Call for Targeted, Inclusive Strategies: Addressing Calgary's housing affordability crisis requires a nuanced, multifaceted approach that respects the city's diversity. Solutions should be crafted in close collaboration with affected communities, leveraging local knowledge and priorities to ensure that development is sustainable, equitable, and enhances the livability of our neighborhoods. By pursuing a strategy that includes targeted zoning adjustments, incentives for affordable housing development, and robust community engagement, Calgary can work towards a future where housing is accessible without sacrificing the qualities that make our city unique.

In light of these concerns, I urge the City Council to reconsider the proposed blanket rezoning initiative. A more thoughtful, community-centric approach to planning and development will ensure that Calgary remains a vibrant, diverse, and livable city for all residents.

Sincerely,

Yin Yan (Jennie) Pan



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Chang Xi

Last name [required] Lu

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

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Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket House Rezoning

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

In opposition

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

As a concerned citizen, I am strongly against the proposal for blanket house rezoning. My letter attached contains a detailed explanation. This is a terrible idea, please don't do this.

To Calgary City Council,

As a resident deeply vested in the well-being and future of Calgary, I must voice my strong opposition to the proposed blanket rezoning initiative, set for deliberation on April 22, 2024. This approach, while perhaps well-intentioned in its aim to address housing shortages, overlooks several crucial aspects that could lead to negative outcomes for our communities.

Detrimental Effects on Property Values: Implementing uniform rezoning policies across Calgary's diverse neighborhoods threatens to dilute their unique identities, potentially causing a depreciation in property values. The charm and distinctiveness of each community are pivotal to maintaining and enhancing homeowners' investments. A blanket rezoning effort risks these values, potentially eroding the financial security and asset value of countless residents.

Lack of Adequate Community Engagement: The proposal seems to be moving forward without a comprehensive effort to solicit and incorporate feedback from those most directly impacted—Calgary's homeowners and residents. True, effective change requires the involvement and endorsement of the community, ensuring that any rezoning efforts are reflective of and responsive to the needs and desires of its inhabitants. The current trajectory towards rezoning without this dialogue feels both hasty and dismissive of resident concerns.

Oversimplification of Complex Issues: The proposed rezoning plan appears to be a one-size-fits-all solution to a problem that is inherently multifaceted. Calgary's neighborhoods vary widely in their design, density, needs, and capacities. A blanket approach to rezoning cannot adequately address these variances and may inadvertently exacerbate existing issues or create new ones, including overburdening infrastructure, reducing green spaces, and altering the fabric of communities.

Environmental and Social Concerns: Increased density without the necessary infrastructure improvements and environmental considerations can lead to significant issues, such as traffic congestion, pollution, and strain on public services. Furthermore, the social impact of dramatically altering neighborhood dynamics and eroding community bonds cannot be underestimated. The sense of place and community identity is a vital aspect of city living that should be preserved and nurtured, not eroded by broad legislative strokes.

Advocating for a Thoughtful, Community-driven Approach: It is imperative that any efforts to address the housing challenges in Calgary are undertaken with a deep understanding of and respect for the nuanced needs of each neighborhood. Strategies should be developed in partnership with communities, leveraging localized knowledge to create solutions that are both effective and harmonious with the existing urban landscape.

In urging the City Council to reconsider the proposed blanket rezoning initiative, I advocate for a more deliberate, inclusive approach that prioritizes the long-term health and harmony of our communities. We must strive for solutions that balance the need for affordable housing with the preservation of Calgary's rich neighborhood diversity and the well-being of its residents.

LCX



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Tara
Last name [required] Reeves

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning house

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

In opposition

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

I am opposed to rezoning acadia. I want to grow a garden, have privacy, parking and the ability to commute to work in a timely manner. Rezoning the area will affect my quality of life which I invested in and didn't agree to when purchased. I also feel as though it's goes against my human rights.

I am vehemently opposed to rezoning my residential area due to the significant negative impacts it would have on our community and human rights. Our neighborhood has been meticulously planned to create a diverse and inclusive environment, catering to individuals from various backgrounds and age groups. Rezoning would disrupt this delicate balance by introducing changes that could lead to increased traffic congestion, noise pollution, and a higher population density.

These changes would not only diminish our quality of life but also infringe upon our human rights. As residents, we have the right to enjoy a safe, clean, and healthy environment, free from the negative impacts of overdevelopment and urban sprawl. Rezoning could also lead to the displacement of vulnerable populations, such as low-income families or the elderly, who may be forced to leave their homes due to rising costs or redevelopment plans.

Furthermore, rezoning could result in the loss of green spaces and natural habitats, which are essential for our physical and mental well-being. These spaces provide us with opportunities for recreation, relaxation, and connection with nature, all of which are fundamental human rights.

Instead of rezoning, we should focus on sustainable development practices that respect our rights and the unique character of our neighborhood. This includes preserving green spaces, supporting affordable housing initiatives, and improving infrastructure in a way that enhances our community without compromising our human rights."



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Tina

Last name [required] Cassidy

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket rezoning

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

In opposition

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

This should be brought to a city wide vote and not be given to council to decide the fate of how our neighbourhoods by implementing blanket rezoning through council. It is bold and brash to think Calgarians would want to deal with construction issues; overcrowding regarding parking; increased needs and demands in an already zoned area that was designed for the number of houses and apartments built there, and increased traffic issues. Blanket rezoning is a mistake and has not been given the forethought and analysis required these changes will bring to each area. This is sloppy and lazy politics (push it through quickly before anyone notices) with Calgarians paying the price down the road. When rezoning, proper analysis needs to be completed first for each area so home owners in that area know exactly what they are agreeing to. I oppose blanket rezoning as little thought has been shared to the impacts to the home owners in those areas.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Carrie

Last name [required] Beckner

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Mass Rezoning

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

In opposition

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

I am vehemently opposed to mass rezoning. The implications of this are massive and will make my community very difficult to live. There is already not enough parking on my street. The road is not even wide enough for two way traffic. To increase the amount of traffic by adding suites and row housing will create such frustration for homeowners like my self who have lived there for many, many years. There will be community conflict over this. My entire life savings is in my house and with a variety of new suites and multifamily homes, the value of my own home will decrease. It makes me wonder if I ever should have moved to Calgary if I can't trust city council to protect my rights and property investments?



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Daniel

Last name [required] Hoyme

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

Our neighborhoods are allready to conjested. Especially new areas. We cant place more people and cars in allready conjested areas.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Gordon Thomas

Last name [required] Green

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Mar 28, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning Proposal

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

In opposition

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

As a homeowner/ taxpayer I wish to register my opposition to the proposed rezoning bylaw. The proposal appears to be a basic betrayal of a written and assumed understanding of what is allowed next-door and on the street in my community, any community. I am strongly opposed to the proposal in any area of the city, except for new developments, after advanced publicity which would allow prospective buyers the opportunity to evaluate their buying decisions, before purchasing.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Lowell

Last name [required] Stark

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Public Hearing Meeting of Council re: the rezoning of housing in Calgary

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

In opposition

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

Lowell Stark
105 Hamptons Gardens NW
Calgary, AB T3A 5X5

Telephone: (403)809-8778
Email: lowell.d.stark@gmail.com

March 27, 2024

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

Subject: Rezoning for Housing

Dear Councilors,

Calgary is ranked as one of the top 10 cities to live in in the world (in 2023 Calgary was in 7th place tied with Geneva, Switzerland) based on stability, healthcare, education, and infrastructure. This would not be possible without the thoughtful urban planning of our city by the municipal government... **YOU!**

Please do not set aside your responsibility to make the tough decisions that will form, nurture, and build our neighborhoods into the best they can be. Do not leave the planning and development of our communities to the developers (who simply have a profit motive) and city clerks who can only follow city guidelines and who do not have the insight or expertise to plan a neighborhood.

If you do... we all know what will happen:

1. Developers will first target our upscale storied communities that have the greatest potential for significant profits.
2. They will maximize their opportunity by creating as many units as possible (sounds like 4 or 5 if you include a back yard suite).
3. The suites or rental building will be sold for a significant profit for the developer.

4. The high cost of the suite will require an even higher rental rate.
5. It won't happen immediately, but over time the hodgepodge development will undermine the character of the community and devalue the real estate, and
6. Not a single person that was intended to be served will benefit.

That is not to say that the idea of rezoning housing in some neighborhoods would not be a good idea. But that process should have the oversight of our city planners to ensure that proper consideration is given to the availability of parking, public transit, schools, and other infrastructure. Keep the new zoning as a tool in the toolbelt, to be used appropriately, and not as a blanket solution to the housing crisis. Because failing to plan is truly planning to fail.

Do not fail the citizens of Calgary by abdicating your responsibility.

Sincerely,

Lowell Stark

Concerned Citizen



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Tricia
Last name [required] Bollinger

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

I wish to express my disagreement with the proposed city wide rezoning proposal. I believe that proposed changes to current zoning regulations should be considered on a property by property or project by project basis and council is abdicating responsibility for overseeing this by the proposed changes. My particular street has very limited parking and increased density is not appropriate. I purchased the property with the expectation that the neighbourhood would remain a single family residential area.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Candace

Last name [required] Denison

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for Housing

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

In opposition

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

I am writing to express my opposition to the proposed city-wide rezoning plan. After careful consideration, I believe that such a blanket approach to rezoning could have several unintended consequences that may not align with the long-term interests of our communities or the city as a whole. Below, I outline my primary concerns and suggestions for a more targeted and thoughtful approach to rezoning.

Opposition to City-Wide Rezoning:

- 1. Preservation of Master-Planned Communities: Communities like mine have been developed with a specific vision in mind, winning awards for their design and livability. A city-wide rezoning effort threatens to undermine these carefully laid plans, erasing the unique character and benefits these areas offer.
- 2. Importance of Individual Consideration and Public Engagement: Each neighborhood in our city has its own distinct needs and challenges. A one-size-fits-all rezoning policy overlooks these nuances and diminishes the role of public engagement and representation in the decision-making process. Decisions affecting specific areas should be made with thorough consideration and input from those who live and work in those communities.
- 3. Changing Work and Lifestyle Patterns: The rationale that rezoning is necessary to reduce commutes to downtown areas does not hold in the face of evolving work trends. With the rise of remote and hybrid work models, the need to travel across the city has significantly decreased. Our neighborhoods are designed to support a high quality of life without the need for such commutes, and rezoning efforts should reflect this new reality.

While certain areas may benefit from immediate rezoning, applying this strategy across the board risks causing unnecessary disruption and discontent in communities that are already thriving. A more nuanced approach, focusing on areas with demonstrated need for development or revitalization, would be more effective and less divisive. I urge City Council to reconsider the proposed blanket approach to rezoning. By focusing on targeted, community-supported initiatives and maintaining an open dialogue with residents, we can ensure that our city grows and evolves in a way that benefits all its inhabitants, both now and in the future.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Teena

Last name [required] Kowbel

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Re-Zoning

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

In opposition

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

I would like to state that the proposed cart-blanche re-zoning is entirely inappropriate. I need not remind the council that zoning is put in place as a means to reflect the infrastructure within a community, ignoring these limitations is asking for problems. Look at Bridgeland as an example, when my office was there brown outs were normal, because the existing infrastructure around the supply of electricity was not updated to reflect the increase in population based on the development of the dozens of condominium complex. I would hate to think that brown outs or sewer back ups become a normal in our city because the council elected to ignore the limitations of infrastructure to permit for the development of more housing. Moreover, there are specific communities in the City, the the increased population density has a higher potential to negatively impact the environment. Example, the wild life preservations such as Fish Creek Provincial Park, Inglewood Bird Sanctuary, Nose Hill Park, Edworthy Park,, increasing the population density in the surrounding communities is putting the wildlife in danger, in addition to putting the citizens at risk by increasing the interactions with Coyotes, Moose, Deer, Bobcats and other predators who wander in (like Bears and Cougars). I am not saying there is not a housing problem, I am saying that maybe we should not be permitting more people to reside in a city than the city can support. Why not push back on the federal government and say our infrastructure cannot support what you are imposing. Let's slow down the growth a bit so that our system can catch up, many essential services are also in high demand as there "is not enough to go around" (police, medical, schools, fire stations). Unfortunately, housing is in the same category based on a unsustainable grow rate. The council need to think about expansion of the infrastructure as a whole before increasing population density. The housing problems, like the essential services problems, are a common problem across every large city on our country. We should think carefully before making any decisions so that the consequences of the actions are not regretted.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Linda

Last name [required] Philibert

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters

Public Hearing on Planning Matters - Land Use Designation

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

In opposition

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

To Whom It May Concern

With regard to the City of Calgary's proposed amendment re-designation of our parcel of residence, we wish to formally advise the City of Calgary that we are in TOTAL OPPOSITION of the re-zoning to be R-CG in our SE neighborhood of Parkland.

We feel that the City has not taken the proper amount of time to properly address the concerns of taxpayers and Calgarians in general to propose re-zoning in established neighborhoods such as ours. In addition, has the City taken into account the parking space that will be required with this re-zoning?

It is our view, a plebiscite should have been the order of the day.

It is our hope that the City of Calgary with listen to their constituents and cancel this proposal.

Regards,

Marcel and Linda Philibert



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Hannes

Last name [required] Kovac

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

R-CG land use changes

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

In opposition

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

Dear City Administration,

Thank you for asking for my feedback with respect to the new R-CG land use.

To extend the existing R-CG or R-G land uses to all single-family lots within the city seemed like a smart and cost-effective way to achieve the goal of adding residential supply and doing so as fast as possible. No new transportation systems and roads, no new schools, no fire and police stations or parks were needed to add the much-needed new residential density.

With the current changes to R-CG to allow for both a secondary suite and a backyard suite on one parcel (the new R-CG contemplates that on a 50' wide parcel you could potentially have four rowhouses, four secondary suites, and four backyard suites – 12 dwellings) and at the same time to remove parking requirements for backyard suites (the current R-CG requires 1 parking stall) I am against this initiative now. There are other issues with the contemplated changes, which I would be pleased to comment on if needed in a separate email, but the two aforementioned issues are my main concerns.

I also fear that many progressive residents such as me that were in support of the existing R-CG and R-G land-use, may shift to opposing the change because of the contemplated changes.

Sincerely,

HANNES KOVAC, ILC.



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

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

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I have read and understand the above statement.

First name [required] Kerry

Last name [required] Smith

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 9, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Redesignation, Hounsfeld Heights-Briar Hill, LOC2023-0366

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

In opposition

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

I am a long term resident on Hawthorne Crescent. My major concern with the proposed change from a single family dwelling to multiple homes on a single lot is the impact of NO back alley access. All vehicles associated with new dwellings will need parking on, and access from, Juniper Road. I am a pedestrian and a driver: the addition of several more vehicles has potential safety implications for both. If you are familiar with Juniper Road, you will note that all homes have ample driveways, and there are very few resident vehicles parked on the street. This is for good reason, as Juniper Road is not very wide and cars tend to speed down the hill. I have observed a consistent increase in traffic on Juniper Road over the years, as it is used as a connector to Crowchild Trail. Juniper Road can be treacherous in winter; I have had many experiences of having to navigate the hill around parked cars in terrible road conditions.

The lack of back alley access also affects the storage and placement the black, blue and green bins.

On a more philosophical note, I think the City of Calgary is being shortsighted in not preserving the character of older neighbourhoods. I understand the logic of increasing density along transit routes, but there should also be spaces for people who want to enjoy the benefits of R1 zoning.

As an owner of a single family dwelling, I am very concerned about the impact of this zoning change on my largest lifetime investment.

Respectfully submitted,
Kerry J Logan Smith



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Nancy

Last name [required] Bailes

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Land Use Designation (zoning) amendment to implement housing strategy

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

In opposition

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

I do not support the Housing Strategy approved by City Council 16Sept2023. The objective of "affordable housing" is important, but it is not accomplished by applying R-CG to inner city neighbourhoods such as my property in North Glenmore Park. Allowing densification in R-1 zoning is already accomplished by allowing Secondary Suites. Homeowners in established neighbourhoods should not be penalized by R-CG zoning that allows for row housing type densification that will impact traffic and infrastructure, noise and pollution, privacy and security. Surely homeowners in established communities of Calgary have some right to preserve the existing character of their neighbourhoods, quality of life and community identity. thank you.



Public Submission

CC 968 (R2023-10)

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First name [required] Stephen

Last name [required] Krasey

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Blanket up-zoning

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

In opposition

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

As a concerned inner-city resident I am a strongly opposed to blanket up-zoning. Blanket up-zoning won't actually help with increasing affordable housing.

It benefits developers who are sitting on properties where they can now increase density.

It benefits current owners of affordable SFH properties as their land value will increase.

It hurts families who want to buy affordable SFHs as they are now more expensive as they are competing with developers who want to build new/more expensive duplexes/ four-plexes.

It hurts the environment by increasing lot coverage and will eliminate greenery/tree canopy.

It puts further strain on the CBE as inner-city schools are already full and in lotteries.

Blanket up-zoning doesn't take into account transportation and parking. Areas around Marda Loop with lots of redevelopment has made parking a huge issue as residents and temporary users compete for limited street parking. As much as I would like Calgary to be a European-style walking and transit-oriented city, we need to be realistic in accepting that our whole society has been built around driving and just forcing increased density is not a solution.

The City needs to focus on developing around TOD areas within the city that are massively underdeveloped (Westbrook especially, as well as 45th st SW stations but basically all of them). There has been no development around the south line stations since the London development at Heritage 20 years ago.

The Glenmore Landing proposal is a good example of TOD development that can actually increase affordable supply.

We need real solutions for development and not just virtue-signalling proposals that don't actually help increase affordable housing supply.

Thanks for you time.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] James

Last name [required] Leitch

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Citywide rezoning

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

In opposition

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

My wife and I live in Scenic Acres and we are completely against the blanket rezoning of our neighborhood.
Thank you.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Kathryn

Last name [required] Maile

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

Neither

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

Increasing population density is a good thing however, a stipulation must be enforced to provide, at minimum, one off street parking space for each housing unit. For example, development of a basement suite must include and provide one off street parking space for that basement suite.



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] M

Last name [required] Lee

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning

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

In opposition

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

I am strongly opposed to the planned rezoning changes. I live in an R1 neighborhood and feel that these changes will destroy my community. These planned changes will be a dream for any developer but will not do anything for adding to the supply of affordable housing. Secondary suites, lane way homes and higher density in new communities is a much better solution for affordable housing. Attached is a photo of a terrible development on a previously zoned R2 lot. I believe this new development will have 8 units with zero space for a single tree on the entire lot. I definitely do not want this type of development in my community.





Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Jordan

Last name [required] Schumaker

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

public hearing on rezoning

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

In favour

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

This housing strategy is desperately needed in Calgary - for too long we have underutilized our existing land supply . Please council vote in favour of unzoning the entire city for the betterment of future generations and using our resources wisely!



Public Submission

CC 968 (R2023-10)

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I have read and understand the above statement.

First name [required] Cole

Last name [required] Porter

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Rezoning for housing

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

In opposition

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

My name is Cole and I've been a resident of Kia for five years. With the rezoning of our community, I believe there will be issues with parking, traffic and schools. With some of the new zoning, there will only be a requirement of .5 parking stalls per unit and I believe it should be at least one parking per unit. Our community already has issues in certain areas with congestion or parking limitations on streets such as Acadia Drive and Fairmont drive. It is imperative to make sure enough parking is available per unit. 3 storey townhomes will also invade in neighbour privacy- which is a main reason of why the people living in our community chose to live here. The community should only be allowed to build to a maximum of 2 storeys to prevent this.
Thank you.



Public Submission

CC 968 (R2023-10)

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First name [required]

M & S

Last name [required]

Cooper

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

Council

Date of meeting [required]

Apr 9, 2024

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

[required] - max 75 characters

Public Hearing of Council

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

In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

My wife and I are opposed to the proposed bylaw regarding Citywide Rezoning for Housing. Some of our reasons are:

- 1) Each developer that obtains any existing property within the City will wish to maximize the return on that investment. Hence they would likely build 4 units on a 50 foot lot, typically utilizing the full 11 m height allowance.
- 2) Such infill among single family homes would be unsightly, lower adjacent property values and decrease the morale of the area residents.
- 3) The MDP Section 2.3.2 Respecting and enhancing neighbourhood character states, "Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern". However this proposed bylaw would allow an 11 m high building to be placed adjacent to a 5 m high bungalow. That is a 'dramatic contrast' and is unacceptable.
- 4) To allow both a secondary suite and a backyard suite on the same property seems unwise. To allow more housing density with less parking spaces is a recipe to create frustration and possible conflict among drivers.
- 5) In many of the areas designated R-CG in this new bylaw, it is impractical for individuals to buy their groceries and transport them home without a vehicle. We note that this website <https://dailyhive.com/calgary/alberta-drivers-vehicle-report> shares that 81% of Albertans who own or lease a car say it would be impossible not to have one, while 64% agreed they would have to change jobs if they didn't have one.

Please oppose this bylaw!



Public Submission

CC 968 (R2023-10)

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First name [required] Carol and Bruce

Last name [required] Rowe

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Mayor and Councilors City of Calgary
Council has advised the citizens of Calgary that they have a voice. It is unfortunate that our city leaders have been consistently tone deaf. The ratepayers have been lectured to long enough and we do not need to hear again how great rezoning is. This Council is determined to abolish the suburbs altogether by ending single-family home zoning and destroying thriving suburban neighborhoods.
As ratepayers our concerns are around the lack of privacy as developers build 2,3 or 4 storey buildings backing onto to single family property, the sale of green spaces such as we are seeing at Glenmore Landing (a move opposed by many of the residents who provided feedback to the City), traffic congestion as the roadways are unable to contend with the increased traffic, unavailable parking or implementing parking requirements and fees, infrastructure has been meant to service single family dwellings will not support the increased population, and finally Council needs to explain how building a fourplex next to a multi-million dollar home will make the fourplex affordable housing. Most people in detached single-family homes are not renters and are paying property tax. Most renters are not in detached single-family homes and do not pay property taxes. As ratepayers we deserve some assurance that the community we have built a life time investing in and a home that is our prime investment will not be destroyed by rezoning.



Public Submission

CC 968 (R2023-10)

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First name [required]	Chris
Last name [required]	Ghersinich
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing meeting of Council
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

March 28 Blank Rezoning Letter.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

March 28, 2024

Mayor Gondek and Members of Calgary City Council

As a lifelong resident of ward 8 and having resided in 4 or 5 communities therein, I am writing to oppose the proposed blanket upzoning policy in Calgary, particularly due to its potential negative impact on the Mount Royal community. While I understand the need to address housing affordability and urban development concerns, I believe that a one-size-fits-all approach to zoning is not suitable for diverse neighborhoods like Mount Royal.

Mount Royal is a unique and historic community that has thrived due to its distinct character and charm. Implementing blanket upzoning threatens to erode these qualities by allowing unchecked development that may not align with the existing aesthetic and architectural integrity of the neighborhood. Such indiscriminate upzoning could lead to out-of-scale, high-density buildings that detract from the neighborhood's appeal and quality of life for residents.

Moreover, Mount Royal has been meticulously designed with density transitions in mind, particularly as it transitions from Upper to Lower Mount Royal. Any blanket upzoning policy risks disrupting this careful planning and could result in the loss of the neighborhood's unique character.

Blanket upzoning also fails to consider the specific needs and desires of Mount Royal residents, neglecting the importance of community input and local knowledge in shaping the neighborhood's future. Instead of a top-down approach, I urge decision-makers to consider more targeted and nuanced strategies to address housing affordability and urban development in Calgary. This could include incentives for infill development where appropriate and with local community support, preservation of heritage properties, and collaborative efforts with communities to create tailored zoning regulations.

In conclusion, I urge you to reconsider the proposed blanket upzoning policy and prioritize thoughtful, inclusive urban planning that respects the wishes of residents and preserves the character and integrity of the Mount Royal community.

Thank you for considering my concerns.

Sincerely,

Chris Ghersinich



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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First name [required]	Allan
Last name [required]	Bazar
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council Monday, April 22, 2024 @ 9:30 AM
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We purchased an R1 lot and built our home in 1980 in compliance with the development rules, with the understanding that residential developments in our community would also be limited by those same rules of the day. Changing the terms and conditions of our purchase after the fact, seems to me to be highly unfair (and probably illegal).

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am living in Sandston area. I don't agree this rezoning process for R-C1 to R-CG. It will reduce my neighbor privacy, quietness, parking space issues, more crowded population. Calgary have more new development area for growing and still within an hour to downtown. Existing facilities inside the community may not be able to entertain the increase population.



Public Submission

CC 968 (R2023-10)

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First name [required] **Chesley**

Last name [required] **Gordon**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

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

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

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

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We built our home in 1994/95 with the area being promoted as low on crime due to no back lane. Without a back lane, there are continual parking issues on our street. Most people have more than one vehicle and few have a driveway. Rezoning this area will only increase parking issues. With an average 3-4 vehicles for each home currently, it would seem that there are already generational families residing in the area.



Public Submission

CC 968 (R2023-10)

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First name [required] **Robert**

Last name [required] **Halstead**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

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

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

[required] - max 75 characters **Public Hearing Meeting of Council regarding rezoning of residential parcels**

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

I am not in favour of rezoning my parcel to R-G. I do not feel that allowing out buildings on these lots to house additional people is appropriate. I don't have a problem with allowing row homes and such in certain areas at the developmental and building stage but I am not in favour of allowing additional residential dwellings on single detached dwellings for purpose of housing more people or rental units. This area should be for single family detached homes and additional dwellings added to the parcel after the fact for rental purposes or other should not be allowed.



Public Submission

CC 968 (R2023-10)

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

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First name [required] **Connie**

Last name [required] **De Ciancio**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

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

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

[required] - max 75 characters **Notice of Public Hear - April 22, 2024, Rezoning**

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

As a concerned citizen of Calgary, I'm deeply troubled by the proposed blanket rezoning for housing. It feels like a copout by city officials, bypassing meaningful public input. The prospect of multi-family housing sprouting up next door to my recently built home is worrying. It could diminish property values, worsen congestion, and strain parking. The promise of addressing affordable housing needs through this rezoning seems hollow, and the notion that it will reduce our environmental footprint feels unrealistic. I urge city leaders to reconsider and engage with the community transparently on such significant decisions. Our city's future depends on it.



Public Submission

CC 968 (R2023-10)

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First name [required] Geneva

Last name [required] Bast

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Dear Calgary City Council,

I am writing to express my deep concerns regarding the proposed blanket rezoning initiative, specifically for the Westgate neighborhood. While I understand the city's efforts to promote growth and development, I firmly believe that this approach may have detrimental effects on the community.

First and foremost, blanket rezoning has the potential to lower property values in Westgate. By allowing for increased density without considering the existing character and infrastructure of the neighborhood, we risk degrading the quality of life for current residents. Lower property values not only affect homeowners but also impact the overall stability and vibrancy of the community.

Furthermore, the proposed rezoning is likely to exacerbate traffic and parking congestion in Westgate. With more densely populated areas comes an influx of vehicles, putting additional strain on local roads and infrastructure. This not only leads to increased traffic congestion but also poses safety concerns for pedestrians (students of the 3 schools) and cyclists in the neighborhood.

Additionally, blanket rezoning fails to take into account the unique needs and preferences of Westgate residents. Each neighborhood has its own distinct character and identity, and it is essential to preserve these qualities while planning for future development. A one-size-fits-all approach to rezoning disregards the voices and concerns of those who call Westgate home.

In conclusion, I urge the Calgary City Council to reconsider the blanket rezoning proposal for the Westgate neighborhood. Instead, I encourage a more thoughtful and community-driven approach that takes into account the long-term impact on property values, traffic congestion, and the overall quality of life for residents.

Thank you for considering my concerns.



Public Submission

CC 968 (R2023-10)

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

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

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First name [required] Emily

Last name [required] Lane

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters Change to the rezoning. Our vote is a no to rezoning

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

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We live in Harvest Hills, and fought city hall once and lost on the rezoning of the golf course, which took away our green space. We now get to see how it has effected a once lovely community. We bought into this community 20 years ago hoping to have a great retirement here, but things are now changing because of all this. Leave older neighbour hoods alone, it totally destroys them.



Public Submission

CC 968 (R2023-10)

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First name [required] Alicia

Last name [required] Colebrook

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning For Housing

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Not only are historic communities in Calgary going to be negatively impacted by this ludicrous blanket decision, the new rezoning by-law will have absolutely no resolution to the housing crisis. With private developers coming in and levelling the single home properties to erect higher density units, the only people who will be benefiting from this by law will be those building/selling the homes. Cheap, rushed units currently being built in mature neighbourhoods are already taking away from the value of single-family homes. Most of these builders have no regard for the community they are building in, removing healthy trees, and leaving stark grass landscaping to only add to our current water issues.

If communities wish to have higher density projects in their community, then they should have the final decision, on a community specific basis. Not every community is the same, therefore, this bylaw should not apply to every community. The application process exists for a reason. However, I know of current projects that were able to bypass the application process due to 'friends' in city council. How peculiar.

People are leaving their over densified cities to come to beautiful Calgary, for what, to turn our city into the overpopulated, concrete jungle with no culture, like that of where they came from. It's clear those in favour of this bylaw have no respect for this city or those who have lived here their entire lives.

It's quite convenient for specific council members in this matter to not only vote down the recent request for a plebiscite, but whose zones won't be impacted by this new bylaw.

Here is an idea, leave the mature communities out of your authoritarian decision to rezone. Rather, just change city wards, 2, 3, 5, 12, 13, 14 to HGO zoning.



Public Submission

CC 968 (R2023-10)

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

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First name [required]	Joy
Last name [required]	Halvorson
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Reasoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

Sunnyside is on a flood zone. There has been densification over the years, 50' lots were made into two 25' lots. 5th Ave. and 10th St. have been rezoned and 10th st. is becoming a canyon. My major concerns: 1) Infrastructure is very old. 2) Developers are not required to provide parking space for each unit or visitor parking. People still need vehicles for shopping and going to the mountains 3) There is very restrictive parking which limits social life for seniors. The roads are very narrow and were designed decades ago before vehicles became so large. 4) Mortgages may not be available on flood plains in the future. 5) Parking continues to be an issue as does through traffic 6) LRT has become unsafe in the area



Public Submission

CC 968 (R2023-10)

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First name [required] Steve and Ann

Last name [required] Webb

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide Land Use Designation (zoning) amendment

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

Letter regarding the Proposed Land Use Designation amendment.pdf

ATTACHMENT_02_FILENAME
(hidden)

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

111 Hampshire Grove N.W.
Calgary, AB T3A 5A5

March 28, 2024

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

Re: The City of Calgary's proposed Land Use Designation amendment

Dear Office of the City Clerk,

My husband and I are very concerned about the City of Calgary's proposal to amend the existing land use designation citywide. We purchased our existing home in the Hamptons in 2005 and have greatly enjoyed living in the quiet neighborhood. The Hamptons and other neighborhoods in Calgary are not designed to accommodate population densification. Each neighborhood needs to be studied separately to determine if their roads and utilities can meet the demand more families would place on it. A blanket decision to change zoning across Calgary could cause significant problems by overloading the existing neighborhoods' infrastructure.

In order to get around Calgary from where we live, the City's planning committee needs to consider that all families require at least one vehicle per family. We support bike riding, but the reality of Calgary weather and terrain is that biking is not a safe alternative year-round for all age groups. Public transportation, like the City Bus and LRT, are also not always reliable or frequent enough. We have found that it can easily take up to three times as long to get anywhere using public transportation. The City must consider where vehicles will be parked in a rezoned, high density population city. We live in a city where the majority of jobs are in the city center, and a vehicle is necessary unless you live close to the city center. That is why we support consideration of rezoning on a neighborhood by neighborhood basis. It may make sense to rezone neighborhoods that are close to downtown where people can walk or bike to work.

Many people are willing to live a distance from downtown and commute so that they have a nice neighborhood to return to at the end of the day, a place where they don't have to worry about finding a parking space or dealing with noisy streets. Peace and calm at the end of the day helps maintain positive mental health when living in a busy city. We believe that rezoning the entire City of Calgary is a mistake. If rezoning is implemented citywide, it will lower property values and make Calgary a less appealing place for people to live.

In conclusion, my husband and I oppose the City's Land Use Designation amendment and think that the City should consider rezoning on a neighborhood by neighborhood basis or as projects are brought forward. Thank you in advance for considering our opinion.

Sincerely,



Steve and Ann Webb



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] **Joe**

Last name [required] **Puglia**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

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

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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_01_FILENAME
(hidden)

ATTACHMENT_02_FILENAME
(hidden)

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

We, like most of the citizens of Calgary, did not purchase our homes where we live by accident. We deliberated and decided to live here for many reasons but the main one was the zoning in the area. Now you propose to unilaterally change the zoning? Are you also going to reduce the assessed value of our homes so we pay less taxes? Because that is what will occur when the zoning changes. Who wants to live where your previous R1 house can now be next door to a multi-family unit? If the vast majority of citizens are opposed to this, why would you proceed? Are you proving a point? Are you not there to act on what the majority in your area wants? Isn't that why you were voted in? Is this still a democracy? Prove it!!! It can be your last official act because if you don't, none of you will have jobs next year, I guarantee it!!!



Public Submission

CC 968 (R2023-10)

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First name [required] Robert

Last name [required] Chisholm

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

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

Date of meeting [required] Apr 28, 2024

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

[required] - max 75 characters Rezoning for housing

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



Public Submission

CC 968 (R2023-10)

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(hidden)

Rezoning for Housing.docx

ATTACHMENT_02_FILENAME
(hidden)

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