



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

There was another excellent letter in today's Calgary Herald with regard to rezoning. The issues raised are of great concern, and I would add another related to them: Where are the residents of four units on a 50-foot lot going to keep their 12 compost, recycling, and garbage bins? Our neighbours already put their bins in their driveway adjacent to our property, where we get the unsightly view every time we go in or out, but they don't.

Letter from Elena Zaldivar, Calgary, in Calgary Herald 11 Apr 2024:
Regarding densification, I think the issues for many Calgarians are parking and updating infrastructure. We use cars to access Calgary's many parks and the mountains, to take kids to extracurricular activities, go grocery shopping and visit friends in other quadrants.
Requiring developers to provide .5 of a parking space for each unit is not realistic, and results in parked cars lined up on both sides of the street. If developers were required to provide a minimum of one (or two) parking spots per unit, I think many people would be less opposed to increased density.
Also, I have noticed that many times when one home is replaced with a multi-unit edifice, within a short time there are issues with sinkholes, potholes and burst pipes. It is unrealistic to think existing infrastructure can handle the increased capacity of multi-unit structures.
Make developers pay to upgrade sewers, water lines, other infrastructure and the roads that get dug up, and pass these costs onto the buyers rather than shifting the burden to taxpayers as a whole.
Elena Zaldivar, Calgary



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First name [required] Kathryn

Last name [required] Davies

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) MNC support letter R-CG.pdf



ATTACHMENT_02_FILENAME
(hidden)

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



PO Box 65224
Calgary RPO North Hill
Alberta, T2N 4T6

info@moreneighbourscalgary.ca
Twitter: @YYCNeighbours
Instagram: @moreneighboursyyc

April 11, 2024

Mayor Gondek and City Councillors:

More Neighbours Calgary is a volunteer-led grassroots organization formed in 2023 to amplify pro-housing voices and support policies that address our city's housing crisis. We believe that everyone should have access to dignified and affordable housing, and that to meet the housing needs of a growing population Calgary needs to drastically increase its housing supply.

We fully support the recommendation to make R-CG/R-G the base zone in Calgary. While this change alone will not be sufficient to meet current demand, it is a necessary first step toward housing abundance, in concert with other components of the Housing Strategy.

Central to our support is that in applying the policy city-wide, it will increase supply with minimal disruption to any single neighbourhood. No one community will feel excess development pressure. It will allow more organic and distributed patterns of redevelopment, increasing housing diversity across the city.

In the ten years since it was approved as a land-use district, many excellent examples of R-CG housing have been built. These buildings fit in seamlessly with existing housing stock, creating no disruption to streetscape or neighbourhood feel. Many of them are architecturally compelling. We see no reason why R-CG housing would not be appropriate in any location in any Calgary neighbourhood.

We emphasize that R-CG is more than a theoretical planning concept or piece of municipal jargon: it is housing for people. As we learned last year through the Housing Strategy debate, Calgarians throughout the city and across the income spectrum are struggling to meet their housing needs. Our housing crisis will only get worse if we fail to act. Making it easier to build more homes of diverse sizes everywhere is foundational to creating a more affordable and sustainable city.

In adopting R-CG as the base district, Calgary has an opportunity to be a national leader on housing. This policy is supported by experts and advocates. While we realize this issue has been heavily politicized, we urge council to wade through the misinformation, listen to the concerns of the missing voices of Calgarians, and prioritize the urgent needs for more homes of all types.

On behalf of our community of 300+,

Kathryn Davies and Willem Klumpenhauer
Co-Founders, More Neighbours Calgary





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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I strongly oppose the blanket rezoning of communities to allow for substantial densification. This needs to be evaluated on a case by case basis, and a blanket solution is ill advised. I recently moved from the denser suburbs to a quieter more central location and I really appreciate the quality of life I can now have. I worked hard to be able to move here, and don't want my community altered so drastically so shortly after I was able to move. The re-zoning to allow up to 9 dwellings where there is currently 1 would put a huge strain on the local infrastructure, which is not designed to be able to accommodate so much traffic and required services. These communities also often have parks or lake access which are already at capacity, and no thought has been given to how to accommodate massive amounts of additional residents into these communities. Perhaps following Vancouver's example and limiting AirBnB's, combined with individualized re-zoning and permit approvals would be a more suitable solution. The only people to benefit from blanket re-zoning would be the developers, and I am not concerned about their well-being in the least.



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First name [required] John

Last name [required] Melbourn

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am strongly against a blanket rezoning.

The decision should be delayed until the next election. The rezoning is the most significant and impactful policy change that has been considered in the past 50 years. As such it should have been brought to light prior to the civil election. All candidates could clearly state their positions and the electorate could provide council with their mandate. As this did not occur the right path forward is to delay such a decision until the next election.

Many of the council members do not have R1 communities in their wards. They should not be allowed to vote on the blanket rezoning.

There are many locations throughout the city that can easily be developed now without rezoning. Two that immediately come to mind are the land where the trailer park on 16th avenue was and the location of trailer park on Blackfoot trail. Those are just two. What about all the others?

Prior to purchasing my home in Lake Bonavista I considered many other locations. In the final analyses there were many benefits that motivated us to pay a premium for our home.

One of those was the R1 zoning. When a community is initially developed there is a plan. Homeowners make purchase decisions based on that plan. The City should not be allowed to change that plan. R1 has value.

When purchasing a home there is an implied contract between the home owners and the city. You make your decision based on that zoning. The city is now attempting to break that contract.

One of the many benefits of our R1 community is the real sense of community. Over the years the members are continually doing many things for the community. Many, many small improvements. But some large. A significant example is the creation of the rec center. The original homeowners had the foresight, initiative and energy to organize, secure the funding and carry through with the development.

High density communities lose their sense of community. Higher turnover, more renters, less commitment to the community.

Along Macleod trail from Anderson road to Canyon meadows drive, close to the LRT station, there were many parcels of land that were vacant. Then a few years ago car dealerships are built??? Close to the LRT perfect for residential. Those should be rezoned high density residential.

Please stop the socialist blanket re-zoning.



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I would like to voice my opposition to city wide rezoning which allows a mixture of all housing types throughout all neighbourhoods. Zoning affects citizens' daily lives in crucial ways. Each neighbourhood has its own characteristics and style, this should be celebrated, not destroyed. Mixed housing with increased density everywhere will cause stress on infrastructure (especially in older areas), removal of trees and natural foliage for larger buildings on small lots, and increased traffic and parking on streets not designed for this. It will also cause the loss of cohesiveness in terms of design and character for neighbourhoods. Zoning changes can occur to address the housing crisis in Calgary but must be done judiciously and with care to improve the quality of life for each neighbourhood. The residents of these neighbourhoods, who are important stakeholders who have insights and experience in actually living in their area, should be listened to and treated as partners in the process. A blanket rezoning rule will also cause great damage by ignoring residents and ultimately will cause every neighbourhood to look unplanned with its random mixture of housing styles and residents. This will in turn destroy a sense of belonging and cohesiveness in our city neighbourhoods.



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First name [required] Barb and Darrell

Last name [required] Knight

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Our family came to Calgary in 1912 (for the First Stampede). We have lived in Silver Springs for twenty-four years, as well as other Calgary neighbourhoods, as have our parents, Grand-parents and Great-Grandparents, as well as our daughter and her family. We know our neighbours; this is a family-orientated community with ample space for a relaxed living and healthy growth atmosphere. We emphatically object to the proposed re-zoning. "Packing" homes into a reduced-acreage area is physically dangerous - owing to fire hazard - and creates an atmosphere of anxiety and de-familiarization, because of increased population density...which, ultimately, would turn a beautiful community into a City-sponsored overcrowded Ghetto.



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First name [required]	Jeffrey
Last name [required]	Taylor
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Calgary's Housing Strategy 2024-2030 and Land Use Bylaw Amendments
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

The proposed blanket zoning changes essentially make Calgary a city with zoning to a city with no zoning. The changes would allow immediate increases to residential density which might alleviate rental costs and housing affordability as was illustrated in the Auckland and Minneapolis comparables. However there has been no similar planning in Calgary to complement a blanket increase in residential density with timely infrastructure improvements. Parking, traffic, public transit, etc are not addressed and improvements in these areas take much longer to implement than housing. The Auckland and Minneapolis cases are examples of cities with a public transit much superior to Calgary's. Overflowed street parking, parking on front yards, traffic congestion, violence on crowded public transit, are things we see in the Canadian cities mentioned as areas where re-zoning has occurred without improvements in infrastructure. I do not support this proposed blanket change to zoning, I don't think it is timed to be successful as infrastructure changes are not addressed. It may alleviate 1 problem while creating several others. Developers will love it, residents not so much. This Land Use Bylaw Amendment will not contribute to the well-being of Calgary.

Regards,
Jeffrey Taylor
37 Spring Valley Lane SW
Calgary T3H4V2



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First name [required] Warren

Last name [required] Schafer

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing - Rezoning for Housing (Housing Strategy Zoning)

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

I would like to voice my displeasure with the proposed citywide zoning change. This change is too broad and harmful to the city and the neighborhoods that comprise it.

The following are the concerns I have with the change.

- Increased population in older residential areas will have a negative impact on traffic flow, parking, school enrollment, and other resources. These areas were not planned and constructed with higher density populations.
- Neighborhoods will lose their character with such broad changes. Space, trees, and architecture are many of the factors which have led people to own homes in specific areas. This change has the potential to wipe all of that away.
- It would be cheaper, faster, and more economical to encourage more suite development in existing residences than broad rezoning for higher density
- Newly developed homes tend to be high-end so that the developer can get the most return for their investment. High priced housing will not help lower income or first-time buyers. In fact, it will likely make their situations worse. You are only helping developers increase their profits through this proposed change.
- New residential development is slow and takes more than a year to complete today. Thus, rezoning will not help in the short term. Efforts are likely better spend on redeveloping vacant downtown spaces to meet housing demand. These have the potential to help new and low-income buyers.
- Broad rezoning will decrease property values across the city impacting thousands who have their life savings wrapped up in where they live. Life is already difficult with inflation and tax increases. We don't need this added burden.

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

The zoning change seems to be another example of an out-of-touch city council pushing through new rules which are optically appealing but have a widespread detrimental impact to the people of Calgary. It feels like a kneejerk reaction to a complex problem on par with the single-use bylaw earlier this year. It would be more helpful if council focused on ways to help and support existing Calgary residents rather than worrying about those who might live here sometime in the future. Reducing spending and tax rates would be a great start along these lines.

I am quite sure the proposed change will upset and go against the wishes of almost every homeowner in the city. Supporting the change is likely the best way to not get reelected.



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First name [required]	David
Last name [required]	Whelan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council [re: Blanket Up-Zoning]
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I recognize that housing and more importantly affordable housing is an issue in Calgary (and elsewhere in Canada). Unfortunately the proposed plan to do blanket up-zoning will not solve it. Frankly, the plan is simply going to provide a windfall to Developers, and in the process ruin the character of many neighbourhoods in our City. This poorly thought out proposal will bring about the most significant change to Calgary in its history, and it is shocking to me that Council would be contemplating this without resort to a democratic process. A further erosion of democratic rights and freedoms results from the Plan itself. It is unbelievable to me that this Council would agree to pass this, as the result would be that the new proposed regime would take away the rights of those most affected by any new development in their neighbourhoods--by giving them no say in what happens in their neighbourhoods or even right next door to them. The proposed removal of the opportunity for public input is incredibly draconian, and thinking that this is all "ok" because it's going to solve a housing problem is completely misguided. Developers will buy older houses in older and established single family neighbourhoods and build 4 or 8 plexes (or more). These units will not be "affordable", they will be sold at market prices to the highest bidder, which will no doubt be in excess of \$1M per unit. How is this going to "solve" the affordability issue? There is a lot of City-owned land that could be developed more economically without resorting to ruining established single family neighbourhoods in the name of "progress". The blanket up-zoning plan was not an election item (ie Council has no mandate to do this), and the majority of Council have recently determined to refuse to hold a plebiscite on the issue (presumably because they didn't want to hear that the vast majority of Calgarians do not think this is the right direction for our City). If this Council votes to implement this misguided proposal, the citizens of this City will have long memories regarding this disastrous plan and who was responsible for it. I urge you to do the right thing and not vote in favour of this plan as currently proposed.



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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] Shantel

Last name [required] Reyes

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME (hidden) Rezoning for Housing City of Calgary Letter.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

Please see my attached letter for my comments.

Re: Rezoning for Housing

I am writing to express my strong opposition to the proposed rezoning in my neighbourhood and our city, which aims to permit higher density housing. As a lifelong resident of Calgary deeply invested in the welfare and character of our community, I am compelled to voice my concerns regarding this initiative.

Calgary has been home my entire life. Born and raised here, I have lived and worked in a variety of neighbourhoods throughout the city. In 2017, my partner and I chose a local Calgary neighbourhood to call home and bought our first house. We welcomed our two children into this home and are grateful to be raising them in this neighbourhood, where we enjoy mature trees and plants, large backyards, and plenty of space for play, gardening, parking, and more. We love that it is quiet, not too busy, and we know our neighbours.

The proposed rezoning poses several significant challenges and potential adverse effects on our neighbourhood's quality of life, including but not limited to:

1. **Community Character and Cohesion:** Our neighbourhood's charm lies in its low-density, family-friendly atmosphere. Introducing higher density housing will disrupt the sense of community and cohesion that we have worked hard to foster. It could also lead to increased noise levels and decreased privacy for existing residents.
2. **Overcrowding and Strain on Infrastructure:** Introducing higher density housing without adequate infrastructure improvements could lead to increased traffic congestion, parking issues, and strain on public utilities such as water and sewage systems. Our neighbourhood's existing infrastructure is not equipped to accommodate such a substantial influx of residents.
3. **Impact on Property Values and Aesthetic Appeal:** The introduction of higher density housing will negatively impact property values and alter the aesthetic appeal of our neighbourhood. Many of us have invested time and resources into maintaining and improving our homes, and the proposed rezoning could undermine these efforts.
4. **Environmental Concerns:** Allowing high density developments without proper consideration for environmental sustainability could have detrimental effects on our local ecosystem. It is crucial to prioritize responsible land use practices that minimize environmental impact and preserve green spaces for future generations.

This is only a small sampling of the concerns that I have with this rezoning project. I urge you to listen to Calgarians and reconsider the proposed rezoning and explore alternative strategies to address the housing crisis that align with the long-term interests of our communities. It is essential to engage residents in meaningful dialogue and consider their input before making decisions that will shape the future of our neighbourhood and city.

In conclusion, I am completely against the rezoning and urge the city to prioritize the preservation of our neighbourhood's unique character and well-being and the quality of life we enjoy here in Calgary. It would break my heart to have to leave this city, but that is what I am afraid will happen if this rezoning project is allowed to go through. Thank you for considering my perspective on this matter.

Sincerely,

A concerned resident of Calgary



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First name [required] Razvan

Last name [required] Ungureanu

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Hello City Council Members,

I'm a Canadian citizen and a Calgary resident and I'd like to express my opposition to rezoning. I believe this will have a negative impact on all aspects of life in many neighbourhoods and in Calgary in general: more dwellings but same roads equals more traffic, more noise, more pollution, old trees cut down to make room for townhouses, etc. It's a plan that will make the rich richer at the expense of older neighbourhoods. The claim that it's done for affordability can only be taken seriously by someone who can't think critically or extrapolate. A builder or investor is NOT going to think about providing affordable housing to the people in need; they will think of profit, and only profit. They will tear down a house on a larger lot to cram as many smaller dwellings as possible. With real estate prices the way they are, they will be selling even these smaller units for an insane price using "crafty" marketing terms like "luxury townhouse" or some other ploy to make these drywall boxes we call "houses" seem classy.

In addition, rezoning also feels like an open invitation for even more out-of-province investors to come here, bulldoze entire blocks and rack up even more cash since they maxed out the billions they were able to squeeze out of Toronto and Vancouver.

Thank you for your time, and apologies for the harsh tone. I am simply fed up with things going worse instead of better, and I can't sit here and say nothing anymore. This city is my home too, you know, and has been for almost 15 years! Even if we disagree on some things, we all have the right to free speech and you have a duty to the people who voted you in. I am sure I am not alone in expressing my opposition to rezoning. Please put people before profit.

Regards,

Razvan Ungureanu



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First name [required] Neelam

Last name [required] Naz

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning to R4

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

ATTACHMENT_01_FILENAME (hidden) Screenshot_20240411-112944.png



ATTACHMENT_02_FILENAME
(hidden)

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

Don't want our peaceful neighbourhood of single detached housing to multi zone. That will make it crazy here it's a small community and it should stay as is

Calgary



NOTICE OF PUBLIC HEARING ON PLANNING MATTERS

calgary.ca/development

02 0 0109580*

SYED MISBAH MAQBOOL; NEELAM NAZ
928 SOMERSET DR SW
CALGARY AB T2Y 3G9

Why did I receive this letter?

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

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

calgary.ca/rezoningforhousing

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

I review the application in more detail?

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

submit my comments to City Council?

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

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



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



ATTACHMENT_02_FILENAME
(hidden)

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

April 9, 2024

Office of the City Clerk

City of Calgary

700 McLeod Trail S.E.

P.O.Box 2100

Postal Stn. M

Calgary, Alberta

T2P 2M5

Re: Proposed City Wide Rezoning

I would like to voice my disagreement with this plan wholeheartedly. Rezoning should not be happening at all especially in older, existing communities. There should be no requests to rezone any given property in any community ever. The reason for zoning was to only allow certain types of dwelling within that area. Each community should have a say on how their individual community grow. I think this is a much bigger issue that requires the entire city to voice their opinion on. Too big for just the city administration to decide on. Too big for a five minute presentation at city hall. I would have suggested a plebiscite but the mayor has already publicly stated that they are not binding and that she would not uphold it regardless. Therefore, this should be a referendum.

We have had our community rezoned in 2008 without anyone here knowing anything about it. How can this happen? We have also had our ARP's removed from us and put into the hands of the planning and administration departments. We used to be zoned R2 and are now zoned RC2. Why? No one was ever told why this happened. People purchased homes in areas with specific zoning for many reasons. One is to ensure that nothing unpleasant goes up in the neighborhood that the residents do not want. We own the property after all, we paid for this land. We did not lease it.

Many of the older communities do not have the infrastructure to support medium to high density housing. Higher density housing causes more crime, more pollution, both of which affects our

health and livelihood. It will cause parking problems and traffic problems. It will also destroy our neighborhoods and decrease the value of our homes (as confirmed by CREB). We have seen many older houses torn down without the asbestos being removed. When the inspectors are asked about this, they claim they could not possibly know whether this was done or not. This affects the health of all the people living around this. Not only are the houses torn down, but all the trees, grass, shrubs, plants....everything and much of that is never replaced.

This rezoning is not required to get the federal funding. They have stated that density housing should be built near transit. Many older communities have not had any transit improvements in decades. Newer communities should be where all this housing is to be built as then the infrastructure can also be built to accommodate for this type of housing. The city has also never explain what this money will be used for. They sell land to the developers who build the structures with their own money. Why should tax payer dollars be used to build homes? Why should tax payers pay for privately owned buildings, that are empty, to convert them to apartments or condos? What do the tax payers get out of this? I do not understand that at all

The issue is affordable housing, not housing as a whole. Many developers have already publicly stated that less than 20% of what they build will be affordable. The area just south of the ski hill has nothing under the 1 million dollar price tag. The average income of an Albertan is \$70,000.00. What exactly does anybody think they can afford? Your brochures keep referring to housing choices, and options. That is not what is being built, there is no choice. Not everyone wants to live above the garage or commercial ventures. Not everyone wants to live in a condo where large condo fees apply Nor does everyone want to live where there is no yard for their children to play in. Where baseball fields are removed to make room for more unaffordable housing. The city has chosen to tear down affordable housing for c-train expansion, sidewalks, and other non-residential initiatives. I find that interesting considering the city then complains about not having enough housing. Even when those homes are replaced, it ends up costing at least twice as much as what was there before. Insurance replacement costs for a house is 250 - 400 dollars a square foot. What is being build is more along the 500 dollars per square foot. Housing is not being built for social reasons but for investment opportunities. What happened to public housing? When did all the apartments become condos? The rental costs went up when this happened and has contributed to the high rental rates. Based upon the city statistics, more than 30,000 homes are vacant. I hear of entire communities that were built that are vacant.

This new and proposed housing also violates Calgary's climate emergency plan. We have seen many green spaces taken away to make room for more housing. It is the trees and grasses and plants that clean the air but new development is ensuring there is no green spaces left on any lot

except the most expensive. These new business-at-the bottom, living-at-the-top buildings have no green spaces at all. No parking either. Other cities that are environmentally friendly have stated that no building should consume more than 40% of the lot to allow for the environment to be saved, both plants and animals. Why are we not learning from other places?

Other countries have gone down this road and their findings show that this type of housing removes the sociability of the communities. There is no where to go and mingle. No people walking by and chatting, no social aspects at all. This encourages loneliness and isolation which may lead to mental health and addiction issues, something that is growing by leaps and bounds now. Older and established communities have this social structure and that will be destroyed.

We are also facing a water shortage for the foreseeable future. Is there an expectation that Calgary residents should go on water restrictions so that more building can occur? We have already had several electrical shortage issues as well. In light on this, are any of these new homes built with grey water systems? Condos and apartments are heated by water, that which we have less and less of each year.

I keep hearing about a housing crisis and I am not sure where this is coming from. The federal numbers, provincial numbers and municipal numbers of population growth contradict each other. If we have so many people looking for a home, where are they if they cannot find a place to live? Is there a tent city we do not know about? I have heard about more people leaving their homes and the city because they can no longer afford it. Some people living in their cars eventually leave and what is being built they cannot afford either. Refugees and migrants cannot afford what is being offered. If we have so many people coming here, why is our unemployment rate going up? Calgary has the highest vacancy rate in office buildings downtown, yet we continue to built more. Why? As I drive around the city, all I see is proposed land use change signs everywhere. Have any of these actually been denied? Allowing this is a forced change in the zoning of the communities as a whole and has been ongoing for quite some time. This should not be allowed, even now.

I am opposed to this rezoning initiative. Public forums are proving to be of no value as the seem to be ignored. Rumor is that this proposal has already been approved under the table. It has been stated that the city will approve this regardless of what the people think. I sure hope not. That is not democracy. I vote NO.

Petra Clemens

1925 Mountview Cres. N.E.

Calgary, Alberta

T2R 5N4

Pclemens22@gmail.com



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First name [required] Carolyn

Last name [required] Owen

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I have been carefully following the political discourse here and understand the rising cost of rent/housing and number of homes needed for our rising population. I also understand that increasing density in developed communities is cheaper overall than building new suburbs. Increased densification can be performed (even if most of us current home-owners don't want it - in a thoughtful way). However, there is a limit to what any single community can accommodate in terms of new people/cars and the city has absolutely no plans to mitigate the harm to communities from uncontrolled development. My neighbourhood (Altadore/Marda Loop) has seen multiple new condo developments in Marda Loop and new multi-unit constructs in Altadore. As a community, we have already accepted a huge part of the commitment to housing new home-owners. This marked expansion of units has notably increase traffic and reduced parking options. A recent proposal to build SIXTEEN new units on the site of a previous bungalow on 16St SW was approved by council despite resident strong opposition and this will clearly lead to marked reduction in the property value of surrounding houses while exponentially worsening congestion/parking in this immediate area. There are locations where density increases can better be accommodated/incorporated into neighbourhoods and thoughtful decisions about where to place these developments are needed. Allowing a free-for-all building structure will reduce the value of current properties and reduce the pleasure of living in these established communities. The argument that newer communities already have mixed housing is completely ridiculous because those communities were PLANNED that way - those new communities do not have a low-rise apartment-buildings immediately surrounding a single-family home (which is what you are planning for older, established communities). All we (as Calgary property owners) ask is that wise planning and neighbour feedback be considered for new developments in established neighbourhoods (the mandatory 4-plex requested by the federal government is still MUCH less harmful than the 16unit build this ignorant city council just approved in Altadore).we need as many restrictions as we can to prevent our current city council from destroying the ethos of current Calgary communities.



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First name [required]	Linda
Last name [required]	Mulligan
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket Rezoning 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)

The justification for blanket rezoning is that it will provide a greater range of affordable housing options to the general public. This is untrue; the income required to afford to purchase a home exceeds the income earned by the majority of Calgarians by a considerable sum. Reports to Council clearly state an income of \$156,000 is required to purchase a home in Calgary today; less than 20% of working Canadians earn in excess of \$100,000. Building more housing does increase supply, but builders are not engaged in building affordable housing for public benefit. Their business model like all business models is to make a profit. Further, the costs associated with land, labour and materials will not magically diminish as a result of building additional housing. If anything the increase in activity will increase costs as builders compete to secure the land, materials and labour required. Rapid population growth due to immigration further increases the demand for a limited supply. As with any commodity, a limited supply of a desired item drives prices upward. What blanket rezoning will do is increase density which will impact quality of life in former single family home neighborhoods. More construction noise, traffic, less available parking and most important from an environmental point of view, less green space due to a greater percentage of lot coverage. In addition to this increased friction between neighbors can occur; recently the issue of implied consent arose where a contractor took implied consent to mean a neighbor had no choice in permitting access to their property so the contractor could complete construction at the lowest possible cost to the contractor. This led to a formal notification of No Trespass prior to work beginning, which led to the contractor threatening the neighbor with legal action in an attempt to force consent. Council should put this issue to a vote via plebiscite - it is certainly as important an issue to Calgarians as fluoride. If blanket rezoning is approved, I fear the outcome will be a hodgepodge of buildings jammed into whatever location throughout Calgary neighborhoods with high price points, disappointing those who naively think blanket rezoning will result in their being able to purchase a home on incomes that fall far short of being able to achieve that goal. The concept of providing affordable housing is a worthy one, but relying on private industry to provide it is not feasible.



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First name [required] Robert

Last name [required] Ferguson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME (hidden) Rezoning Letter 2024.docx



ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to communicate my opposition to the proposed blanket rezoning changes being considered by City Hall.

I consider myself to have an informed opinion as I attended an information session hosted by my Brentwood Community Association, read numerous articles and columns (including written by community leaders such as Mary Moran, George Brookman and Richard White to name a few), and have read the newsletter sent out by the City of Calgary on this matter.

My primary concerns are as follows:

- The proposed changes appear to be based on recommendations by the Housing and Affordability Task force without representation or recognizing the concerns of homeowners (taxpayers)
- The proposed changes are a significant change to the “Zoning Game” and is unfair to current homeowners who bought their homes based on existing zoning, with no idea this could change during their time as a home owner
- High density zoning should be based on a plan, not an afterthought to an existing community
- In Brentwood, there is already lots of high density housing
- How can a four or five unit row house looking in their neighbour’s backyard be appealing to their existing neighbor (as we see on 19th Street NW)?
- \$600,000 duplexes (or more) are not affordable housing (as we see in Banff Trail)
- There are many empty parcels of land that could be developed for high density housing (Westbrook LRT, Dalhousie Coop, University District, etc.)

To conclude, I don’t support the proposed changes. I am aware our Brentwood Community Association is also writing a submission opposing these changes and I agree with their submission.

I hope you listen to your constituents (home owners and taxpayers) and vote against these changes.

Sincerely

Robert Ferguson
3423 Button Road NW
Calgary, Ab T2L 1M9

Ph (587) 226-8611



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First name [required]	Gary
Last name [required]	Browne
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 11, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Blanket rezoning is a very dumb idea
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning is a very dumb idea. i do not support it. Mayor and council need to listen to Calgarians, not the WEF or Trudeau.
End of discussion.



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First name [required] **Federica**

Last name [required] **Di Vetta**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Rezoning proposal of Lake Bonavista.**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I strongly disagree with the rezoning of the community of Lake Bonavista. The rezoning would negatively impact the entire community including the lake access, traffic and safety. Not to mention destroy one of the oldest most established communities to turn it into yet another conglomerate of homes that all look the same. This city needs to value and cherish the older neighbors to maintain some character and uniqueness.



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First name [required]	Chermayn
Last name [required]	Fong
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Housing rezone.
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	Screenshot_20240411_111824.jpg



ATTACHMENT_02_FILENAME
(hidden)

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

Questions provided in screenshots. It's pretty short, apologies for sending questions this way. If you have additional questions, please feel free to call me at 403-918-2321. Thank you.

Questions to ask City Council

Does the city have capacity to serve the increase in residents?

Electrical, sewage, stormwater, water, gas?

Would residences be legally non-confirming, if so, do you need to conform to any new development standards?



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First name [required] Eric G

Last name [required] Walker

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

thoughts my family and I have on the proposed rezoning plan. I can not describe the dread I felt reading the "propaganda" that I received in the mail to notify us of this proposal. The insulting skewed and asinine language chosen to try and depict opposition as somehow uncaring, uninformed and ignorant was offensive. This proposal has the support of a variety of social engineers and theorists, I have lived through this process once already in my lifetime, In the UK communities were dismantled to build newer more modern ones- that lasted 2 decades before they were in turn cleared and consigned to the schemers failed experiment files. By way of context, I have 4 children, 3 in post secondary and 1 graduated and employed. I have owned my home in Lake Bonavista since 2001 and my family would be incapable of purchasing in this community with the current market. Again, for context- I make 6 figures, my wife works full time and we could not afford to live in this city if we were starting our lives. My one working child despite saving a substantial amount of money, has come to the realization that Calgary is not affordable property wise to him. Why is this relevant because despite what the pamphlet seems to imply that all Calgary homeowners are somehow thinking, pondering and scheming on how to increase revenue from their property- we are not, we want to live in communities of our choosing and means to raise our families and not have them become victims of economic migration. All this amendment means is that what chance my children would have had through employment, saving and contributing to the revenues of local businesses and taxes in the City of Calgary will be lost. This proposed amendment will see even more speculator money flowing into Calgary as the perceived ease to profiteer will be immense, People can not compete in purchasing properties with those entities, entities can afford to pay 25% or more over the asking price, people can not. The advice I would have for my children when that occurs- you can not have that level of debt and look elsewhere. This proposal will pit absentee owners/development sharks in an economic battle with the people who make the fabric of communities, cities and societies. The money will win and the city will be wondering where are all the young people and families. have gone. Do not follow the example of the GTO and Lower Mainland- protect the people living and working in this City not the profiteers.



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First name [required]

Barry

Last name [required]

Rupert

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Total garbage. We need a plebiscite. It's what Calgarians want.

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

In opposition

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from
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First name [required] Dorreen

Last name [required] Miller

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket rezoning will NOT improve affordability. It will NOT increase housing supply for Calgarians with low and moderate incomes.
Blanket rezoning WILL disrupt existing patterns of development, place strain on infrastructure capacity, increase competition for on-street parking, reduce the urban tree canopy and negatively impact adjacent properties.
Eliminating the public hearing and limiting opportunities for community feedback to the development permit stage does not ensure good design within the local context or consultation with neighbours and the community.
I respectfully request Calgary City Council to vote AGAINST blanket upzoning and consider a more nuanced approach. Each Calgary community is unique and must be treated as such.



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First name [required] Clay

Last name [required] Swerdelian

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

Comments - please refrain from
providing personal information in
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Public Submission

CC 968 (R2023-10)

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First name [required] John & Robin

Last name [required] Galloway

How do you wish to attend?

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

Date of meeting [required] Apr 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 - Proposed Rezoning Amendment

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

ATTACHMENT_01_FILENAME (hidden) Submission to City Council for April 22, 2024 Public Hearing.pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

We are strongly opposed to the proposed rezoning amendment being considered by City Council on April 22!

After reviewing the proposed bylaws and documents, we believe the rezoning proposal amounts to an "expropriation" of the community character of the many neighbourhoods that collectively make up the city of Calgary. The proposal also violates the implicit contract between homeowners that purchased a home based on the characteristics of a neighborhood defined by zoning requirements. We are not suggesting that zoning requirements can never change, however the proposed large scale change to introduce blanket rezoning over a very short time period, with minimal notice (we received the city's notification letter three weeks ago), and without meaningful consultation, demonstrates incredibly poor judgment by City Council.

Houses are the single biggest investment made by most Canadians in their lifetime. The neighbourhood in which they buy their house is a major component of that big decision. Council's arbitrary and broad -based change of zoning will begin changing the character and fabric of the neighbourhoods we have all selected. This very big decision needs to be informed by either a plebiscite (despite Council's recent vote) or preferably be determined on an individual community basis, not by City Councillors who never campaigned on this issue!

Adding higher-density housing in traditionally low-density neighbourhoods will radically alter the character and cohesion of established communities. The identity and the very essence of many neighbourhoods will be compromised, affecting the quality of life (and mental health) of current residents.

We live in a Western democracy where choice is fundamental to our society and way of life. Many new Canadians come to Canada precisely because there is choice. The proposed zoning change will remove the distinctive nature of many communities and eliminate the choice now available across our different types of communities.

City Council is being led by the nose by the funds being dangled by the Federal government for housing. As you know well, municipalities are enacted by provincial legislation, and municipal housing policy and oversight are matters of provincial jurisdiction, not federal jurisdiction. We need to work together as a province to push back against federal government overreach and the ideological caveats associated with federal government funding (like blanket rezoning or the latest requirement for row h

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City staff members have provided responses to inquiries stating that blanket rezoning will not place a strain on existing Infrastructure and services (roads, schools, parks, emergency services, water, sewer, electricity, telecommunications, garbage, recyclables and compost collection). The basis of their response is some communities “are not at their original design capacity”. While there may be some limited truth to that response for some neighbourhoods, it is a gross over-simplification to suggest that traffic / parking congestion, over use of available services, and exceeding the capacity of existing utilities resulting from increased densification will not require significant infrastructure upgrades over time. A

more thorough analysis of the medium to longer term impacts of blanket rezoning is warranted before Council makes such an impactful decision.

There is no doubt that increasing housing units in neighbourhoods that are predominantly single family homes, will result in increased traffic and parking issues (particularly given the new units are not required to provide adequate parking). The rezoning proposal to increase density while ignoring the traffic and parking congestion implications is a gross dereliction of duty by City Council and Administration.

In an attempt to keep this letter brief, as you are no doubt receiving a lot of mail from very concerned Calgarians, we have only highlighted above a few of our concerns. As long term residents of Calgary we implore you to vote "NO" to the proposed blanket rezoning amendment. When it comes to municipal elections, Canadians and Calgarians typically have short memories. However in this case, I am confident that the blanket rezoning issue will remain top of mind for Calgarians in the next municipal election!



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Elaine

Last name [required] Pady

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
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Public Submission

CC 968 (R2023-10)



ATTACHMENT_02_FILENAME
(hidden)

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

Calgarians do not want re-zoning, put it to a vote. Start listening to the people who voted you into office.



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

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

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

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

Leave well enough alone in Springside. Our property is in a neighbourhood built after 1985 Leave zoning as is....R-1(S), R1N and R2.



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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

You are not listening to the people who voted you into office. This needs to be put to a vote.



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

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

[required] - max 75 characters	Rezoning for housing
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Are you in favour or opposition of the issue? [required]	In favour
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This is a good first step in promoting building moderate density in Calgary. I would like to encourage future steps to allow more areas with residential on top of commercial, such as is very evident in walkable areas of Calgary such as Kensington and Inglewood.



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

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

[required] - max 75 characters	I am against proposed rezoning bylaw
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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First name [required] Janice

Last name [required] Lynch

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME (hidden) REZONING PROPOSAL.docx



ATTACHMENT_02_FILENAME
(hidden)

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

REZONING PROPOSAL

I am a resident in the Springside area and have been for over 20 years. The cul-de-sac I reside in is very small and has almost no parking or extra room for cars, construction or moving vans. Busing is not great as the nearest incoming stops are half and one kilometer away making this difficult for anyone with age related or accident-related problems.

There are several homes with possibly 50-foot frontages (ours is NOT one of them) that could be redeveloped under these new rules. However, any developer willing to do this would put up very expensive townhomes, probably in the \$800k to a million-dollar range to make a reasonable profit. I do not see how this would help the housing crisis. It would only add to the parking issues, especially on "Snow" clearing days when no one can park on the main street.

I do understand that we need lower cost housing, so the council really needs to require developers in new areas or infills to put up simpler townhomes in the \$250-300K range. Take out all the bells and whistles and this is possible. I look at ads and most condos are well above \$600K which is unaffordable for new owners.

However, just putting a blanket rezoning change to all of Calgary is not the answer. I used to own a half-duplex in Edgemont - 1300 sq ft, 3 bedrooms but without an office and central island, no pantry or wood floors, only a bath and a half upstairs and no garage - all of which make the new condos so expensive. We need to require that developers go back to the basics and maybe get credits or faster turn-around to compensate them.

I am extremely disappointed in this council which has not put this to a public plebiscite. Unless this issue is addressed, I believe that most of the current council will not be reelected.



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First name [required]

Amita

Last name [required]

Parmar

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

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

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a resident of Calgary, I wholeheartedly support the proposed rezoning for increased density. Embracing higher density developments is essential for sustainable urban growth, fostering vibrant communities, and addressing housing affordability challenges. By accommodating more residents within existing infrastructure, we can reduce urban sprawl, promote efficient land use, and enhance access to amenities and public transportation. This rezoning aligns with our city's vision for a more livable, inclusive, and resilient future.



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First name [required] Evonne

Last name [required] Selk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Selk Evonne

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

Merits of a plebiscite would give all Calgarians the opportunity to have a say — versus a public hearing especially on this significant infringement on our property rights, investments and life values. It reprehensible that council can magically change the existing fabric of a community and our investment in that community, with their OWN thoughts without the input and consideration of the people they represent!

This is a major change that will impact not only property values, but will also seriously deteriorate the quality of living for those who purchased their homes with the understanding they would not have their properties encroached by multiple dwelling apartment buildings, and the inherent problems that come with making such a sweeping change.

I'm not sure I will ever understand why those who are voted into public office by constituents would feel that that they shouldn't listen to their constituents, but rather double down on what they feel is 'right'.

Increasing density is not about affordable housing; instead, it involves replacing affordable housing with lucrative, expensive alternatives. There is no evidence that the proposed zoning change will improve housing affordability. The real negative from this rather blunt approach to citywide planning is that it injects uncertainty into otherwise stable communities.

A plebiscite represents the principles of direct democracy, which reflects the wishes of the people



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First name [required]

Denis

Last name [required]

Hrstic

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket Rezoning is a terrible idea for the following reasons:

Loss of Character: Every neighborhood in our city has some unique character, shaped by its history, design, and community. Blanket rezoning will result in a significant homogenizing effect across neighborhoods and this completely removes character and identity.

Infrastructure Strain: Rapid changes in zoning will inevitably strain existing infrastructure such as parking, roads, schools, and utility services. There is no way the city can update infrastructure to accommodate the blanket changes and subsequent developments. And even if they could who would want to pay for this? Wasn't it only a few years ago we heard that ALL OF NW Calgary had development constraints because the sewer infrastructure was insufficient ? What happened to this issue?

Lack of Planning: This Blanket rezoning proposal is a perfect example of a knee-jerk reaction without comprehensive urban planning. Seems like City Planning / City Council decided on this without any kind of overall analysis of community impact.

I am in support of higher density and more secondary suites etc - but does anyone at the City even understand cause and effect ? This simplified concept of blanket rezoning screams as a misguided political attempt to satisfy a 'housing crisis' and ignores layers of problems it would create.



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First name [required] Gary

Last name [required] Kinderwater

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

I am totally opposed to the Rezoning for Housing project. I understand the need for densification but this is over densification and will lead to issues with parking, noise, privacy and loss of trees/vegetation. In addition, as with most issues with the City of Calgary, it will not done equality. Affluent neighborhoods will skate clear of any rezoning.



Public Submission

CC 968 (R2023-10)

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First name [required]

Ronald

Last name [required]

Mathison

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council @ 9:30am

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

In opposition

ATTACHMENT_01_FILENAME
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2024-04-10 Letter to City of Calgary re Public Hearing on Proposed Land Use Designation Amendment.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am in opposition to the proposed Land Use Designation Amendment re Blanket Rezoning.

Ronald P. Mathison
1203 Colborne Crescent SW
Calgary, Alberta T2T 0R2
403-608-0407

April 10, 2024

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

Attention: Office of the City Clerk

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

Copy to: Office of the Mayor, All City Councillors

Dear Sir:

I write as 35 plus-year resident of Upper Mount Royal, to register my very strong opposition to the subject Proposed Land Use Designation Amendment, which would change the default zoning from R-C1 to R-CG. The proposed change, widely referred to as “Blanket Rezoning,” would negatively affect us and our property. For the reasons outlined below, I submit that Blanket Rezoning has no merit from a planning perspective and should be rejected.

If implemented, Blanket Rezoning would:

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

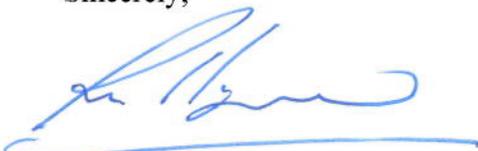
3. **Increase the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. How much more densification is needed? Wasn't "Main Streets" the plan to achieve it? If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary's growing population. We believe that an unintended consequence of Blanket Rezoning will be irreversible strains on inner city parks, utilities, waste and recycling, on-street parking, and other services. This is already happening in South Calgary/Altadore and will only be made worse by the proposed policy change.
4. **Accelerate threats to the environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy and historically significant residences. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents.
5. **Reduce certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to comments made by some councillors, the present system that preserves R-C1 zoning in inner-city neighbourhoods has worked well and will continue to do so. It provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options will always be available. The grassroots opposition to the proposed policy change speaks volumes for the confidence many citizens have in the existing system, which has served Calgarians well for decades, within the broader free market. Please leave the system as it is.

In addition to the above detrimental outcomes, Council must recognize that the process by which this proposed policy change is being implemented lacks due regard for democratic principles and in many cases changes the foundation on which a homeowner made their decision to purchase their home.

In March, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present councillors campaigned on their support for the proposed policy change. This is a clear overreach by an administration and Council who seem to have forgotten who they are accountable to. This is a highly important policy change which materially impacts residents and it is obvious that they should have a say on its implementation.

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

Sincerely,



Ronald P. Mathison



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First name [required] Shelley

Last name [required] Johnson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public hearing on re-zoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I want you to know that like many people, our family researched communities before moving into one. We chose a quieter community on the outskirts of the city with more room for a reason. I assume that as communities were being built they were zoned to certain specifications based on planned infrastructure and common sense factors. Do you doubt the abilities of previous councils, engineers, and experts that did the planning? Are you saying they were wrong? Now you want to rezone my community to allow for more suites and increased population. What about increased traffic? Will you build additional roads to move traffic in and out of the area? Can you somehow stretch the streets to allow for more parking? It kind of sucks that in -30 degree weather that you can't plug in your car because it is parked a block away. Not everyone has a garage councillors. Can the already bursting at the seams schools accommodate more students? I know people in our community on wait lists and having to bus their kids because they can't get in the neighbourhood school. Where will everyone park? We already have street parking issues in our community. We currently have a neighbor with multiple tenants and 6 vehicles. Awesome! If you move forward with this, you will create bigger problems for residents and that is a valid concern. My opinion is that you leave things alone in existing communities and focus in building future communities to the new zoning specifications you suggest which means including proper infrastructure that can accommodate a larger population. From what I can see inner city infrastructure is not accommodating the rise in population. Just take a walk or try to park in one of those areas. I have.

In closing, I am super disappointed that you voted "against" a plebiscite and that you choose to conveniently hold public hearings on a Monday when most people would be unavailable to attend.



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First name [required] Jackson

Last name [required] Wong

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing regarding Rezoning for Housing

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

Date: April 10, 2024

Ward 6 Council
Mr. Richard Pootmans
Calgary

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

Dear Mr. Richard Pootmans and Council Members,

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

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

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

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

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

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

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

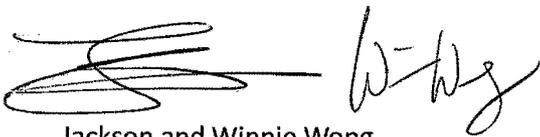
It also will impose an unfair burden to existing residents of this area due to increased community service charges and house tax rates. The uniform rezoning of Calgary will transform the city into a crowded city that will not be a long-term good dwelling place for new inhabitants. At the end nobody will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

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

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

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

Yours truly,



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

- ¹ https://www.calgary.ca/content/dam/www/csps/cns/documents/community_social_statistics/community_profiles/coach-hill.pdf
- ² <https://www.calgary.ca/planning/projects/rezoning-for-housing/about-rezoning.html>
- ³ <https://www.calgary.ca/content/dam/www/pda/pd/documents/calgary-land-use-bylaw-1p2007/land-use-bylaw-1p2007.pdf>
- ⁴ <https://www.calgary.ca/content/dam/www/pda/pd/documents/calgary-land-use-bylaw-1p2007/land-use-bylaw-1p2007.pdf>
- ⁵ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7068508/pdf/ijerph-17-01393.pdf>
- ⁶ <https://www.calgary.ca/content/dam/www/transportation/tp/documents/data/traffic-flow-maps/2022-flowmap-city-wide.pdf>
- ⁷ https://publications.gc.ca/collections/collection_2022/sc-hc/H144-99-2022-eng.pdf and <https://science.gc.ca/site/science/en/blogs/science-health/traffic-and-air-quality-driving-change-through-research>
- ⁸ https://publications.gc.ca/collections/collection_2022/sc-hc/H144-91-2022-eng.pdf
- ⁹ <https://en-ca.topographic-map.com/map-9gwgt/Calgary/?center=50.99318%2C-114.55032&zoom=9>
- ¹⁰ https://www.google.ca/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwiZtvCnpgGFAXW7PTQIHdI2BjoQFnoE_CBMQAQ&url=https%3A%2F%2Fwww.calgary.ca%2Fcontent%2Fdam%2Fwww%2Fpda%2Fpd%2Fdocuments%2Foff-site-levy%2FDraft%2520map%2520-%2520WaterCapitalProjects_2022_OffSiteLevy%25202022%252002%252010.pdf&usg=AOvVaw1uLspZ5And3T6jF6IIXOIG&o_pi=89978449
- ¹¹ https://www.google.ca/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwiU29ulorGFAXtBDQIHtUNAEQFnoE_CABQAQ&url=https%3A%2F%2Fwww.calgary.ca%2Fcontent%2Fdam%2Fwww%2Fpda%2Fpd%2Fdocuments%2Furban-

[development%2Fpublications%2Fwater-pressure-zone-map.pdf&usg=AOvVaw3OWmB64tmRZROXHrQJCDW&opi=89978449](#)

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

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



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First name [required]

Fred

Last name [required]

Schaan

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Calgary rezoning for housing

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the proposed broad housing rezoning. It has the potential to devalue current properties, to increase the loads on current road and infrastructure grids (power, water, sewer), and increases traffic and parking issues in all the areas not designed for the potential density.



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First name [required] Jonathan

Last name [required] Dost

How do you wish to attend?

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

Date of meeting [required] Apr 12, 2024

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

[required] - max 75 characters in favour of rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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First name [required] Tianna

Last name [required] Penney

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning (specifically the Lake Bonavista community)

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am very concerned about the possibility of this community moving forward with the rezoning. The current residents in this community have invested in this community BECAUSE of the environment it gives to us. My husband and I recently bought our house here, even though we had the option to buy a beautiful brand new house in the south. It is BECAUSE of this community and all the possibilities it gives us that we opted for an older fixer upper. We want our children to have a backyard to play in, to see nature all around them, to feel safe, and to not get lost in a crowd of overwhelming people. This community has so much character and so much beauty- which gives it so much value. I believe rezoning this community would diminish the value overall through removing the incentives of WHY people want to live here. Turning into every other new match box house community, would be a HUGE mistake. It is also quite simply a safety issue, as this community was built for only the x amount of residents that reside here. An influx in residents would mean not enough parking spaces, issues driving and navigating, not enough room at our beautiful lake, and possibly an issue with the number of children at our schools. Our community is sooo passionate about keeping it as is, and I hope you feel that passion from those of us fighting to keep our beautiful community as is. As a side note- Instead of replacing the houses with town-houses/ duplexes/ etc. I feel incentives for basement suites in current houses, or if they get rebuilt to add one, could be a nice alternative as this would keep the integrity of our community, while only slightly increasing population.

Thank you.



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First name [required]	Brett
Last name [required]	Bergie
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Rezoning for Housing / Public Hearing Meeting of Council
Are you in favour or opposition of the issue? [required]	In favour
ATTACHMENT_01_FILENAME (hidden)	2024-04-15 Letter of Support for Blanket Rezoning.pdf



ATTACHMENT_02_FILENAME
(hidden)

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



April 15, 2024

RE: Letter of Support for changing the base residential land use in Calgary to R-CG, R-G, and H-GO

Dear Members of Council,

Sustainable Calgary is writing to support changing the base residential land-use zone in Calgary to R-CG, R-G, and H-GO. Our organization aspires to a healthy Calgary, in which all citizens can access financial opportunity, healthful food, quality housing, a healthy environment, a healthy democracy, and ultimately dignity and belonging.

The Housing Strategy proposed by an expert panel and accepted by Council in September 2023 identifies a suite of complementary actions our municipality can take to tackle the housing crisis. The strategy is multi-faceted and elegantly leverages the city's jurisdictional capacity and provides the tools for meaningful change.

The blanket rezoning is one of many tactics in the Housing Strategy and an important one that lays out:

- ***A long-term affordability strategy:*** It passively enables landowners to add housing stock. More housing will help to mitigate rising housing costs over the coming decades.
- ***A medium-term affordability strategy:*** The types of housing allowed by R-CG – such as secondary suites and townhomes – are currently primarily available on high-value land. By allowing them across the city, they can be built on lower-value land, resulting in lower-cost housing and a more equitable distribution of housing types across the city.
- ***Reallocation of valuable time and energy:*** Applications for R-CG currently go through City Council and take many months to be processed. This adds cost and risk for developers and, ultimately, homebuyers. The majority of these land-use changes end up approved by City Council. Changing the housing types under R-CG to permitted or discretionary use means City Council does not need to weigh in, freeing up valuable council and administration time for other pressing and challenging issues. This also allows developers or landowners to move ahead with projects without undue delay.
- ***Increased choice:*** Landowners have more options with what is typically their biggest investment, their home. A rental suite could improve the financial position of new homeowners or seniors wanting to age in place.



Rezoning is one of several keys to unlocking healthier and more climate-friendly communities. People are more physically active in denser cities, which reduces the risk of chronic disease; in fact, higher density is directly correlated with fewer heart conditions¹.

Higher density also reduces carbon emissions. In a study of 125 U.S. cities, doubling density resulted in a 48% reduction in travel-related emissions and a 35% reduction in residential energy consumption due to increased efficiency². It also helps to protect undeveloped land at the edge of the city, reducing habitat loss and fragmentation due to sprawl.

Rezoning does not get us all the way to healthier communities. Having nearby amenities is crucial to more complete communities. Blanket rezoning will not provide a land use that permits those amenities, but it can help add the population needed to support local businesses and services, thereby improving the viability and sustainability of communities. Rezoning is also expected to result in a limited amount of additional density, which limits its health benefits, underlining the importance of other more targeted efforts, such as transit-oriented development.

In our opinion, blanket rezoning is one of multiple levers that need to be pulled to improve the overall sustainability of our city; it is the low-hanging fruit to begin to increase housing stock across Calgary. It passively enables the market to add housing stock that is contextual to existing neighbourhoods. This is a small step down a long road of making Calgary more sustainable – fiscally, environmentally, and socially. Let's take this small first step and then set our sights on the more ambitious work of building affordable housing and transit-oriented development.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Bergie", written in a cursive style.

Brett Bergie, Chair

Ann Madeline Toohey
Treasurer

Mindi Summers
Director-at-Large

David Barrett
Director-at-Large

Jon Yee
Director-at-Large

Breanna Sayles
Director-at-Large

Nicole Besler
Director-at-Large

Fateme Taridashti
Director-at-Large

¹ McCormack GR, Cabaj J, Orpana H, Lukic R, Blackstaffe A, Goopy S, Hagel B, Keough N, Martinson R, Chapman J, Lee C, Tang J, Fabreau G. A scoping review on the relations between urban form and health: a focus on Canadian quantitative evidence. *Health Promot Chronic Dis Prev Can.* 2019 May;39(5):187-200. doi: 10.24095/hpcdp.39.5.03. PMID: 31091062; PMCID: PMC6580926.

² Lee, S. and B. Lee. (2014). The influence of urban form on GHG emissions in the U.S.household sector. *Energy Policy*, 68: 534-549.



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

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First name [required] Katherine

Last name [required] Zabaneh

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

The proposed blanket rezoning plan neglects crucial considerations such as infrastructure, schools, parking, and even garbage storage locations and pickup logistics. Infrastructure strain is a significant concern with blanket rezoning. Increasing residential density without corresponding improvements to roads, utilities, and safe public transportation will exacerbate congestion and strain existing resources. Similarly, without careful planning for school capacity, the influx of new residents will further overwhelm already stretched educational institutions, resulting in overcrowded classrooms and compromised learning environments for students.

Parking is another critical aspect overlooked in the rezoning proposal. Adding more residential units without providing sufficient parking solutions will lead to parking shortages and increased competition for limited spaces. This not only inconveniences residents but also contributes to traffic congestion as people circle neighborhoods in search of parking spots.

Furthermore, the proposed rezoning plan falls short in addressing the pressing issue of affordable housing. While increasing housing density may create more housing units, it does not guarantee affordability. Without targeted measures to ensure that new developments include affordable housing options, the plan risks exacerbating socioeconomic disparities and pushing out lower-income residents.

Instead of blanket rezoning, a more effective approach would be to utilize existing resources, such as empty office space downtown, for residential purposes. Converting underutilized commercial properties into mixed-use developments can help alleviate the housing shortage while revitalizing urban areas. By repurposing vacant buildings, cities can reduce urban sprawl, promote walkability, and preserve green spaces.

In conclusion, while the goal of revitalizing urban areas is laudable, the proposed blanket rezoning plan is not the solution. It fails to consider the impacts on infrastructure, schools, parking, and garbage pickup logistics, and it does not adequately address the issue of affordable housing. Utilizing empty office space downtown and implementing targeted affordability measures are more effective strategies for sustainable urban development.



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First name [required] Shelley

Last name [required] Baker

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I totally DO NOT support this move to citywide rezoning. We buy into communities because of their features, accessibility, comfort and appeal. Our homes are our largest asset. I've been in Vancouver where they have crowded homes, crowded streets and what a mess it is. I do not want my street filled with infills & apartment buildings and cramped parking. This does NOT address affordability. I wish someone would get off their high horse on this. The properties going in are expensive and not affordable by many. There are city properties that affordable housing can be built, there are communities that already have multi zoning ability where projects could be done. This is going to pit neighbour against neighbour and alot of angry Calgarians. You SHOULD NOT HAVE AUTHORITY OVER this move.

Shelley Baker



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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



ATTACHMENT_02_FILENAME
(hidden)

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

Objection to Blanket Rezoning



The Scenic Acres Community Association is opposed to blanket rezoning. Our members have chosen to live in this community because of its character which includes single detached dwellings located on parcels that provide generous private green spaces. A survey of our residents shows that they enjoy the community's quiet, peaceful and private setting, green spaces, friendly neighbours, and a sense of safety. We asked our members for their comments and 90% were opposed to blanket rezoning which they believe will negatively impact neighbourhood character and change the nature of our community.

Massive Redevelopment in Residential Areas Is Inappropriate

R-CG will allow construction of four 11m high rowhouses, each with a secondary suite, plus backyard suites to a maximum lot coverage of 60% on a single residential lot. Exceptional building mass, small relative setbacks, increased noise, loss of privacy, and shadowing will significantly impact the use and enjoyment of adjacent property owners. The livability and quality of life will be compromised for current residents with these vast redevelopments.



A view of R-CG rowhouses from the rear yard of an adjacent R-C1 bungalow on Richmond Road SW. There are 13 windows overlooking the backyard.

Congestion, Traffic, and Parking Will Become Worse

The R-CG parking requirement is only .5 onsite parking stalls for both the main dwelling unit and the secondary suite of each rowhouse. No parking provisions are required for backyard suites. The City of Calgary has determined that an average dwelling unit has 1.73 vehicles associated with it. That means one residential lot with four rowhouses, each with a secondary suite, plus two backyard suites will generate 17.3 vehicles but only have onsite parking for 4 vehicles. This one residential lot will have 13.3 vehicles seeking on-street parking. Such a dramatic increase in vehicle numbers will create parking issues, as well as increasing traffic volume in what was once a quiet neighbourhood. With all these cars, congestion will be a problem which adds to the degradation of community character.

Loss of Property Rights

All property owners have the right to apply for a land use redesignation of their property. Affected residents, especially property owners adjacent to the applicant's property, now have the right to oppose such a redesignation based on the use and enjoyment of their own property. Blanket rezoning effectively removes this right by setting base zoning to R-CG, permitting the construction of rowhouses. Adjacent property owners will not be allowed to object to this development. Affected residents must be able to appeal redevelopment proposals based on sound planning principles.

Environmental Concerns

High-density built forms with lot coverage up to 60% reduce green space, trees, and permeable surfaces while increasing peak stormwater discharge. This is detrimental to our community character.

Missing the Mark

There is no guarantee that blanket rezoning will produce dwellings that are accessible to low-income households. Development industry economics dictate that high profit margin houses at high price points will be built, not housing that is affordable nor affordable housing. Additionally, blanket rezoning allows redevelopment anywhere in the City, not where infrastructure and amenities have the capacity to support this new housing.

The City does not seem to be quickly pursuing opportunities to develop areas that are already designated for higher density housing. In our area, Crowfoot Centre is a transit-oriented development opportunity that has not been developed as intended and the City should be expending more effort to expedite these options.

Recommendation

The Scenic Acres Community Association recommends that proposed blanket rezoning be abandoned in favour of continuing the Local Area Planning process. We also recommend that the City first review its own internal planning processes to streamline them and ensure they are fast and efficient from application through to construction. We advocate for well-planned density while being respectful of neighbourhood character.

Colin Yeo
Director, Community Development
on behalf of the Scenic Acres Community Association Board of Directors
development@scenicacresca.ca



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First name [required]

Gary

Last name [required]

Friesen

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Re-Zoning April 22,2024

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am not really sure what council is thinking of having a Blanket rezoning. Have you driven through some communities where you have have duplexes, apartments, and other buildings in the middle of residential areas. It is no the cities job to build housing for people to live in which is my opinion. It flows completely with the communistic thinking that the government will provide housing, provide food, provide everything for people so they don't need to provide for themselves. What is happening? I am so tired of this mayor and the council that is supporting her and I get that not all council does not support her. The least you can do is put this on as a plebiscite or our council-ors to worried it might create a large turnout and they will al be voted out which should likely happen. You are positioning the City of Calgary to fail. I for one will not be interested in living in this great city of this passes. Think about what you are planning here. Guessing none of you live in a normal like neighbourhood but maybe you should. Your trying to push something through and it shouldn't happen.



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First name [required] Richard William

Last name [required] Churcott

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Citywide rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This should be put to a vote by the citizens of Calgary. Strongly oppose. The infrastructure in our neighborhood does not support multi family dwellings. Parking would definitely be a problem! Failure to put this to a plebiscite looks like council is trying to ram this through. This council doesn't have a high trust factor at moment.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my strong opposition to the proposal for "Blanket Upzoning" in the City of Calgary. I believe this strategy is flawed and it will result in more long term problems than it will solve. I am not opposed to increasing density in circumstances where 1) a "common sense" approach of density location is used for a neighborhood and 2) neighborhood input is seriously considered and incorporated in the plan.

Permanent "Uncertainty Stress" For Renters And Property Owners

No one can be certain that their home or rental will not be suddenly dwarfed by a higher, larger, denser populated structure on all sides of them. This brings related issues of reduced home/land value, privacy, shading, 3 bins per unit, loss of green space/gardens/trees, traffic, parking, etc. This uncertainty will result in decreased residential structure upkeep as land value will overtake house/structure value. This is a massive problem in US and Cdn cities.

Increased Economic Hardship On Taxpayers And Homeowners

Tax rates are already increasing so who is going to pay for this new infrastructure? The other economic factor is the loss of value of home/property when multiple and higher dwellings surround/dwarf a property. One's lifetime investment suddenly loses value because of negative density issues of shading, privacy, parking, etc. This is particularly a disaster for those on fixed income and the retired.

Loss Of Confidence In City of Calgary Leadership By Citizens And Neighbourhoods

I am concerned that this zoning process appears to be a public relations exercise. I am familiar with four neighborhoods who have presented to the City on this issue. They have made recommendations that fit their community, they accept there is a need for increased density, and they want to address concerns for their area. These neighbourhood groups all report that the city listens to their questions/concerns but are "dismissive"(the city knows best") to them. I see this City process as the beginning of the erosion of citizen and neighbourhood cohesion and confidence in city leadership.

In closing, I urge you to not accept this flawed strategy and defeat this proposal. More work needs to go into 1) why developers will not use the already existing opportunities for density and 2) look at "common sense" locations for increasing density that are relative to individual communities. Thank you.



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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] Manjula

Last name [required] N

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning of Housing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Dear Sir/Madam,

First and foremost, the proposed rezoning would increase the population density in Auburn Bay and would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our public services. Auburn Bay is already crowded with a lot of houses. There is not enough room between the houses as there are a lot of zero lot homes. This is a major fire hazard and if a fire were to break out, it might lead to the destruction of a lot of homes/structures. You might be aware that last year winter we had a devastating fire that burned down two houses in Auburn Bay. This is a major concern, especially due to the dry summers in Calgary.

Secondly the schools in the area are already running at overcapacity, and the council should not approve multi-family dwellings that will worsen this situation. This would lead to kids travelling a long distance to attend school.

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

Neighbouring properties' natural views, sun exposure and noise intensity could be affected by the rezoning and affordable housing. Furthermore, the type of housing being proposed does not complement the design of existing properties. It could also replace the existing green and open spaces with a high-density housing area.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. Property values are likely to go down in the area if multi-family apartments or condominiums are built making it difficult for current residents to sell their homes and move elsewhere. We purchased our home in this location to live in a quiet, peaceful neighborhood situated among single family homes – not to live next to busy rental properties, multifamily homes which have heavy traffic and safety concerns.

In conclusion, I strongly urge you to disapprove this proposed rezoning of our neighborhood. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.
Sincerely,
Manjula



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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am commenting on the proposed zoning redesignation proposal, specifically for properties built before 1985. I have specifically purchased a property in a single family neighbourhood because I want a home with a large yard, and neighbouring properties that have the same. I want live in a community with large trees and beautiful gardens that I can walk through and visit with neighbours. I made a conscious decision not to buy a home for my family in a neighbourhood with small lots, and cars parked bumper to bumper on the street. I made the decision to invest an older home, without all the bells and whistles of a new home, because I value the lifestyle of a larger property. Of note, there is a pretty good mix of rental and higher density townhouse developments in my neighbourhood, and they were planned with foresight to fit in and provide a mix of housing.

The city has recently discussed the importance of the urban tree canopy for environmental/climate change reasons, but then they propose policies that, by definition, destroy trees and green space. There are 10 mature trees on my property, if a 4 unit rowhouse would be built, only 2 would survive. That's an 80% reduction in trees.

As mentioned in the information mailout, there is a mix of community zoning, with the majority of new areas already allowing high density/secondary suite options for housing. I have no issue with that, because the people buying into those areas are aware of the zoning. I think it is disingenuous to suggest that imposing high density housing policy on existing communities will solve the housing crisis as the post-1985 policies apparently have not. I think if densification and affordability is the goal, then concentrating on development along transit lines, utilization of city owned land to support low-income housing, and incentivizing development in those areas that are zoned as such. There is also real risk that imposing these blanket zoning changes will motivate the provincial government to step in (as they have done in Ontario) and over-rule the council, and all the anxiety conflict this proposal is causing will have been for naught.

Respectfully, I request that you vote no on this proposal.



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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

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First name [required]

Louella

Last name [required]

Cadiang

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning - HOME IS HERE: THE CITY OF CALGARY 'S HOUSING STRATEGY 2024-2030

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

Neither

ATTACHMENT_01_FILENAME (hidden)

Homeowner Letter - Cadiang Family.pdf



ATTACHMENT_02_FILENAME
(hidden)

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

I am sending this on behalf of the homeowners.

Regino Cadiang
Louella Cadiang
Homeowners

Contact

120 Deerbow Circle SE
Calgary AB, T2J 6J2
louellacadiang@gmail.com

Dear City of Calgary,

Good day.

My family and I live in Deer Run Community for 15 years. This is a quiet community and have a peaceful neighborhood. My husband and I are senior citizens. It is sad to know that our city is struggling for affordable housing but in my family's opinion, rezoning of a quiet community is NOT the solution for the housing crisis. Calgary has a big land area, instead of using/developing someone's property or neighborhood, why not use the big vacant land areas in the outskirt of the city?

My family does not want our property to be developed or rezoned. Being a senior citizen, my husband and I will be affected. We love our walks to the neighborhood, so peaceful, no traffic, no congestion to enjoy the beautiful green spaces/trees and low crime rates.

Building more housing units will compromise the character and identity of our property. Reducing green spaces thereby counteracting the climate change goals. Re-zoning leads to traffic congestion, the loss of my beloved single-family home and the loss of our freedom of choice to live in a single home. Building more housing units does not guarantee that families with low income can afford as house rentals are so high as well.

We live here for 15years, and we wanted to keep that quality of life that we currently have.

Sincerely,

Cadiang Family



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First name [required]

Steffen

Last name [required]

Shaigec

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning for Housing

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

In favour

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



ATTACHMENT_02_FILENAME
(hidden)

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

Please review attached document. I am strongly opposed to blanket rezoning. This will degrade neighborhoods that entire appeal is to have a safe living area for there family

To the Calgary City Council,

Subject: Concerns Regarding Housing Rezoning

As a resident of ward 11 residing in Oakridge, I am writing to express my apprehension regarding the proposed rezoning of R-C1 neighborhoods to R-CG. My spouse and I chose Oakridge in 2016 for its distinctive qualities and its suitability for raising our family in a serene environment. Transitioning from the bustling area of McKenzie Town, we intentionally sought out a quieter, more tightly-knit community with a distinct character.

I have several reservations about the broad application of this rezoning policy and wish to voice them here. It is important to clarify that I do not support this policy and advocate for a more nuanced, neighborhood-specific approach, with residents having a significant say in decisions that directly impact their communities, akin to the current process for rezoning and redevelopment proposals on individual lots.

While I recognize the necessity to address housing availability and affordability in Calgary, I believe that this proposed policy is overly sweeping and could result in the following adverse effects:

- Financial detriment to long-standing residents who have invested in their properties, including diminished property values due to altered views, reduced sunlight, increased noise, and loss of privacy as larger, taller structures replace existing homes.
- Diminished uniqueness of Calgary's neighborhoods, thereby limiting choices for both current and prospective residents. This could potentially hinder our ability to attract top talent, a crucial aspect as we strive to diversify our economy.
- Disproportionate advantage given to developers, allowing them to profit by purchasing and densifying lots at the expense of citizen preferences and community character.
- Strain on infrastructure and residents' quality of life, such as inadequate parking provisions as density increases, increased demands on waste removal services, heightened pressure on the electrical grid due to greater residential density and potential future needs like electric vehicle charging, and loss of mature trees, many of which are over 40 years old, as larger structures encroach on more of each lot's space.

I urge you and the rest of the council to reconsider implementing a blanket rezoning policy and to instead take a pause to carefully deliberate on how to address the evolving housing needs while safeguarding the distinctiveness of Calgary's

neighborhoods and respecting the investments made by long-term residents. If such blunt policy measures are indicative of Calgary's future direction, it gives rise to doubts about my family's enduring commitment to the city.

Yours sincerely,

Justin Vincent (Concerned citizen)

131 Oakland Place SW



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First name [required] Melvyn

Last name [required] Lunn

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters RCG Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



ATTACHMENT_02_FILENAME
(hidden)

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

Re-development and higher density are necessary for many areas of the city (not all) but a blanket rezoning is not the answer. Concentrate on main streets, key corridors and the parcels close to LRT stations. The newer Local Area Plans identify these areas and can be used to re-designate sites. Vancouver has done this with the Broadway Corridor and similar stretches of land ideal for multi-family and mixed use development. Blotches of four-plexes will never achieve the stated goals of this policy. More concentrated, and frankly more dramatic, policies are required. I oppose the blanket re-zoning as lazy and ineffective policy.



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First name [required]

Ivan

Last name [required]

Burychka

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

The agenda is not available until April 18, but I want to speak to rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I live in Rosscarrock, on 41 Street and 11 Avenue. The proposed rezoning for our area is R-CG. Myself and my neighbors are very concerned about this proposed rezoning and are against it. With the current zoning, there is NOT ENOUGH parking on the streets for all of the vehicles that the residences have. There are many duplexes, and some of them have basement units, therefore, one full duplex may have 4 families, and there is not enough garage space for all of the vehicles, or the tenants do not have access to the use of the garage. This is the present situation. If there will be rezoning to R-CG, the parking situation will be disastrous. How is the Council planning to address that? At a maximum, a fourplex has one 1-car garage per unit, so a fourplex can accommodate a maximum of 4 cars. However, most families have at least 2 cars. Also, if the fourplex has a legal basement suite, this means that there could potentially be 8 families per fourplex, which equates to at least 12 cars, whereas the fourplex garage can only accommodate 4. Where are those 8 additional cars supposed to park when there is already a parking space shortage on our street? Also a comment on affordability of housing. A brand new unit in a fourplex in our area will be about \$600,000. This is not exactly affordable as a starter home for a family with average or even above average income. Please explain the affordability issue. I understand that more supply may mean lower prices, but they won't be lower than \$600,000. Another point, this rezoning will effectively prevent a family from ever buying a detached home. Why? Because as soon as that single-family home is up for sale, a family who wants to buy it will be up against a builder, who will overbid by a \$100,000 on that property, so that he can build a fourplex there for a profit. This is already happening with corner lots. So, an individual with normal means will always lose to a builder in this situation. How is the Council addressing this?



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First name [required] Cynthia

Last name [required] Van Dyke

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to this change



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First name [required] Wesley

Last name [required] Brindle

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

It has come to my attention over the past few years that many illegal suits have popped up in my area and when reported to the city they say that there is nothing that can be done except to go the front door and ask and if they say its not happening it has to be respected that is unless there is a fire or an emergency where the city has to go inside. There is already a parking problem with the existing illegal suits and if my neighbor sells his place and the new owner wants to put in a fourplex it will just multiply the problem. You will see these units advertised as illegal in the advertisements on flyers and in the newspapers but still nothing can be done. We would be a little more comfortable with this if people would not take advantage of the situation. Calgary is not bordered by other populated cities like Toronto, Montreal or Vancouver where expansion isn't possible unless you go to higher density but there is plenty of surrounding land . Pineridge does not have the infrastructure for this proposal for higher density housing. We purchased and payed for our property based on it being a single family home and we don't see how you can just change that without buying us out or offering up a compensation package to existing home owners. I think that this would make a good election issue. If permits for new are a problem work on that because if you can just rezone the whole city then that shouldn't be a problem. Thanks for listening.



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First name [required]

James

Last name [required]

Babych

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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)

When I purchased my home in Calgary, I deliberately purchased a residential property that was single dwelling zoned. Allowance to have zoning changes made outside of my control potentially affects the value and desirability of my current housing; I should not have to be potentially forced to tolerate zoning changes made near my home and/or relocating elsewhere to avoid such.



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First name [required]

Rune

Last name [required]

Vibegaard

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Submit rezoning to a plebiscite

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

My understanding is that the matter of rezoning was decided by the mayor and council Sept. 2023 as part of a housing strategy for the next several years. It is shameful that the Mayor and her 8 supporting councilors did not see fit to make their intention clear before the last election and would not permit a plebiscite. Is this how democracy works now with backroom secret deals? Is the Mayor and her 8 council members afraid of the wishes of the majority of Calgarians? A young Russian woman recently told me Calgary was becoming like the USSR that she had left for her children to grow up in a democratic society.



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

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

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



ATTACHMENT_02_FILENAME
(hidden)

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

I have been a resident of the Strathcona community (east of 69th Street) for over 10 years and chose this neighborhood for my family because of the character and environment of the neighborhood, density, and amenities that I can easily access. I am all for viable solutions to the housing crisis, and affordable housing, but I believe it should be done in a curated approach and not just a blanket rezoning of the city. This blanket approach which will negatively affect communities in the future by putting further constraints on infrastructure - parking which is already an issue with the new c-train line (sirocco), mosque (attendance has grown exponentially), multiple vehicle homes, the overcrowding of schools, as well as a change to property values. Overpriced infills and apartment complexes is not the answer to the housing crisis.

I'm asking city council to consider the residents of Calgary's concerns, and allow the blanket rezoning to go to a public plebiscite where we have a voice and can work together for better solutions.



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First name [required]	Ralph
Last name [required]	Gohmann
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	City zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT_02_FILENAME
(hidden)

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

I think the city is in the back pocket of the feds also to me it is a way of getting more taxes for the over paid city employees and council



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

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First name [required] Joseph

Last name [required] Catalano

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The proposed citywide Land Use Designation (zoning) amendment

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

To Whom It May Concern,

I am writing to express my opposition to the proposed citywide zoning amendment. As a concerned citizen and a professional, I have several reservations about the potential impact of this amendment on our community.

The amendment proposes to change the designations in the zoning in properties built before 1985 to Grade-Oriented infill, properties built after 1985 to Low Density Mixed Housing, and "Scenario 3" housing to Grade Oriented Districts. This change is intended to support multiple family districts, general commercial districts, with the aim of increasing the supply of housing.

While the intention to increase housing may seem beneficial at a glance, I am concerned about the following aspects:

Impact on Local Infrastructure: The increased density will strain our existing infrastructure, including roads, public transportation, and utilities, leading to congestion and reduced quality of life for residents.

Environmental Concerns: High-density developments can lead to a decrease in green spaces, negatively impacting the local ecosystem and reducing areas for community recreation. We already see examples of this, where council has approved projects where there is significant community opposition (14th street and 90th Ave. SW).

Community Character: The unique character of our neighborhoods will be compromised by the introduction of high-density mixed-use buildings, altering the aesthetic and cultural fabric of our community.

Affordability: There is a risk that the proposed changes could lead to higher property values and taxes, making it difficult for long-term residents to afford to stay in their homes.

I urge the city council to consider these concerns and the voices of the community members who will be directly affected by this amendment. It is crucial to find a balance that allows for growth and development while preserving the integrity and livability of our neighborhoods. This item should be a referendum in the next election, not something that approved by a council that is past it's best-before date.

Sincerely,

Joseph Catalano

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



ATTACHMENT_02_FILENAME
(hidden)

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

April 11th, 2024

Calgary City Council,

RE: Rezoning for Housing

I write you as a concerned resident of ward 11, from the neighborhood of Oakridge. My wife and I bought a home in this neighborhood in 2016 and started our family here. We specifically chose the neighborhood of Oakridge because of its unique characteristics and its alignment with the environment we want to raise our family in. After living closer to downtown in Killarney for many years we purposefully invested in a quieter, less dense neighborhood with a strong sense of community and unique personality.

I have a number of concerns about the proposed blanket rezoning of R-C1 neighborhoods to R-CG which I would like to raise with you, on the record, here. To be perfectly clear, I am not in support of this policy and would request the City take a more nuanced, neighborhood by neighborhood approach with ultimate say going to the residents of each neighborhood who stand to be most affected, much like neighbors are able to weigh in on proposed rezoning and redevelopment of individual lots that they live proximate to, presently.

I believe trying to improve the availability and affordability of housing in Calgary is a real issue worthy of action. That said, I believe this policy as a proposed solution is too sweeping in nature and will have the following negative effects:

- do financial harm, via property value reduction, to long term, invested residents through impacted views, reduced access to light, increased noise, reduction in privacy etc. as larger, taller structures replace existing homes.
- reduce the unique character of Calgary neighborhoods and in turn choice for new and existing residents alike
 - I believe this will impact our ability to attract top talent to the city in the midst of trying to diversify our economy
- offer opportunities disproportionately to developers over citizens, to enrich themselves by buying up, densifying lots and flipping them for profit
- strain infrastructure and quality of life for residents through
 - lack of parking as the density increases
 - waste removal - 4-8x the number of recycle, compost and garbage bins per lot
 - electrical grid - 4-8x the number of residents per lot, compounded by future electric car charging needs per household
 - loss of established trees, many 40+ years old as larger structures are built occupying more of each lot's square footage

I implore you and the rest of the council to not follow through with a blanket rezoning, to take a pause and consider how to meet these emerging needs while preserving the integrity of Calgary's neighborhoods as well as the choices and investments its long-term resident's have made. In full honesty, if this is the type of blunt policy action

counsel demonstrates it will take and further, indicates a direction that Calgary is headed, I question my family's long-term commitment to the city.

Sincerely,

Adrian Black

119 Oakland Place SW
Calgary, AB
T2V 4M8



FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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First name [required] Michael

Last name [required] Stewart

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Public Hearing 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)

The Mayor and city council are pushing through a proposal without properly engaging with the public on the true nature of the proposal which is a plan for urban densification through Blanket rezoning, rather than their inaccurate and misleading label of Affordable housing. Presenting a plan for urban densification without thoughtful planning for immediate and future community impacts with consideration of critical infrastructure, and environmental impacts and without lifestyle quality measures in place is irresponsible and potentially harmful.



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First name [required] Jennifer

Last name [required] Grasby

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing - proposed changes

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

As a resident of the community of Scarboro I am submitting my strong objection to the proposed Rezoning for Housing. I am opposed to the blanket rezoning of our city. As an internationally recognized Heritage Community I am deeply concerned about how this could alter the landscape of Scarboro. Our community has a unique history as one of only three Olmstead designed neighbourhoods in Canada. We have committed to and worked hard over the years to maintain and honour the history that defines our community. This is not a one size fits all solution. We have many beautiful, unique and valuable single family neighbourhoods like Scarboro that need to be protected and preserved.



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First name [required] Gordon

Last name [required] Rutherford

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing Project / Land use Designation

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am providing comments regarding the recent rezoning initiative the city is planning. I am NOT in favor of this initiative and it should be revoked and further discussed for a better plan. I feel the current initiative is directed towards established communities within Calgary. Residents purchase in these established communities for the quality of life they want to enjoy and this rezoning impacts this quality. In addition, the rezoning will impact the value of my home and property which will not be compensated. Finally these established areas were never designed for high density populations and the infrastructure (roads, utilities) can not support the rezoning and would require additional funds to address the issues of the rezoning.

Thank you

Gordon Rutherford



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First name [required] Charles

Last name [required] DeLand

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Hello, I am a lifelong Calgarian and wholeheartedly support the modernized rezoning proposals. I live in an older, RC-1 neighborhood and I am 100 percent comfortable with the proposals. While opponents of this proposal seem to be louder, there are a great many others like me. I value my individual freedom to build and don't want others deciding that for me. Choice can only provide more options for people. Unfortunately, much of this seems to have been politicized. While well-intentioned, a very lengthy engagement, town halls, and soliciting endless citizen feedback seems only to feed division. I elect Council to seek expert opinion, and make tough decisions. If citizens don't like the action taken, they can vote for others. Opening the process to uninformed and often, ill-motivated random people seems like a mistake as it's impossible to ever gain a full consensus. Thanks for your consideration.



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First name [required] SCOTT

Last name [required] JOHNSTON

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am writing to express my strong objection to the proposed changes in the city regarding R-CG and R-G bylaws. As a resident of this city, I believe that this amendment would have detrimental effects on our community.

We purchased our single detached home in 1997 and are in a neighbourhood of similar houses. Changing the zoning in well established areas changed one of the fundamental reasons we moved here. I suggest the Council focus on areas where higher density housing is more affordable, closer to mass transport and services, like the University District.

Furthermore, it appears that this proposed change was made without sufficient input from the community or consideration of its potential consequences. As stakeholders in our city, residents should have a meaningful opportunity to voice their concerns and contribute to decisions that affect our daily lives.

I urge you to not approve these proposed bylaws and to engage in a more transparent and inclusive decision-making process that truly reflects the interests and needs of all members of our community.

Thank you for considering my objections. I hope that you will take them into account as you review this matter.

Sincerely,



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First name [required] Philip

Last name [required] Graham

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I wish to join the voices of the many Calgarians that are not in favour of the proposed rezoning. Blanket rezoning will have many unintended consequences. The City Planning Department & Council have every ability to expeditiously deal with individual requests for rezoning taking into consideration local factors such as infrastructure, demands on transportation and area character. PLEASE reconsider this proposed blanket rezoning.



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

This redevelopment plan, while well-intentioned, is going to fail all Calgarians who have invested their livelihoods in an asset which will depreciate under this current council. This is a short-sighted view will eradicate communities' connective spirit, strain the existing infrastructures and services, increase parking congestion, amongst other detrimental outcomes if this is pushed through.



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First name [required] Tara

Last name [required] Stewart

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters The misrepresentation of the proposal as Affordable housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

At at time when trust in governance is at an all time low, the decision of the Mayor and City council to continue to cloak a proposal for blanket urban densification under the misleading label of "Affordable" housing will only exacerbate the severe shortage of low-income housing and public distrust in our administration.



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First name [required] **Jacque**

Last name [required] **Halpen**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Public Hearing on Planning Matters, Land Use Designation**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the citywide Land Use Designation (zoning) amendment that would redesignate our property to the Residential - Grade-Oriented Infill (R-CG) District. To allow four units on a typical 50ft lot would increase vehicle traffic and cause parking overflow. Four units would also significantly increase noise and outdoor personal belongings. Then to allow secondary and/or backyard suites to these four units would increase density too much. This redesignation would affect our property value as a single family residence, which is how it has been valued to date.



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First name [required] David and Yvonne

Last name [required] Josse

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Wide Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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



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

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First name [required] John

Last name [required] Forge

How do you wish to attend?

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

Date of meeting [required] Apr 11, 2024

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

[required] - max 75 characters Blanket Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am highly opposed to the blanket rezoning initiative. I believe this is poor execution and planning of a one size fits all approach that sacrifices people and their largest investment as home owners. This knee jerk approach disregards communities and the peace, security and serenity invested into by people and diminishes their investments and choice to living standard. There are better choices available to address this housing issue that is more targeted, engages communities, and respectful of everyone including those that have worked very hard to secure their homes and communities. Included should be more focus to reduce costs and delays to builders and buyers and being selective where densification fits purpose and need. And if this council truly appreciates the need to have a voice on the cause of this inflationary housing demand they should be adding a voice to deal with the root cause and need to reduce immigration to more sustainable levels. We are all losing in this ridiculous drive that is being driven by Ottawa. All levels of govt need to do a better job, stay in their lanes, and focus on protecting and promoting the quality of life for all that has been established and beyond. Reducing that across the board is a tactic that reduces and diminishes for all. Stop targeting the many that carry the burden of this city all ready and look to how you support and encourage greater investment instead of discouraging it and go quicker faster with better planning, engagement, lower barriers and cost and fees and promote growth vs wealth redistribution. As well add your voice to solving the root cause which is telling the Ottawa to stop the madness of high immigration and stop messaging you accept that policy by signaling that you are willing to accept the bribes from Ottawa for money that again divides and avoids the real issues afflicting our towns and cities and people. This rezoning policy is weak and simplistic that sacrifices many for lack of leadership. I encourage you to realize who your constituents are and that you work for us- hear our voice.



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First name [required]	Kelly
Last name [required]	Henry
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Citywide Rezoning
Are you in favour or opposition of the issue? [required]	Neither

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I agree that some rezoning should occur. However, as an architect I am resistant to the idea of cart blanch rezoning as is being requested. To think that developers would have the best interest of the community in mind when they knock down and build new infills is short sighted. I believe, it would be better if communities could be assessed and very specific lot by lot rezoning could occur that would allow for the correct densities in successive layers or in specific points in the neighborhood, that would be beneficial and help a community grow in a sustainable way. As it is being proposed, a haphazard densification will occur if developers are allowed to turn any plot into townhomes. This type of densification does not lead to good organization of resources and flow in a community. As well, I do not agree at all of the rezoning of park land. All of your literature says, " but that doesnt mean we will build on it" However it does mean in the future if someone decides to build on it there are few obstacles in their way. I prefer that if someone wants to remove park land that it be a more involved process than what the city will allow it to be with this rezoning. I understand, what I am proposing is more involved than a cart blanch option, but a thought-out rezone designation of lots will lead to a more beautiful and well functioning Calgary. Not a, I hope what grows will work kind of approach. Thank you for your time.



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

Members of Council,

We live in Evergreen. I am strongly opposed to a blanket rezoning proposal for the entire city.

I think that careful planning and execution lay beneath the communities where each of your citizens live, and have chosen to raise their families.

Our community was carefully planned to include a balance of uses: commercial tenants, shopping centers, condos, townhouses, duplexes, adult care facilities, seniors housing, schools, playgrounds, apartments, and single family dwellings. All in sensible proportion to each other, Fish Creek Park, Spruce Meadows, the roadways, pathways and green spaces in our area. In other words. we carefully chose where to live, and we like where we live the way it is. Well done to City Council and the developers in our area!

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

Now, the City (with the encouragement of our Federal Government in Ottawa) is considering passing a blanket amendment that applies to the whole City, and turn their backs on all the careful thought and planning that went into each and every one of the neighborhoods in our City. All, in one fell, ill-considered, swoop. Really? This approach is not consistent with the City's responsibility to be a good steward of its resources on its citizen's behalf.

If we wanted to live in a multi-unit area, we would have chosen to do so. We don't want to upset the careful balance of traffic, parking, density and use in our area.

For the city to think it can waive a magic wand to cure the housing crises in this fashion is reckless and irresponsible. I urge you to thoughtfully and carefully consider how you go about managing and addressing the housing issues that are emerging in our fine City.

Thank you for your time, consideration and service.

Sincerely,

Tom McCartney



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First name [required] Vadim

Last name [required] Kazakov

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I would like to voice my support for the zoning changes that has been proposed by council. I feel that there has been a lot of misinformation and fear propagated around this issue. It gives home owners more choice with what they can do with their property. It will help secure federal funding and help us build more homes. This is something that is desperately needed for this city as developing on farm land is a completely unsustainable way to build a city.



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First name [required] Dorothy

Last name [required] Boss

How do you wish to attend?

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

Date of meeting [required] Apr 11, 2024

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

[required] - max 75 characters 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)

Rezoning to go to a plebiscite



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First name [required] Anthony

Last name [required] Bell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am vehemently opposed to the rezoning proposal. The answer to the FAQ specific to the impact on single detached homes valuations from the introduction of rowhouses, duplexes, etc. , is categorically wrong. One of the reasons established communities are desirable is the architectural controls and building types that produce an esthetically appealing & desirable area. Congestion, parking restrictions, sanitation and recycling service deterioration, emergency services access limitations, green space loss, lower building quality standards, out-of-scope structures, etc., all work towards lowering the desirability of a community. I acknowledge that affordable housing and the lack thereof is the problem here, a problem exacerbated by our federal government. Remedying this problem at the expense of current homeowners is wrong and not fair. A home is usually a person's largest single investment they will make in their lifetime. Damaging that investment, especially for those owners who are later in life and may need to rely upon the sale of their home to augment their retirement, is cruel. I myself think continued TOD, current R-G zoned expansions, and office-to-condo conversions are more effective housing remedies than penalizing current homeowners.



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First name [required] James

Last name [required] Dixon

How do you wish to attend? In-person

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Blanket re-zoning will cause a safety issue on many residential roads with flow of traffic. There is a proposed development on 19th Street Northwest (between 3rd and 4th Ave) in West Hillhurst. 4 houses are being knocked down and replaced with double row townhouses for 36 units. The challenge is, there are only 0.5 parking stalls per unit. The developer is not putting adequate parking facilities. There are children that walk to school along 19th street to get to Queen Elizabeth school. This development should be scaled down to provide the correct amount of parking spots for the tenants as 0.5 spots per unit (with each unit having potentially 2 - 3 residents) is not realistic.



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First name [required] Sondra

Last name [required] Spier

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for Housing public hearing

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a long-time resident of Eagle Ridge and write in opposition to rezoning my neighbourhood to increase its density.
Eagle Ridge is a small community of three streets and no sidewalks. We walk on the road. That there are no sidewalks and we are obliged to walk on the road has thus far posed only very slight danger as there is little vehicular traffic in our community. Eagle Ridge is a dead-end neighbourhood to the extent that there is only one vehicular entrance and nowhere to go but to drive out of Eagle Ridge through the same entrance. However, if you increase density, what you have done is to increase both the number of vehicles and the number of pedestrians together using the same road and you thereby intensify the danger of vehicle-pedestrian accidents.
Please take my comment into consideration when deciding if it is wise to increase the density of Eagle Ridge. I trust that you will conclude that one should not sacrifice safety for density.
Thank you.
Sondra Spier



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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Very simply put, we are in stark opposition to blanket rezoning in our Community of Willow Park. We believe Council is acting without regard for, nor input from constituents. A Town Hall is insufficient to elicit our true "feedback." The matter must be put to plebiscite. Period.

This will not stand. Not now. And certainly not after the next general election.



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First name [required] RICHARD

Last name [required] Boss

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

It should go to a plebiscite



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First name [required] Amanda

Last name [required] Peel

How do you wish to attend?

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

Date of meeting [required] Apr 15, 2024

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

[required] - max 75 characters City Re-Zoning

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a Calgary Citizen residing in Riverbend SE, I have lived in Calgary my entire life, and lived in my current home for 14 years, I always struggle to find one spot to park my vehicle as my street is extremely crowded and poorly planned, by re-zoning my area it will be impossible to park, I worked my entire life to have this house and due to the current government and market conditions I am basically stuck in this home, by re-zoning you will over populate my area, this will cause crime and basically turn the area into a slum. I am submitting my opposition to the City of Calgary Rezoning, leave it for the people to decide if you must pass this bill, as everyone is very upset and opposed to this!!



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

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First name [required] **Garfield**

Last name [required] **Ganong**

How do you wish to attend?

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

Date of meeting [required] **Apr 9, 2024**

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

[required] - max 75 characters **Rezoning from R1**

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am opposed to the planned rezoning of R1 residential. A blanket approval will destroy existing communities , decrease quality of life and reduce property values . There are many other options to the city to increase density including promotion of secondary suites, building on existing vacant city lands , increasing density in new subdivisions , continued office building conversions, etc



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Opposition to Blanket Rezoning. The fact that Council voted against a plebiscite on this issues indicates that you are already aware that the Residents of Calgary totally oppose this motion. Your rush to implement also confirms this. To engage in such a dramatic change will affect every community and our opinions matter. There are too many NO reasons (financial impacts, congestion, infrastructure strain, services etc) to list and therefore a plebiscite is the only FAIR and democratic way to proceed.



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First name [required]

Ron

Last name [required]

Morozoff

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Calgary rezoning

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

I am against the new proposed blanket rezoning of Calgary communities without a plebiscite of Calgary constituents.

I am also against the City of Calgary accepting direct funding from the federal government without provincial approval.

Thank you.



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First name [required] WILLIAMS

Last name [required] CHUKWUKA

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters COMMUNITY FEEDBACK ON DESIGNS FOR ROWHOUSES

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

ATTACHMENT_01_FILENAME (hidden) rezoning for housing .pdf



ATTACHMENT_02_FILENAME
(hidden)

As a representative of the Afrocestor Podcast, I oppose the Calgary City Council's proposal to solicit community feedback on rowhouse designs. While aiming for inclusivity, this initiative risks perpetuating systemic barriers and microaggressions against marginalized groups.

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

Allowing community input on designs may favor the preferences of the dominant cultural majority, further marginalizing Black and African immigrant communities. History shows such decisions often neglect diverse cultural needs, hindering true inclusivity.

This proposal could reinforce discriminatory practices and limit housing accessibility for marginalized groups. I urge the council to reconsider and ensure all voices are valued in decision-making.

Thank you,
Chukwuka Williams
Afrocestor Podcast

Afrocestor Podcast

Honorable Members of the City Council,

THE REZONING FOR HOUSING

As a representative of the Afrocestor Podcast, a platform dedicated to amplifying the voices of African newcomers to Canada, I, Chukwuka Williams, stand in opposition to the proposed initiative by the Calgary City Council to solicit community feedback on the designs of row houses as part of the Development Permit process. This initiative, while seemingly inclusive on the surface, harbors significant systemic barriers and perpetuates microaggressions against marginalized communities.

The essence of this proposal appears noble, aiming to foster community engagement and enhance the variety of housing options available. However, we believe it poses a grave threat to diversity, equity, inclusion, and belonging within our communities. Allowing community feedback on proposed designs risks reinforcing existing power imbalances, wherein the voices of marginalized groups, particularly Black people especially African immigrants, are drowned out by those of white Calgarians who predominantly own properties in these communities.

History has shown that decisions influenced solely by the dominant cultural majority often result in designs that cater exclusively to their preferences, neglecting the rich abundance of cultures and experiences brought by newcomers. This exclusionary approach not only undermines the principles of diversity, equity, inclusion and belonging but also perpetuates systemic inequalities in access to housing.

Furthermore, opening the door to community feedback on design proposals may inadvertently reinforce discriminatory practices and hinder progress towards creating truly inclusive communities. Marginalized groups, already facing numerous barriers in

2

accessing housing, will find themselves further marginalized as their needs and preferences are sidelined in favor of the status quo.

In conclusion, I urge the Calgary City Council to reconsider this proposal and take proactive measures to ensure that the voices and perspectives of all community members, especially those from marginalized backgrounds, are valued and integrated into the decision-making process. It is only through genuine collaboration and a commitment to equity that we can build truly inclusive and welcoming communities for all residents.

Thank you for your attention to this matter.

Sincerely,

Chukwuka Williams

Afrocestor Podcast



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

ATTACHMENT_01_FILENAME
(hidden)

Public Submission

CC 968 (R2023-10)



ATTACHMENT_02_FILENAME
(hidden)

I oppose the Land Use Designation.docx

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

Please share attached comments with members of council. Thank you.

Alan Roy Jensen
4636 – 26 Ave. N.E.
Calgary AB
T1Y 2R8

Members of City Council:

I oppose the Land Use Designation (zoning) amendment to redesignate to Grade-Oriented Infill (R-CG) District for the following reasons:

It's my observation that City Planning is not fairly and evenly distributing / allocating high density and "affordable" housing. The city's website shows that current Proposed affordable housing developments and City-owned affordable housing developments underway or recently completed has plans for 409 new ones in the Northeast, 80 new ones in the Northwest, 162 new ones in the Southwest and 196 new ones in the Southeast of the city. In addition, the redesignation map also shows a much more dense proposed redesignation plan for the Northeast as compared to the other quadrants of the city. This places an unfair strain on the services and resources of this quadrant of the city.

Calgary is not Vancouver, it is not Toronto and it is not Montreal. We do not have the same geographical restrictions as those cities do. One of our major attractions to the city is the ability to live in a single family dwelling with a yard and personal space - things that the other cities can no longer do. This type of home better fosters good neighbor relationships and provides a calm and pleasant community. It is a drawing and selling feature for many who don't want the "little boxes" lifestyle of Vancouver, Toronto or Montreal. Please don't contribute to the ruin of our city and lifestyles because of a fear of urban sprawl or cost of building outwards – that is a LIFESTYLE price that most Calgarians aspire to eventually attaining. City Planning is putting it out of reach by redesignation (reducing the number and ratio of single family dwellings) to meet a short term goal while ignoring the longer term benefits and lifestyles for future generations.

-Alan (Roy) Jensen



Public Submission

CC 968 (R2023-10)

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First name [required]	WILLIAMS
Last name [required]	CHUKWUKA
How do you wish to attend?	In-person
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	COMMUNITY FEEDBACK ON DESIGNS FOR ROWHOUSES
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	rezoning for housing .pdf



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

As a representative of the Afrocestor Podcast, I oppose the Calgary City Council's proposal to solicit community feedback on rowhouse designs. While aiming for inclusivity, this initiative risks perpetuating systemic barriers and microaggressions against marginalized groups.

Allowing community input on designs may favor the preferences of the dominant cultural majority, further marginalizing Black and African immigrant communities. History shows such decisions often neglect diverse cultural needs, hindering true inclusivity.

This proposal could reinforce discriminatory practices and limit housing accessibility for marginalized groups. I urge the council to reconsider and ensure all voices are valued in decision-making.

Thank you,
Chukwuka Williams
Afrocestor Podcast

Afrocestor Podcast

Honorable Members of the City Council,

THE REZONING FOR HOUSING

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History has shown that decisions influenced solely by the dominant cultural majority often result in designs that cater exclusively to their preferences, neglecting the rich abundance of cultures and experiences brought by newcomers. This exclusionary approach not only undermines the principles of diversity, equity, inclusion and belonging but also perpetuates systemic inequalities in access to housing.

Furthermore, opening the door to community feedback on design proposals may inadvertently reinforce discriminatory practices and hinder progress towards creating truly inclusive communities. Marginalized groups, already facing numerous barriers in

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accessing housing, will find themselves further marginalized as their needs and preferences are sidelined in favor of the status quo.

In conclusion, I urge the Calgary City Council to reconsider this proposal and take proactive measures to ensure that the voices and perspectives of all community members, especially those from marginalized backgrounds, are valued and integrated into the decision-making process. It is only through genuine collaboration and a commitment to equity that we can build truly inclusive and welcoming communities for all residents.

Thank you for your attention to this matter.

Sincerely,

Chukwuka Williams

Afrocestor Podcast



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First name [required] Brenda

Last name [required] Karst

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters ACG BLANKET REZONING

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

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I do not want the proposed R-CG to go ahead. To change these zones at this point affects the property values of everyone. We need affordable housing yes but let's look beyond changing existing neighborhoods.

Build apartments above the old coop on 52nd street. Keep existing tenants on the bottom of that strip! Build up!

Take old schools that are not thriving and build units there and up! The playground is there and especially in the properties the schools are having kids bussed in.

Take a bit of the green spaces and create affordable housing.

Any existing vacant buildings (32nd and 36 street -old Sobeys) build up! Let's keep our old neighborhoods the way they were purchased. They were the areas to help build this city!

Brenda Karst



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Rezoning neighbourhoods, that were built and zoned previously and now under possible change, destroys the home value, makes a mess out of the neighbourhood, by having cars parked all over the place. Communities/infrastructure were not established to handle a massive influx of new people. Thus degrading our city, lowering property values, affecting household, and city coffers drastically. How about fixing the problem from a federal level, deport the newcomers, with the intention that once infrastructure, jobs and housing are available they can re submit their immigration request. They



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First name [required]

Gloria

Last name [required]

Dingwall

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council

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

In opposition

ATTACHMENT_01_FILENAME
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

Of immediate concern is that taxpayers must be given input via a plebiscite to decide the outcome of up-zoning/rezoning. That eight members of Council have the right to a decision with such far reaching consequences for the majority of citizens is unacceptable for its exclusiveness and inequality. If the proposed "speeding up process" for rezoning goes ahead without due diligence what happens to the public review/comment opportunity currently in place? Will it be reduced or completely abandoned leaving the system open to individual and developer abuse...the latter do not usually take into account the impact on utilities, parking, property maintenance, potential fire risk increase and most importantly on the upheaval and stress to the existing community? The panel discussion concerning upzoning held at the University of British Columbia in March 2024 suggested that "removing the voice of the citizens ruins the community and does not result in reduced housing costs." Perhaps the development process can be amended but it should still include representatives from the appropriate public bodies. Currently the "speeding up process" appears to be solely at the behest of the majority on Council, the City Departments and Mayor's Office to the exclusion of the relevant Community Associations and other affected parties. Take for instance the poorly conceived and rushed decision on transitional housing for the Shawnee Slopes area sprung on the Ward Councillor and residents through the media, via the Mayor's Office, without any prior announcement or discussion with the community. This was planned, a developer selected, and agreements executed by a small group through the Mayor's Office.

Under the Charter of Rights and Freedoms citizens surely have the right to a plebiscite to decide the City Council's rezoning intentions which in the proposed plan will undoubtedly have unintended consequences that will negatively impact the much sought after quality of life in our City.



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First name [required] Calvin

Last name [required] Minions

How do you wish to attend?

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

Date of meeting [required] Apr 10, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Just would like to add my support in favour of blanket rezoning of the city. We need more affordable housing and more density for the future of our city! I will fully support any candidate who is in favour of rezoning the city to increase density everywhere.
Thank you!



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

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

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



Public Submission

CC 968 (R2023-10)

ATTACHMENT_02_FILENAME
(hidden)

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

I am a single woman. I would like to express my disagreement with the proposed Land Use Designation amendment. In my neighbourhood some single-family residences are currently being occupied by two or more families. This is causing a problem with parking access around my house right now. If mixed housing is built next to my house, it could result in an invasion of my privacy and sun blockage. I live in an established neighbourhood and mixed housing will change the character of the area. Mixed housing will likely result in a decrease in the value of my property. Mixed housing will be disproportionately inhabited by tenants rather than owners resulting in a likely lower standard of exterior maintenance. The proposal is causing me anxiety and I suspect to other homeowners in my community. This could result in increased access to the healthcare system, which is already in crisis. Please reconsider and abandon this proposal.



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

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First name [required] Richard

Last name [required] Dingwall

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT_01_FILENAME
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ATTACHMENT_02_FILENAME
(hidden)

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

The "Blanket Rezoning" proposal is potentially a city wide altering proposal that should, in the interests of allowing taxpayers to be treated equitably, be referred to a plebiscite for the majority of citizens to decide. The results of this plan may be so far reaching and have unintended consequences, such as increased home insurance, public health and safety issues, legalities of breaching contracts with home owners who have paid property taxes for years having chosen to live in a home they owned and paid for in an area zoned R-1 and that the wishes of the citizens of Calgary on this matter must surely be taken into consideration.

In the history of the City significant proposals affecting Calgarians have been decided by plebiscite and in our opinion this proposal would strongly fall into that category. To fail citizens by shutting them out from voting on the outcome is unmerited under the circumstances where evidence for blanket zoning is lacking, see ("Current evidence on benefits of city wide implementation of blanket upzoning to the equivalent of R-CG25 is lacking" prepared by Suzanne Tough PhD).

If this is the approach the city intends to take, dictated by Trudeau's offer which politicizes allocating funding to cities willing to change the fabric of the city itself, taxpayers should be involved in making these decisions. The City of Calgary's initiative for a city-wide Land Use Designation (zoning) amendment excludes home owners affected by events that are life changing and in our opinion the proposal on the table for the upcoming April 22 meeting outlines an unacceptable process for planning projects with such a far reaching impactful outcome without due process being given to those affected.



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First name [required] Grant

Last name [required] Caswell

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

Why didn't Council consider conducting a targeted approach to re-zoning as opposed to a blanket approach that affects all of Calgary? Although it's easier to take a shotgun strategy, it lacks the attention to each community's unique character in the city and is an overly-simplistic method lacking in creativity to solve the housing problem. What will stop a commercial developer from buying large sections of land in all communities to build more profitable low-income housing and thus completely alter the character of a neighbourhood? By taking this blanket, shotgun approach that doesn't address the unique features of each community, council is failing their constituents and not properly doing the job in which they were elected to do due to lack of attention to detail and favouring a quick, sub-par solution that will completely change the character of all Calgary communities.



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First name [required] **Heather**

Last name [required] **Sherman**

How do you wish to attend?

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

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

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

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

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

ATTACHMENT_01_FILENAME (hidden) **Opposition Letter - Blanket Rezoning.pdf**



ATTACHMENT_02_FILENAME
(hidden)

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

April 10, 2024

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

Attention: Mayor Jyoti Gondek and Councillors

Ms. Gondek and Councillors:

Re: Public Hearing on Planning Matters - Opposition to Proposed Land Use Designation Amendment (“Blanket Rezoning”)

We write as residents of Mount Royal to register our strong opposition to Blanket Rezoning, which would change the default zoning in our community from R-C1 to R-CG allowing up to 12 units on a 50x120 foot lot. In our view, and as further set out below, Blanket Rezoning represents reckless city planning that disproportionately impacts older inner-city neighbourhoods without recognizing or protecting their unique nature. Accordingly, we urge you to reject this policy change.

Proceeding with Blanket Rezoning will fundamentally alter established, historic communities in Calgary with no consideration of, among other things, environmental effects (e.g. reduction of urban tree canopy resulting in loss of biodiversity and exacerbating the urban heat island effect). We were drawn to, and are raising our family in, Mount Royal in part because of the park-like, historic nature of the community. People in our community and adjacent communities enjoy green spaces and engage in outdoor leisure activities in Mount Royal. Large gardens are a refuge for birds and keystone pollinators, such as bumblebees. Mature trees, and tree canopies, act as carbon sinks. Densification in our neighborhood would by its very nature increase lot coverage, further threatening the already fragile urban tree population.

We further understand that Blanket Rezoning will not address the housing issues the City is seeking to solve. According to Professor Patrick Condon, up-zoning of neighborhoods drives up housing costs and cannot create affordable housing. By sensibly developing major corridors across Calgary in step with transit capacity, the City can accommodate the needs of its growing population without irreversibly altering the nature of established communities and placing undue strain on inner city utilities, on-street parking and schools (by way of example, Western Canada High School is introducing a lottery process for incoming Grade 10 students within the designated school boundary for the 2024-25 school year).

By proceeding with Blanket Rezoning, the City will abdicate its rightful control over planning decisions to developers who may be motivated by short-term financial gain as opposed to long-term community and environmental interests. Community residents will have significantly less opportunity to participate in development decisions.

Finally, we believe the process by which this proposed policy change is being implemented lacks due regard for democratic principles. If passed, Blanket Rezoning represents the most significant change to Calgary’s residential zoning and neighbourhood stability in more than 60 years. In March 2024, Council narrowly decided against putting Blanket Rezoning to a public plebiscite, even though none of the present Councillors campaigned on their support for the proposed policy change. For these reasons, we urge you to reject the Blanket Rezoning amendment on April 22, 2024.

Sincerely,

Justin and Heather Sherman

Justin and Heather Sherman



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First name [required]	Jeff
Last name [required]	Rodych
How do you wish to attend?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Apr 22, 2024
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Public Hearing Meeting of Council - Rezoning for Houses
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)

Strongly opposed to the blanket rezoning to the city of Calgary in particular the community of lake Bonavista.



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First name [required] Michael

Last name [required] Carlile

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT_01_FILENAME
(hidden)



ATTACHMENT_02_FILENAME
(hidden)

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

So many of the lots that are being converted from one to two home lots, are each \$200,000 to \$500,000 more than the dwelling they replace. This makes them unaffordable to people this rezoning is targeting. Now we also have two houses being torn down and replaced by ten units. That goes from 6 bins (black, blue, green) to 30 bins for the same lot. 4 cars, 2 per household, to 20 cars. We do not live in New York and I don't want Calgary to look like New York. Our Planning Department is hellbent on making Calgary unrecognizable and unlivable.

This plan is meant to increase city revenue so the oversized bureaucracy can continue the out of control spending on pet projects and questionable city planning.