



**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]

Jill

Last name [required]

Wilkinson

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Re-Zoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

The proposal to blanket up-zone the entire city is a significant change to current planning policies and patterns of development. Density can benefit the city and communities if it is well planned. However, blanket up-zoning creates density without regard for community context. Housing choice already exists in Calgary. What is missing is deeply affordable non-market housing options. Blanket up-zoning wont supply this. I would ask that you provide evidence-based policies tailored to address Calgary's specific needs and challenges that are co-designed with Calgarians. I just don't understand how a group of councillors and a mayor can make such a quality of life and financial impactful decision that will affect homeowners across this city. The gall and arrogance is outstanding - just so you can get a few paltry millions from the federal government? It makes no sense.



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First name [required]	Irene
Last name [required]	Black
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 <a href="#">here</a> .)	
[required] - max 75 characters	Citywide rezoning for Housing
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I believe this form of blanket rezoning will negatively impact a neighborhood, transforming it from family homes with a rich mix of ages and a sense of community to one where people no longer know the names of their neighbors. The increase in traffic would be of concern because despite urban planners desire for walking communities and the elimination of vehicles, it is not happening. Additionally, the housing plans presented do not fit with older neighborhoods and look like boxes designed to cram people into uncomfortable, temporary, touch-down areas. Finally the aesthetic is one that creates a transient area rather than a community rich in diversity.



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First name [required]	Ryan
Last name [required]	Leung
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)

Hi I am opposed to the Calgary rezoning. I live on a street with 4 rentals around my house and it creates a lot of street congestion. A lot of the renters cars are in violation of Calgary parking bylaw section 3(1) and not giving 1.5 meter clearance from front garages/ driveway. With this infraction this creates blind spots when backing out which can lead to accidents, missed city street cleaning because the renters have two cars each and leave one parked on the streets, and missed city bin pickup (as you would put your bins out early but the car will park too close to the bins because of the Calgary parking bylaw infraction). Also some of the rented houses that rent their basement extend their driveway ( possibly without proper city permits) so when their car is parked on the street they treat the extended driveway that does not look legal as part of the driveway causing their car to extend 1 foot into my driveway. Even though the city allows 30 day feedback on a new secondary suite it makes no difference as I have brought up theses street congestions issues and missed pickup by but the city still approved the secondary suites. These are only a few examples as to why I am opposed of the city wide rezoning.



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First name [required]                      Andrew

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                      Re-Zoning 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)

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

I oppose this Re-Zoning application. It will do nothing to enhance the enjoyment and livability of ordinary Calgarians. The trend towards making block sizes smaller, makes living in a suburb more like living in a jail. Not having gardens and the ability to enjoy your own back yard is wrong. Calgary has plenty of land available. The only groups who will benefit from this proposal are developers, real estate agents and of course council, as they will rake in more tax dollars. Housing affordability will not come down. There will simply be two expensive houses on the block, instead of one.



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First name [required] ROSEMARY

Last name [required] WALDERS

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 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 STRONGLY OPPOSED TO A BLANKET CHANGE IN THE ZONING OF COMMUNITES. I CHOSE TO LIVE AND RAISE MY THREE CHILDREN AND MY DOGS IN A COMMUNITY THAT WAS R1, SO WE HAD THE ROOM TO ROAM, SO WE HAD QUIETER, SAFER STREETS. IF I HAD WANTED TO LIVE IN A MORE CONDENSED OR VARIED HOUSING COMMUNITY, I WOULD HAVE DONE SO. I DON'T FEEL THAT THE COMMUNITY THAT I CHOSE AND PAID TO LIVE HERE, SHOULD NOW CHANGE BECAUSE THE CITY COUNCIL VIEWS THAT WE HAVE A "HOUSING CRISIS" THE HOUSING CRISIS IS CAUSED BY GREED, BY A HOUSING DEMAND FROM MIGRATION TO CALGARY AND REAL ESTATE MARKET WITH MULTIPLE OFFERS AND HOUSE PRICES THAT ARE NOW OUT OF REACH FOR MANY YOUNG CALGARIANS. THE RENTAL MARKET HAS REACTED TO THIS DEMAND OF HOUSING. CALGARY IS IN A HOUSING CRISIS, BUT CHANGING THE ZONING WILL ONLY PROMOTE MORE EXPENSIVE RENOVATIONS OR NEW BUILDS. THIS WILL NOT SOLVE ANY PROBLEMS BUT RATHER CREATE MUCH BIGGER ONES. BE CAREFUL CALGARY COUNCIL, WE DON'T WANT TO BE THE NEXT VANCOUVER OR TORONTO! THE INVESTORS ARE GRINNING FROM EAR TO EAR WITH THIS REZONING PROPOSAL. YOU AS A COUNCIL ARE MAKING DECISIONS REGARDING MY HOME, MY CHOICES AND MY FUTURE.



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First name [required]

Josh

Last name [required]

Warhaft

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 is a policy that will only benefit developers and land lords. This will not solve the housing crisis the only way to do that is to just BUILD MORE HOMES and come up with some back door schemes that will not provide any real benefit. Calgary is not Toronto we dont want apartments everywhere. Apartments mean the streets are filled with cars and there is no parking. Calgary is not Toronto.



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First name [required]

Tracy

Last name [required]

Somerville

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 15, 2024

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

[required] - max 75 characters

Rezoning of my neighborhood

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Do not allow this to pass. Allowing for people or more likely businesses to build 4-6 plexes in our neighborhoods with take the "community" away, bring down property values, make it hard to park cars, jeopardize our already filled schools, and bring crime into our areas. You should be focusing more on rental caps, grocery gouging, and utility pricing making it unaffordable for people to survive in our once thriving city. Also - focus on safety and issues surrounding our train stations being full of drug users all the time. Get our city back to the safe, clean city we've known our whole lives.





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I would accept high density development limited to corner lots only.



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First name [required]	Aurora
Last name [required]	Wah
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 <a href="#">here</a> .)	
[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)

Please listen to Calgarians living in the proposed rezoning areas and do not move forward with this proposition. When I purchased my property I did so because of the type of living it provided: secure, not crowded, and calm. This proposition will do just the opposite: increase density and therefore bringing more movement and the insecurity that comes along with it. It will decrease the possibility of finding a parking spot which is already crowded. It will also decrease our property values. Schools will be even more crowded in the area as well.





ATTACHMENT\_02\_FILENAME  
(hidden)

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

As a homeowner I am strongly opposed to Blanket residential 'up-zoning' in my area with regards to property values diminishing, being an estate area of zero lot line I question how a multi unit condo facility could 'fit' any regulations therein, designated flood zone with only ONE means of exiting area, limited parking especially in cul-de-sac areas, adjacent to Fish Creek Park national wildlife reserve- this agenda to rezone threatens its integrity, older area already congested infrastructure for water/sewage and power.



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First name [required]

Eiron

Last name [required]

Roffey

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)

We, as residents at 44st SW, are fully against the 45 street SW proposed rezoning to Housing - Grade-Oriented (H-GO) which means max. height of 16 metres (approx. 3 storeys). I concur with my co-residents that this rezoning will not add value to our neighborhood, rather it will bring many concerns including building separation to the 44st SW (the separation between 45st and the alley is only 145 ft), light availability (the max. height will impact afternoon sun, when residents can enjoy leisure time), waste and services (the alley is not designed to support the capacity associated with a higher density) and parking space. Furthermore, as a consequence, houses located in our street will bear a disadvantage in comparison with similar properties in the same vicinity, when we enjoy similar services and pay taxes accordingly. For this, the rezoning of 45st SW between 13 Ave and 15 Ave is unfair for the neighbors and is required to be withdrawn. In addition to this I have recently installed solar panels on the roof of my garage which will be blocked if a 3 story building gets built. Will the city compensate me for the cost of the solar panels if this happens?



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First name [required] Kimberly

Last name [required] Kadey

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket Rezoning of Calgary should require a plebiscite and prior consultation with Calgary homeowners who have an interest in living in safe communities with their present traffic and parking densities. Why push blanket rezoning when it is unpopular. It's not likely that developers will consider Blanket Rezoning as an opportunity to build affordable housing. Instead, they will build high priced units in desirable neighborhoods, to maximize returns on their investment.

The current Trudeau Federal Government has offered the City of Calgary a bribe. Is it not extortion to say you can have this \$228 million for housing as long as you do what I want? What about hard-working Calgarians and what they want? Let the Mayor set an example by allowing for development of a 4-plex directly next to her home right on the property line!

I agree with the letter from Calgary Community Associations in opposition to Blanket Rezoning:

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

And, with Steve Allen in his Calgary Herald opinion piece of March 12, 2024:  
"I recognize the need for more housing options, including affordable housing, but development of multi-family residences in Rideau-Roxboro, or other similar communities, will not meet the definition of affordable housing. The focus of the City should be on freeing up some of its significant land holdings for housing and reducing red tape so housing developments (in appropriately zoned areas) can proceed to construction without the interminable delays that have unfortunately existed at our City Hall for as long as I can remember."

Thank you.



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First name [required]	Joyce
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 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)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am very much opposed to the current Rezoning Proposal. I am concerned about house value decreasing, and the additional power, sewer, water requirements in older neighborhoods that were not designed for that additional required infrastructure. Higher density will also lead to a shortage of parking as well as reduced emergency access and egress from neighborhoods.



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

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First name [required]	Peggy
Last name [required]	LeSueur
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
--	---------------

ATTACHMENT_01_FILENAME (hidden)	City of Calgary Rezoning for Housing - Feedback - April 14, 2023.docx
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Attached is a 2 page summary of my comments regarding the proposed housing rezoning bylaw change.

## **City of Calgary Rezoning for Housing – Feedback**

### **Comments on the Overall Housing Strategy**

I have reviewed the document [Home is Here: The City of Calgary's Housing Strategy](#), which contains the rezoning recommendation. Generally the 5 Outcomes are reasonable. However, the Measures of Success for each Outcome are not measurable at all. For example, one measure of success is noted as:

[“Amount of funding leveraged from other orders of government.”](#)

All the Measures of Success are similarly not measurable. How can we, as Citizens in Calgary, ever really know, with general statements such as this, if the City is or will be successful in dealing with the housing challenges that are enunciated in the first part of the Strategy?

There is one exception in the Measurements for Success section::

[“Target 3,000 new non-market homes per year, and 1,000 more market homes than what would normally be built per year.”](#)

While the above is measurable, the document gives no indication as to whether, if these targets are met, that the City of Calgary's housing problem will actually be conquered.

When the document moves into the Implementation Plan it really falls off the rails. There are, I believe, 53 Actions recommended. These are not prioritized. The most detailed the timing gets is either “now” or “next”. From a project management perspective, this is untenable. It will be pretty much impossible to move forward on all these Actions simultaneously, or even just the “now” actions, without significant project planning, both from a financial and people resource perspective. Again, the vagueness in the Actions will make it very difficult for Calgary Citizens to assess whether Council and Administration have been successful in achieving any real results.

No real measures, no timing for action – not auspicious for achieving success in meeting Calgary's needs for housing and affordable housing.

### **Specific Feedback on Concept of Re-Zoning for Housing**

Outcome 1 [“Increase the supply of housing to meet demand and increase affordability”](#) includes 26 Actions, 14 designated only as “Now” for timing, and none of them measurable. 1.C.4 is the specific one relating to changing the bylaws to rezone for housing.

There is nothing in this whole document that estimates how much additional housing these bylaw changes would provide. No analysis, no estimates, no calculations. Without any analysis, how do Councilors know this will provide any additional affordable housing? How many new row houses, townhouses, semi-detached dwellings are anticipated to result? How many of these new buildings will be affordable, according to the “affordable” definition provided in the Strategy? We have been given none of this information. Do Council members know?

What are the impacts of the proposed bylaw changes for rezoning? Impact on green living spaces? Impact on air quality? Impact on service supplies (natural gas, electricity, water) required for residential areas? Impact on residential repairs and maintenance on roads? City of Calgary citizens have been provided no information on this type of impact.

Part of 1.C.4 recommends to “[Eliminate parking requirements for backyard suites](#)”. Does the Council have any idea of the impact this would have on residential parking congestion? Would parking requirements still be in place for row houses, townhouses, semi-detached dwellings? What will be the impact to our City on how physically attractive it is for living? Again, no mention of these types of consequences.

Are there no international examples of these proposed bylaw changes being implemented elsewhere, and the consequences of such changes? How has it worked elsewhere? What have been the upsides? What have been the downsides? How were the downsides mitigated? Do Council members have any information on this? Citizens of Calgary have not been provided with this information.

There cannot be changes such as those recommended in 1.C.4 without impacts. We Citizens have been asked for our opinions, but have not been provided with any data to let us truly assess the impacts to our City and to our neighborhoods. Does Council have this type of analysis? If so, they should have told us so. If they don't, this is an idea that is not ready to have a decision made about it.

Bottom line: No measurable outcomes. No data analysis. No due diligence on impacts. No Go for me.

Peggy LeSueur April 14, 2023



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First name [required]	Kevin
Last name [required]	Turner
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 <a href="#">here</a> .)	
[required] - max 75 characters	It is disconcerting that such a significant change in bylaws would proceed
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

It is disconcerting that such a significant change in bylaws would proceed so quickly without seeking comprehensive input from all stakeholders or being put to a plebiscite. The magnitude of this change has the ability to affect property values, traffic and public safety, and other important community features and should require comprehensive community input.



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

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

[required] - max 75 characters	Upzoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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



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First name [required]                      Helen

Last name [required]                      Otterbein

How do you wish to attend?

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

Date of meeting [required]                      Apr 18, 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 for Housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Reasoning should be put to a vote by each neighbourhood individually. Residents can make the best decision for their community.



Public Submission

CC 968 (R2023-10)

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First name [required]	Arlene
Last name [required]	Mankowski
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 <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council concerning the Rezoning for Housing
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Office of the City Clerk.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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Office of the City Clerk  
The City of Calgary

To quote Jennifer Wyness on the City of Calgary Housing Strategy “The Affordability Plan is not a bold affordability plan. This is a plan to fill the inner city with expensive townhouses, not affordable homes for people who need housing security the most. It is a public relations spin to make constituents think we were solving an affordability crisis when The City is just changing a zoning regulation that will absolutely have both positive and negative results but overall will not produce the levels of housing we need”.

According to my Ward 2 councillor, the push was from inner city councillors who wanted the rezoning change and since the rezoning would have only a minor impact on Ward 2, she supported it. In my opinion, that is totally irresponsible; councillors should not be just representing their Ward but also what is best for the city as a whole. This blanket rezoning has a huge impact on the city and councillors should not have pushed such a radical change across the city when the likeliness of creating affordable housing is doubtful at best. As i stated in my letter to Councillor Wyness back on September 15,2023, densification does not equate to affordability. New communities, farther from the expensive city core and mobile home parks are better examples of increased affordability but with Mayor Gondek’s and Councils’ declaration of a Climate Emergency in Calgary, the rational is all about ideology and optics rather than any meaningful solution. My understanding is that The City has already tapped into money provided to them from the federal government which requires this blanket rezoning as a caveat for access to the funds. In my mind Council has sold out our city and citizens for money without considering the potential overall disastrous effects to our city.

My brother lives in the inner city community of Mount Pleasant. A developer bought 2 adjacent bungalows and proceeded to raze them and construct a 3 story, 18 unit apartment with only 8 parking stalls on this residential street. Despite vigorous opposition from the community residents who were concerned about the height of the building as well as lack of parking, the development was approve by The City. Even people using public transportation in our city still have a household that owns at least one car as we live in a vast country with extremely cold winters where driving for errands, schools, appointments, family visits are virtually essential. So now, the 18 owners of these units own at least one vehicle and as a result the parking now stretches down both sides of the street as there is inadequate parking provided in their complex. City Council is ignoring the impact of densification in its quest to naively prove that they are handling the affordability crisis. The incredibly poor Council approval rating speaks to the dissatisfaction of the citizens of Calgary as they are selling us out for federal dollars and misguided ideology.

I urge The City to reverse this ill-advised housing strategy because once it is approved there is no getting the “horse back in the barn”.

Sincerely,  
Arlene and Andy Mankowski  
113 Hamstead Place, NW  
Calgary AB T3A 5J3

Ward 2 residents



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First name [required]

Ryan

Last name [required]

Dunnett

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

Citywide Housing Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required]

Brenda

Last name [required]

Nielsen

How do you wish to attend?

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

Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Rezoning

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

In 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 this proposed rezoning plan. Are all communities in Calgary subjected to rezoning. If not , why



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First name [required]

Helen

Last name [required]

Otterbein

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 11, 2024

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

[required] - max 75 characters

Citywide House Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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First name [required]                      Shannon

Last name [required]                      Kiiskinen

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 meeting - Public meeting

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the rezoning plan for the City of Calgary and all neighborhoods. The proposal is not in the best interests of current homeowners and is not a desirable solution, but a quick fix to remedy a situation that is not easily solved. City council and admin need to review and develop a long range plan. There are areas in the city ready for multiple type housing or manufactured homes (old trailer park on Blackfoot TR. as an example). Let's get some business minded people involved to address the situation. Please do not allow anyone the opportunity to destroy the look and feel of my neighborhood as a quick fix to the housing issue. Thank you.



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First name [required] Jerome

Last name [required] Ybema

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Rezoning for housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am in support of these changes so that our city adapts to society's need for diverse housing options in all neighborhoods



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First name [required] Katherine

Last name [required] Zia

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 Planning Matters/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)

Thank you for considering my submission. I am opposed to the Land Use Designation amendment as it is being proposed. A NO vote is not the end of this discussion; it can re-drafted. I believe such a massive shift in zoning is a voting issue, and not unilaterally decided by one group of Councillors, many of whom are not impartial. Councillors Carra, Mian, Walcott and Gondek have openly advocated for a yes vote, have produced YouTube videos in favour of this change or have been quoted in the newspapers making disparaging remarks about Calgarians who oppose blanket upzoning. This bias leads to widespread lack of representation and that should trigger a NO vote. I understand that Council has already signed a Federal deal which hinges on a rezoning to a minimum of 4-plexes. But the amendment before you also includes 4 basement suites and a backyard suite. These additional units need to be removed. The Housing Accelerator Fund also asks for minimum parking requirements to be removed if the land is 800m from a high-density transit path. I use transit and massive upgrades need to happen. Council has already stated that the housing strategy is a multi-pronged approach. By starting with only 4-plexes, it gives Calgary a chance to monitor growth, and for other measures to yield results. For example, builds can target communities where the schools lack enrollment.

I live in Parkhill, which is designated R-C2. We have housing choices from big to little homes, and from multi-unit complexes to 4-plexes (with a common entrance) and duplexes. In the 20 years I've lived here, I've watched this community grow and diversify. I love it here with its proximity to parks, services, downtown and work. I also love that we live in an inclusive community. The urban centre is a draw for marginalized community members. We also have many seniors, young families and new Canadians. However, there has been significant traffic/parking increases, the schools overflow capacity, the green spaces have encampments and tree canopy is negatively impacted.

Density in Calgary should be achieved through strategic long-term planning. The Land Use Designation amendment to blanket upzoning is a panic response that will cause unintended long-term negative consequences. Again, a 4-plex amendment only, as per the Federal requirements, successfully increases density but wisely considers the impact to community.



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First name [required] Deanna

Last name [required] Antony

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 for Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not support Blanket Rezoning and a Plebisicte should be mandatory for such an important decison.



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First name [required] Don

Last name [required] Thomson

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters RCG Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Letter to Council for the April 22 Mtg.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against the proposed R-CG residential up-zoning bylaw city-wide. It is undemocratic to proceed without the consent of the citizens of Calgary via a plebiscite.

Madam Mayor and City Councillors:

The introduction of the proposed R-CG residential up-zoning bylaw city-wide will have profound implications for all Calgarians, particularly single-family residential property owners. Given such a significant and broadly applied zoning change, all Calgarians should have the opportunity to express their opinions through a plebiscite. As citizens of Calgary, we have the right to be involved as to how our communities and neighborhoods are developed. We are writing to express our opposition to Council's decision on March 12, 2024 to not hold a plebiscite on the citywide R-CG blanket up-zoning bylaw.

Since 1912, there have been approximately 150 plebiscites held giving Calgarians the opportunity to vote on issues deemed to be important to the future of Calgary and its citizens. Plebiscites have been held on daylight savings time, the building of infrastructure such as transit, bridges, libraries and hospitals, the hours that firefighters work, the Olympics and the fluoridation of our drinking water. We believe that the issue of up-zoning is at least equally if not more important as the proposed changes will directly and indirectly impact more than three hundred thousand households for decades to come.

The changes that the blanket up-zoning will have are many including: increased traffic on roads, stress on existing infrastructure, parking, public transportation, community safety, sanitation, impacts on the local environment, community wellness, asset wealth, and the quality of life where we raise our families.

In our opinion, Mayor Gondek and Calgary City Council is supporting up-zoning due in part to the Federal government's promise to provide substantial funding to support housing but only if blanket up-zoning is enacted. The Federal Government's use of its fiscal powers to essentially manipulate municipal politicians and officials into making such an enormous policy change without input from the citizens of Calgary is simply unacceptable and shameful.

We urge you to reconsider and introduce a motion to hold a plebiscite on city-wide R-CG blanket up-zoning. The holding of a plebiscite will ensure that the decision-making process on rezoning is transparent, inclusive, and considerate of the wishes of all Calgarians. An issue as significant as blanket up-zoning the entire city to R-CG must be subject to the democratic process and reflect the wishes of all Calgarians..

Sincerely,

Don and Jessica Thomson  
2944 University Place NW  
April 15, 2024



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First name [required]

Mary

Last name [required]

Boyes

How do you wish to attend?

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

Council

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Public Hearing Meeting of Council - Rezoning for Housing

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am NOT in favour of this rezoning for housing strategy for the following reasons:

- reduction in quality of life for surrounding residents due to more people living closer together,
- reduction in open spaces,
- reduction in permeable surfaces - less ground water,
- reduction of tree cover for shade, oxygen and wildlife,
- reduction in pedestrian safety,
- reduction in vehicle safety due to increased front street parking,
- decrease in pedestrian safety,
- higher density/higher crime,
- plan gives no thought to ensuring transit access to reduce vehicular traffic, and
- owners who bought in low density areas will not be compensated for density increases in their areas.

I agree Calgary needs areas of higher density but well planned with appropriate traffic/transit and affordable housing projects.



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First name [required]	William
Last name [required]	Gallacher
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	Rezoning of Calgary residential
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT_01_FILENAME (hidden)	City of Calgary Reserves.pdf
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I don't believe that the city is justified in voting solely on the rezoning of the entire city. The council represents 1/100000 of the total population and has no right to make such large decisions. The city council is a for the people by the people government not a for the council by the council government. The city is doing this on a good faith agreement with the Federal Liberal government who has a track record of not keeping promises with Alberta. Case in point was Rachel Notley's social license campaign to deal with Oil Sands emissions only to have Bill C-69 and Bill C-61 be passed. The city wrongfully believes that density is the answer, which it is not. This will only allow developers to profit and make the housing stock more expensive as land costs are not going down. The answer to the city's problem is more affordable housing. This should be in the form of subsidized rental units. The city's reserves have increased \$1.4Bln since 2018 and the city calculates that 86,000 residents are currently at risk of not having housing or losing housing. The \$1.4Bln that city has in excess should be used to build 25,000 - 40,000 units on the existing land bank the city currently has.

**Reserves**

As at December 31 (in thousands)

	2022	2021	2020	2019	2018
	\$ 3,635,785	\$ 3,281,056	\$ 2,743,827	\$ 2,493,588	\$ 2,299,998

The reserve balances totaled \$3,636 million at the end of 2022 (2021 - \$3,281 million). The net increase was primarily the result of:

- Increases in the Fiscal stability and operating budget savings account merged reserve,
- Increases in the Reserve for future capital and lifecycle maintenance upgrade merged reserve,
- Increases in the Community investment, Green Line fund, Real estate services and Utilities sustainment reserves, offset by a
- Decrease in the Major capital project reserve.

The City allocates funds to reserves to meet specific future operating and capital expenditure requirements and to provide for emergencies in accordance with a Financial Reserve Policy that establishes guidelines and criteria for the proper creation and administration of reserve funds. This policy includes a triennial review process requiring that each reserve be reviewed at least once every three years. This review ensures reserves are being administered as approved by Council and in accordance with The City's policies and procedures, that reserve purpose and requirements are still relevant, and whether reserves are still required or can be closed. During 2022, City staff commenced a review of eighteen reserves totaling \$1.2 billion, representing approximately 33 per cent of all reserve balances as at December 31, 2021. Findings and recommendations of the review will be provided to Council for approval in June 2023.

Maintaining financial reserves is good management, allowing funds to be collected as available and spent judiciously as needed to ensure service levels to Calgarians are maintained. The City classifies reserves into three categories to be used for three distinct purposes:

- Operating reserves are used to fund operating expenses for one-time projects/pilot programs, to stabilize operating budgets for unanticipated fluctuations in revenue or expenses, to comply with a contractual agreement, or for contingency funds for operational emergencies.
- Capital reserves are used to fund capital expenses.
- Sustainment reserves are used to fund both operating and capital expenses for activities that are treated as self-sustaining. Surpluses from these activities are retained in these reserves to offset any future deficits.

In July 2021 (PFC2021-1002), Council approved the merger of the Fiscal stability reserve (FSR) with the Budget savings account (BSA) as well as the merger of the Reserve for future capital (RFC) with the Lifecycle maintenance and upgrade reserve (LMUR), while separating the Green Line portion into a stand-alone reserve, the Green Line fund. New terms for the merged reserves will be brought forward for Council approval in 2023. The balance of the FSR/BSA merged reserve is \$854 million at the end of 2022 before surplus, while the balance of the RFC/LMUR merged reserve is \$792 million.

During 2022, Public art reserve, Revolving fund reserve for general land purchases, and SAVE one-time savings contributed a total of \$8 million to FSR/BSA merged reserve per C2021-1436. Other contributions to FSR/BSA merged reserve included \$5 million of no longer required one-time funding from other business units, \$3 million unspent budget for 2023 one-time budget from Fire, and \$1 million from Calgary Transit of no longer required capital funding. The contribution of budget variances to BSA reserve was discontinued in 2021 as business unit and Corporate favourable variances now all flow to the FSR/BSA merged reserve. As the COFLEX program, which was announced in November 2020 to provide funding services to help Administration respond quickly to changing demands on The City's services was decommissioned in 2022, the remaining \$13 million unused COFLEX funds will be relinquished back to FSR/BSA merged reserve. In November 2022 (C2022-1051), Council approved a one-time \$65 million draw from FSR/BSA merged reserve using the anticipated 2022 operating surplus.

The Major capital project (MCP) reserve includes the BMO Convention Centre expansion, Event Centre, Foothills Fieldhouse and Arts Commons transformation. The Foothills Fieldhouse and Arts Commons transformation (other than Phase 1) are still in the process of receiving full Council approval. As part of this strategy, the MCP reserve was created in 2019 with a total of \$424 million. The balance of the MCP reserve at the end of 2022 is \$282 million.



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First name [required] Donglin

Last name [required] Li

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 - 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 oppose the rezoning of the Evergreen community to R-G. This rezoning could potentially disrupt the existing character and dynamics of our neighborhood. R-G zoning may introduce changes that are not aligned with the preferences and needs of the current residents. Additionally, it could lead to increased traffic congestion, overdevelopment, and strain on existing infrastructure. I believe it's crucial to carefully consider the long-term implications of such rezoning decisions on the livability and sustainability of our community.



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First name [required]                      Sunnye

Last name [required]                      Kay

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                      Residential Land Use and Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the proposed land use and rezoning bylaws. I feel there should be more planning involved rather than a blanket plan for all R-CG, R-G and H-GO. Neighbourhoods will be affected greatly and much of the appeal and charm will be destroyed. Many home owners take great pride in likely their greatest financial investment they will have, their homes. The plans that are proposed and the buildings that will follow will in some instances ruin properties that families have invested in over many years, payed taxes on, and payed for local improvements.

I am not opposed to a plan to increase available and affordable housing for Calgarians but it needs to be done with respect and consideration for present homeowners and their investment in their home and community.

Homes are removed and replaced with semi-detached, row houses, townhouses etc with little respect for aesthetics, privacy, shadowing or maintaining green spaces.

Some properties are completely paved and dwarf surrounding homes. Most of these new properties are not financially viable for those in need of more affordable housing and only benefit developers.

Many inner city neighbourhoods are now paying for parking in front of their own homes and the space for off street parking is not available. Some homes do not even have back alleyways, so the increased number of recycling, compost and garbage bins will have no place to go. Buildings are being proposed with negligible setbacks to maximize land use without consideration for houses that have been there for almost 100 years. This does not build an attractive or considerate neighbourhood and decreases revenue for those who have invested in their homes.

Covering the majority of a the property not only affects neighbours but our environment. Gardens are removed for concrete, water is not absorbed into the ground, trees and shrubs are nonexistent, birds and other wildlife loose their homes. This is not a neighbourhood or a city I would like to live in.

With more thought and creativity I think our city can come up with a better plan to help those looking for affordable housing without destroying historic, long standing, and environmentally conscious communities.



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First name [required] David

Last name [required] Loftus

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am OPPOSED to the current re-zoning initiative by the city. What we need to do is strike the right balance between zoning for housing growth and flexibility for individual communities to have the discretion to determine how that happens in their community - THIS SHOULD NOT BE A ONE SIZE FITS ALL SOLUTION. Going forward we need a much more consultative process that recognizes the unique character of each community and is a true reflection of the desires of the residences of those communities on an individual community by community basis. Not the blunt instrument approach currently being forced on all Calgarians by the Mayor and majority of the current city councillors.





ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning all Calgary neighbourhoods to RCG will destroy the character of communities. It is also a safety issue. With the increase in high density living, it has increased the amount of traffic in our neighbourhoods. There is limited area for the children to play and ride their bikes safely. Parking is also an issue. There are so many cars parked around our street that friends and family can't find parking to come and visit. Allowing communities to be re-zoned to RCG will only make this matter worse.



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First name [required]

Tinu

Last name [required]

Christian

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 reg.

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

Rezoning Reg.

I am not in favour of this rezoning which Mayor and Councilors have voted in favour.

Firstly, nothing personal against anybody.

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

I want to make my point to sitting council and Mayor that developers have spent valuable time in planning the community to make our city look great and by doing this rezoning it will just destroy the beauty of communities.  
I have no issues around building communities with mixed type of housing but allowing individuals to develop their own property will destroy neighbors' privacy, look of the street and create more nuisance (in terms of traffic, parking, noise (parties, loud music etc.)).



**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]	Eileen
Last name [required]	Kelly
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 <a href="#">here</a> .)	
[required] - max 75 characters	Citywide rezoning.
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We do not have enough parking spaces on our street now and that is due to rentals having 3+ renters per house hold. Our neighborhood cannot handle anymore parking from more rentals and infills from rezoning.



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First name [required]

Dan

Last name [required]

Michaud

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

Citywide Land Use Designation (Zoning) Amendment

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Good morning, thank you for accepting my comments. I am opposed to the citywide Land Use Designation amendment for one reason. I believe the blanket, citywide approach doesn't address the consequences of the rezoning that could exist in each neighbourhood. Some neighbourhoods are better equipped for higher density redevelopment than others, and a blanket re-zoning does not take this into consideration. More specifically, parking for example, older neighbourhoods have very wide lots, usually a back lane, and some street parking. Newer communities have very narrow lots that don't always allow for street parking and may not include a back lane. Additionally, some newer communities have congestion on feeder roads, as they are currently built, with high density lots. Creating further density without addressing interchange and feeder road infrastructure will exacerbate this issue. Blanket rezoning isn't an effective strategy.



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First name [required]                      Matthew

Last name [required]                      Szojka

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I believe a targeted approach around inner city and along transit lines is more prudent than a city wide blanket application of this approach. Of greatest concern is the lack of required parking on premises for larger units. Most families have two vehicles, and to only mandate one space per unit is a gross oversight.



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First name [required]

Matthew

Last name [required]

Ockenden

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

City Wide 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)

Rezoning all Calgary neighborhoods to RCG will destroy the character of communities. I bought my house in Wildwood because of the character of the community; small homes, large trees, large lots. Changing the zoning of RCG will result in a complete reversal of the community characteristics; developers will buy old homes and build large townhouses, and they will subdivide lots to build duplexes and skinny homes. The space requirements on lots required for the change will inevitably come at the expense of the large old trees which give the community so much of its feel. Maintain the character of these old communities by keeping R1 zoning. The proposed zoning changes have been advertised as giving Calgarians more choice for what they can live in; this could not be further from the truth. Single family homes on large lots will inevitably be replaced with subdivided lots, duplexes, townhomes, backyard suites, and basement dwellings; with trees and space as casualties. I need to look no further than Banff Trail and Capitol Hill for examples of this. Space, trees and older homes have been replaced with high density - look at any lot that now contains a townhouse or duplex - the very elements that gave that community it's feel have been replaced. My submission is not without proposed solution though. Prioritize high density development where R1 does not exist. The Northland Mall is being redeveloped into Condos and a promenade - all without replacing single family homes, green spaces, or trees of adjacent Brentwood. University District is a tremendous development of condos and townhomes and have been built without replacing R1 homes of Varsity, parks or trees. Neither of these have been built on the outskirts of the city, notably. Prioritize high density development where old infrastructure (malls, parking lots) can be redeveloped, or where bare land is underutilized. Keep R1 zoning where it currently exists. In Wildwood specifically with the limited access from Bow Trail additional congestion of traffic will make it more challenging for emergency services to access Wildwood and Edworthy Park. It is important to note that already in Wildwood for some reason unknown to me there is not a school zone (30 km/h) around the entire Wildwood school and recreation area. Cars already use 5th Ave SW as a way to zip through Wildwood. I cannot imagine increased traffic and again note that Wildwood is the access to Edworthy Park. Please be wise.



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First name [required]                      Gaylene

Last name [required]                      Redman

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)

Mayor Gondek and City Councilors, (Wards 2,3,5,6,8,9,11 and 12. Your decisions not support a plebiscite are disgraceful and shameful. Your decision shows you do not truly support the democratic process. Did any councilor run their last election campaign on blanket up-zoning the city? This is in poor judgement that you are deeming to force this issue onto the citizens of Calgary. The public forums are a farce as you try and hammer this through council with the carrot of federal funding being dangled in front of you. Calgarians are not stupid people, be respectful with your decisions and let us exercise our democratic right to have a plebiscite on this matter. Or are you really that afraid to face your constituents? There are many amendments that need to take place. Each district has unique needs and will need to be dealt with individually, not with a blanket policy. Do not be lazy by throwing a one size fits all approach, that does not work in anything in life. The zoning changes will effect more than the 300,000 + single family dwellings in this city. Older areas were not planned for blanket rezoning, our concern is there will be no rhyme or reason to how the neighborhoods are planned out. Decrease in property value. Parking or the streets becoming parking lots with multi-family homes. Traffic Congestion or pedestrian safety with our parks and streets, Damage to the urban tree canopy or loss of trees, greenspace or parks . Waste and recycling issues, infrastructure that would need to be upgraded to handle any more dwelling. Private lake that cannot withstand a large influx of new community members. This is not going to fix the issue with affordable housing, you are just adding another tax burden to the citizens of this city as you will be asking for more money in the budget for infrastructure. Pay attention! We are asking for the correct amount of public engagement and to give the citizens of this city a right to vote. The people that you represent are not happy and would like their voice to be heard. We have all heard you speak about a better Calgary and a great future. The way you are handling the rezoning issue does not speak towards a better Calgary, It suggests a City Council that does not care about what the voters say. It is council's way or the highway. Not very democratic. The citizens will have their say through a vote, either a plebiscite or the next election. You will hear the people loud and clear!



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First name [required] Brenda

Last name [required] Leeds Binder

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters proposed citywide RC-G blanket up-zoning bylaw

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Dear Members of City Council,

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

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

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

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

Thank you for your attention to this matter.

Sincerely,

Brenda Leeds Binder

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



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First name [required] Eleanor

Last name [required] May

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 public housing

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I reside in Lk. Bonavista. i approve of creating more available housing in Calgary in general. I do not feel that our community of one-family units is appropriate for such. Reasons:

1. Access to parking inadequate. 2. We have a privately-owned lake. 3. Access to public transit is inadequate. Value of property will be affected. More time and investigation needs to be carried out by Council before asking citizens to accept such a decision. You will create a very dissatisfied population.



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First name [required]	Ian
Last name [required]	Kroll
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 <a href="#">here</a> .)	
[required] - max 75 characters	Council Hearing - Public Hearing Calgary’s Housing Strategy 2024 - 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)

Changing the single family zoning for a community in this blanket way will do irreparable damage to the very nature of those communities. I chose to invest and raise my family in Glamorgan because of the mature vegetation, the quiet community atmosphere, and most importantly the safety of the family as they traverse the streets in everyday living and play. Rezoning of Glamorgan in the manner proposed will open up the community to indiscriminate removal of existing houses only to be replaced by infills, detached or semi detached. If South Calgary, and Altador is to be taken as the example, semi detached infills will be preferred by the developers and sold at a market value of \$1 million to 1.5 million each. This clearly is not an affordable housing solution that certain parties wish us to believe. Its sole purpose is to provide a profitable revenue source for developers (with minimal infrastructure costs acquired) at the expense of the very nature of the community and its residents. This type of indiscriminate development that this rezoning is proposing brings with it:

1. Permanent increased traffic
2. Access delays into and out of the community
3. Permanent parking issues due to increased residences and visiting traffic
4. Lower safety for children as traffic within the community is substantially increased
5. Removal of mature trees as property is cleared for new construction
6. Increase of noise due to higher density and new construction
7. Blocking of sun from existing properties due to the substantially increased height of the new structures

Without concrete plans and a revenue source to be able to address these issues, created by the proposed rezoning, it is reckless to approve the rezoning motion. I ask the city council to vote "NO" and seek a better solution that better balances the needs of the existing communities with the need to create real affordable housing.



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First name [required]

Olav

Last name [required]

Cramer

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 17, 2024

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

[required] - max 75 characters

Blanket population redistribution without consultation is undemocratic.

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 plan to redistribute population in Calgary is nothing less than a political manoeuvre designed to change the demographics of existing urban provincial constituencies. The driver for this blanket rezoning is driven by a federal financial incentive to a city council looking for more money to fulfill their agenda. Council ought to recognize that the current federal government does not closely represent Calgary's constituents and should thus also see that what's good for some cities elsewhere may not apply to Calgary. Such changes will take away many of the special qualities that continue to make Calgary and Alberta the place to move to.

If Marda Loop is any indication, the upsets over the additional strain to infrastructure not designed for quadrupling of population will lead to unacceptable protracted congestion, neighboring established businesses becoming unprofitable and disappearing due to protracted restricted access. Existing residents will be required to bear an unreasonable amount of strain in the process, while witnessing the character of their chosen neighborhoods, in which they spent effort and time to contribute to and build, change in character forever, without having had a say.

We appear to have had a say during the recent Elboya/ Windsor Park, Britannia Area Development Plan phases earlier, and now this social contract to which all stakeholders agreed and which required considerable effort from all involved appears to be cast aside like it never mattered at all. That is an affront to my community's genuine efforts to find a way to make compromises and invite density increases in ways that achieve mutual goals.

We respectfully request your most urgent attention to this matter given that thousands of Calgarians are living in despair at the prospect of the complete degradation of the character and livability of their communities.





Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Although I am not against the idea of higher density I am against the approach of blanket rezoning of the city especially established communities. I do not see this approach as solving, possibly not even helping the housing crisis if AFFORDABLE housing is the goal.

I believe this gives developers the free rein to start to dismantle communities one corner lot by corner lot and changing the scape of the community and the feel of a community. To say nothing of the trees cut down to accommodate possibly 8 or more homes. Added cars on the street as not adequate on property parking will be available and what about green spaces? No additional parks are being created in older established areas there is generally a lack of parks and green spaces.

The city's approach is not well thought out.

My current community does already have mixed housing: townhouse complex, an area of duplexes, apartment block, single family homes, lower income apartments. It does not need more by building multiunit complexes through the community. Where does increase traffic in communities play into the city's planning? especially with our current public transportation system. Where do I think densification can work? Along establish LRT routes, in areas where you can walk to a local town centre that has 'affordable' grocery shopping. Communities build in the '50,'60, '70 '80 were not designed with walkability to local shops in mind. Cars will inundate the streets. More traffic, more parked cars less safe for kids walking to schools. Please consider halting this idea until further thought of how it will impact each established community... community is what make this city great please don't break it approving this blanket approach. Housing, transportation, green space and parks go hand in hand in planning - one without the other does not create a community.



**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] Marissa

Last name [required] Hare

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to show my support for the land use designation amendment. I am a 20 year resident of Calgary with 15 years in the Killarney neighbourhood. The proposed amendment would see development similar to that in Killarney in the remainder of the city, having lived with this type of development for 15 years I would like to state a few reasons for my support. Having mixed types of housing such as row homes, basement suites, single family and duplexes allows families to stay together. Whether it's a young person moving into their first place, a grandparent downsizing or divorcing family members looking to stay in the area - having different housing types available makes that happen. Mixed housing makes our community alive. I work split shifts so I'm up when not many other people are, having mixed housing leads to people in all stages of their life in the community and more people out and about, making the community safer to navigate. There are challenges with development during the construction period, and with parking and bin collection. These challenges are all readily handled in the permitting process. Sites which created controversy 5 years ago, now seamlessly blend.  
Thank you



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First name [required]	Dan
Last name [required]	Dudar
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 of existing single family neighborhoods.

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)

Hi, as a long term resident and property owner in the City of Calgary, in the community of Woodbine, I would be against the re-zoning of single family properties to multi-family zone. First-off, our community was never designed to have more dwellings to be added to the existing area. I think it will add increased stress on our communities water, sewer, power grid demands. I also think that parking will be another key issue, if you add more residences, where will the extra vehicle park, as we already have issues with vehicles with the current amount. Another issue would be the increased traffic within the communities as more vehicles will be travelling . I think the City should look at developing a low income community, so that people who may not have the financial backing can afford to own property. There is al lot of land available towards the SE quadrant of the city for future development Re-zoning existing single family into multi family is just going to overload the communities, make developers profit and increase for the city the property tax, as now the City will collect on two or more dwellings on a city lot. Thanks for the opportunity to submit my concerns.



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First name [required] Charlene

Last name [required] Hunter

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 16, 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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Not in favor of rezoning developed communities that are zoned for single housing only. It downgrades these all ready developed community. Definitely not in favor!



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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]

Laura

Last name [required]

Carlisle

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Proposed Rezoning

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 in opposition to the blanket rezoning of Calgary neighborhoods to allow for multi family dwellings in single family neighborhoods. I believe this blanket rezoning will ruin the character of many of our Calgary neighborhoods and negatively impact property values as well as further impact the limited parking on city streets. I do not support the rezoning plan.



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First name [required]	Tony
Last name [required]	Gall
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 against the poorly thought out and unilateral rezoning decision the city has made. The properties that have been converted do not offer a solution to the housing crisis but simply add more fuel to it. The city lacks the understanding and forethought to address things like transportation infrastructure, parking, green space, and availability of basic services that make our current community great the way it is without significantly increasing population density. This is an irresponsible move and we are against it.



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First name [required] Krystal

Last name [required] Hein

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Blanket Upzoning

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

ATTACHMENT\_01\_FILENAME (hidden) To the Honourable Mayor and Council Members.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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April 15, 2024

*Delivered Electronically*

**Re: Revisions to Land Use Bylaw- Calgary Blanket Upzoning**

To the Honourable Mayor (Her Worship) and Calgary Council Members,

I am writing to express my strong opposition to the proposed blanket rezoning of low-density residential areas in Calgary. This rezoning would allow for the development of secondary suites, duplexes, and fourplexes in areas that are currently zoned for single-family homes.

One of the main reasons why I oppose this rezoning is that the City did not properly engage or consult with the community in any meaningful way, nor did it provide any evidence or analysis to support its claim that this rezoning would benefit the city as a whole. The City also chose not to have a plebiscite on this issue, despite the fact that it affects the majority of homeowners in Calgary. This shows a lack of respect and accountability for the residents who live in these areas, and who have the right to have a say in how their neighbourhoods are planned and developed.

I believe that this rezoning would have negative impacts on property values, infrastructure, parking, property assessments, and affordability in our neighbourhoods.

- First, the rezoning would reduce the value of existing single-family homes, as they would face increased competition from cheaper and denser housing options. This would erode the equity that homeowners have built over the years and discourage future investment in maintaining and improving their properties. Moreover, the rezoning would create uncertainty and instability in the housing market, as homeowners would not know how their neighbourhoods would change in the future.
- Second, the rezoning would create infrastructure challenges, as the existing roads, water, sewer, and power systems are not designed to accommodate the increased density and demand. This would result in congestion, noise, pollution, and service disruptions, affecting the quality of life and safety of residents. Rezoning would also not guarantee that the necessary infrastructure upgrades would be funded or implemented in a timely manner, leaving the residents to bear the costs and risks.
- Third, the rezoning would create parking concerns, as the new housing units would not be required to provide adequate on-site parking. This would lead to increased competition for street parking, and reduced availability and accessibility for residents, visitors, and emergency vehicles. The rezoning proposal does not address the existing parking issues in areas that are already facing high demand, such as near schools, transit stations, and commercial centres.

- Fourth, the rezoning would increase property assessment values, as the land value would be based on the potential for higher density development. This would result in higher property taxes for homeowners, regardless of whether they choose to redevelop their properties or not. This would also create an unfair tax burden for homeowners who have already paid for their properties at the current market value, and who may not be able to afford the increased taxes.
- Fifth, this blanket rezoning proposal flies in the face of affordability, as it would not guarantee that the new housing units would be affordable for low- and moderate-income households. In fact, the rezoning would likely increase the price of land and housing, as developers would seek to maximize their profits from the increased density potential. Moreover, the rezoning would not address the root causes of the housing affordability crisis, such as the lack of income support, rental subsidies, and social housing programs.

In conclusion, I urge you to reject the blanket rezoning proposal, and to consult with the affected communities and stakeholders to find more balanced and sustainable solution for housing diversity and affordability in Calgary. Rather than taking this drastic and disruptive approach, the role of council is to listen to the constituents; by proposing this blanket rezoning without consideration for more fitting alternatives it has demonstrated disregard for the views, values, and visions of the people it is meant to represent.

I believe that our neighbourhoods are valuable assets and what make Calgary such a great place to live, they deserve to be protected and enhanced, not sacrificed and degraded. Thank you for your attention and consideration.

Sincerely,



Krystal Hein

*A proud but concerned Calgary homeowner*



Public Submission

CC 968 (R2023-10)

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First name [required]	Gillian
Last name [required]	Selby
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 <a href="#">here</a> .)	
[required] - max 75 characters	The blanket rezoning/ Proposed land use designation ammendment
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Blanket Rezoning opposition letter.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 13, 2024

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

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

Dear Sir:

I write as a 50 year residents of Upper Mount Royal, to register my 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, we 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 tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even the cheaply built plywood boxes being shoehorned in 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. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
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.
6. **Expose affected neighbourhoods to an as-yet unproven social experiment.** “Missing middle” housing strategies are being widely touted across North America. We hear too often that we should “trust the science” and that the “evidence is clear” as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

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. 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 an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

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

Sincerely,

Gillian Selby



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First name [required] Joe

Last name [required] Sallay

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 2620 Granville St.S.W. RC-1 to RC-G

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)

To Calgary City Council: As owner of this property I do not object to the rezoning of 2620 Granville St. S.W. from RC-1 to R-CG. However it seems to me the "housing crisis" needs immediate action in a timely response, not long term lengthy redevelopments a year or two down the road. Immigration policies by the Federal government for international students is already in the works. This definitely reduces the amount of housing required immediately. The Federal government has indicated that immigration numbers will also be reduced in the future. Clearly this will also help out in the "housing crisis".

Hopefully council has considered and set aside funding for infrastructure upgrades. More specifically to maximize the usage of the lot in question for rezoning, the power lines which run through the property east to west 20 feet in from the south property line than at a 45 degree angle across Granville St. should be buried like newer properties. There is an easement reducing the available amount of land for housing. Also water lines in general will need to be upgraded to accommodate extra demand higher density housing will put on the system.

If and when properties are redeveloped by developers infrastructure upgrades costs should be born by the developers. It simply is not fair for taxpayers to bear the burden of these costs. The federal government funding that is being provided needs to be applied to such infrastructure upgrades.

I could not help but notice from the rezoning map areas of white in other words land not being used to its fullest potential next to LRT stations. For example the empty lot created by the LRT going underground where once stood Ernest Manning high school plus the Elementary school that was removed at Westbrook station. Plus there does not seem to be any development planned on Shaganappi Golf course adjacent to Bow Trail across from the LRT station on Bow Trail. No need to expropriate all of the golf course just the land running along Bow Trail. One would think in a crisis all viable options would be explored.

Just some thoughts for council to consider while taking action. Thank you for your attention to this matter.

Best regards: Joe Sallay



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First name [required]

Cam

Last name [required]

Fleury

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 up-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 am strongly opposed to City Council's plan to re-designate residential areas that allow only single or semi-detached homes to also allow row houses and townhouses. We have lived and raised our family in our SW Calgary single detached house for 34 years.  
As our local community ages, it is extremely distressing for us to consider future provisions to alter the cohesion and established similar design and nature of our community. Please vote against the motion!



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First name [required]                      Janet

Last name [required]                      Costeloe

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      RCG Blanket Rezoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am vehemently opposed to this motion. I do support densification in principle but not as RCG Blanket Rezoning for the following reasons: 1. don't believe you have a mandate to make such a broad plan which is not supported by citizens of Calgary 2. this plan is completely contrary to the discussions held by the City with individual community associations 3. there is not enough planning being done to make sure adequate infrastructure is in place to accommodate rapid increases in residents in a community 4. it seems the developers will be the prime beneficiaries of this proposal 5. from what I am seeing in Calgary SW, most of the new and proposed developments will be at a cost well above average price levels and are not going to assist individuals looking for homes at entry level prices 6. this willy nilly plan of placing large multihome structures within blocks on small streets will destroy our neighbourhoods, denude our urban forests and cause conflicts between neighbours 7. you can dismiss the concerns of current owners as to the value of their properties as NIMBY but it is a real and valid concern



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First name [required]                      Chris

Last name [required]                      Wright

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 in Calgary

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Blanket rezoning is a completely UNREASONABLE approach to fixing our housing issue. It will not result in more affordable housing, especially in neighborhoods currently zoned for single detached only. It will result in a destruction of community, infighting, abuse by unscrupulous contractors, and parking issues, but will NOT result in a lowering of prices in these communities.  
A more thoughtful approach is required, and is EXPECTED from our elected city council.



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First name [required]	Gord
Last name [required]	Ho
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 <a href="#">here</a> .)	
[required] - max 75 characters	Proposed Blanket Up-Zoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	CoC Upzoning Letter.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

Calgary AB

Your Worship, Members of Council

Re: Blanket Upzoning Public hearing April 22, 2024

I am writing to express my concerns regarding the blanket upzoning proposal before Council. I have lived in four Calgary neighbourhoods over the decades and have lived in Mount Royal since 2005.

On March 7, CPC reviewed the recommendations of the Housing Task Force which included increasing housing choice in all communities, increasing housing affordability, and making the land use application process faster by eliminating opportunities for citizen engagement. These objectives should also align with the long-range strategy of the City and its Municipal Development Plan, its foundation document that guides us out to 2070. All laudable goals, but the methods to achieve them will likely not be successful, and in some instances will be counter productive.

### **1. The MDP and the City Vision**

The Municipal Development Plan (MDP), adopted in 2009, sets broad principles for the growth of our City until 2070. Key principles include:

1. focusing future growth on nodes and corridors, activity centres and more recently, greater Downtown.
2. respecting the stability of established neighbourhoods.
3. focus more growth in established areas, achieving 33% of new growth by 2039 and 50% by 2070.

Many in the development industry spoke against it as it curbed their ability to develop in places to maximize profit, while advocates of compact growth argued the other way. It was indeed a compromise plan that struck a balance.

However, the blanket upzoning proposal ignores the MDP and throws it away, even though the administration suggests the blanket upzoning supports the MDP. The CPC report selectively chose five elements of the MDP to indicate alignment, but it did not acknowledge the three foundational and key principles outlined above.

It is Council's job to develop and approve policy. It has developed and approved the MDP, a logical plan, with appropriately zoned lands. Council has an obligation, in fact a duty, to indicate to the industry that "If you want to build in Calgary, follow the Plan and we will ensure the process moves fast." There is presently land zoned in greenfield and established areas to accommodate 440,000 more units that follow the Plan principles. This is not the time for Council to erode or ignore the central tenants of the MDP.

## **2. Affordability**

The Housing Task Force and its supporters focused a lot of its attention on the “housing crisis” and affordability. The CPC report outlined new construction costs (\$1.6 million for single, \$.9 million semi and \$.6 million for town houses.) Those are not affordable and will not help the 84,000 households, including my children, who are struggling to find affordable housing. Unfortunately, the blanket upzoning proposal will, in some established neighbourhoods, displace existing affordable housing such as older single detached housing, some with basement suites and post-War low-rise apartments. These properties are likely to be “picked off” to develop new town houses, making the affordability crisis worse. In other, more expensive neighbourhoods like my neighbourhood of Mount Royal, new town houses will be built that will exceed new construction costs with even more luxurious town houses therefore undermine the goal to increase the stock of affordable housing. By way of example, a 1940’s bungalow at the corner of 14<sup>th</sup> St. and Joliet Ave was purchased for \$550,000 in 2019 and an RCG application was made to build four town houses with a price point of \$1.2 millions each. The developer decided to sell the property after community opposition and a new single detached home is being built now, that also does not meet any affordability goals.

Presently about 3.6% of Calgary’s housing stock is identified as non-market. That needs to increase; however, it is naïve to expect the private market to service that need because the private sector is in the business of making a profit, not to address a social need. It falls to senior levels of government to provide assistance for such housing if government believes housing is indeed a right, which I support. While primary responsibility lies with senior levels of government to address non-market housing, the City can and has contributed through use of its excess lands to build non-market housing.

## **3. Stability in established neighbourhoods**

In the 1950’s and 1960’s, established neighbourhoods across Canada struggled, and many families moved to the new suburbs. Many older neighbourhoods saw speculative up-zonings, deterioration of housing stock, school closures and a general lack of re-investment. The federal government introduced 10 programs to the National Housing Act in the early 1970’s. Some of the programs provided funding for infrastructure, for non-profit and co-op housing and rehabilitation of housing. One program was the Neighbourhood Improvement Program (NIP) which required cities to firstly stabilize land use in neighbourhoods through local plans and secondly, develop a robust community participation program to build those plans. In Calgary, Design Briefs were first produced until provincial legislation recognized neighbourhood plans with the Area Redevelopment Plan process. I spent 20 years working in Calgary’s established neighbourhoods (1979-2000) helping repair damage resulting from the dis-investment and speculation we experienced in the 1950s and 60s. We downzoned thousands of properties and collaborated with neighbourhood groups. The result is the vibrant and healthy established neighbourhoods of today.

Blanket upzoning will re-create some of the same issues we faced in the 1960’s. Residents may start to leave established areas because they do not feel comfortable investing in their houses because indiscriminate redevelopment will undermine the stability of their street with town houses or apartments that are inappropriate. They may realize it is their land rather than their house where the value lies and “cash out.” These changes will not address affordability but rather destabilize our

neighbourhoods. If blanket upzoning is approved, in 20 or 30 years, Calgary will be facing the same challenges neighbourhood planners faced in the 1970's and 1980's.

#### **4. More Housing Choices in our neighbourhoods.**

The Mount Royal Community Association was established 90 years ago. It includes 17<sup>th</sup> Ave. as a mixed-use district, Lower Mount Royal as a transition area from high density Beltline to the single-family homes of the Estate Area and the Garden Suburb Area of Upper Mount Royal. Our housing choices are robust. Thirty-three percent of our housing is single and semi-detached housing (the City average is 61%). Fifty-five percent of our residents are renters (the City average is 31%). Mount Royal has matched or exceeded the principles of choice outlined in the Housing Task Force study.

It is true that our Mount Royal population has dropped by 8% since 1970, but we also increased our housing stock by almost 29% over the same period. Our schools are at capacity and Western Canada High is now using a lottery system to allocate spaces. Our community meets today's standards of a 15-minute neighbourhood, provides choice in housing, has a stable population, has significant tree cover, and combines a blend of historic and modern designs. Our community, like the others in Calgary, is unique. Blanket upzoning is a blind and blunt instrument that will destabilize our neighbourhood and other neighbourhoods in Calgary while not meeting its stated goals.

In conclusion, I would ask that Council:

- a. Abandon "Proposed Amendments to the Land Use Bylaw 1P2007" as outlined in Attachment 3, CPC2024-0213
- b. Respect and support the MDP in terms of directing growth to nodes and corridors and respect the stability of established neighbourhoods.
- c. Inform the development industry that the way to help build Calgary, is to embrace the concepts outlined in the MDP.
- d. Continue to use the Local Area Plan process to refine areas where additional growth makes sense from both the MDP and community perspectives.

Yours truly



Gord Ho



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First name [required]

Kelli

Last name [required]

Bellew Martin

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)

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

Dear Members of City Council,

I am writing to share my objection to the proposed citywide RC-G blanket up-zoning bylaw that is to be brought forward for decision by City Council on April 22, 2024.

Calgarians should be consulted and allowed to vote on decisions that significantly impact our city's growth and development.

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

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

Calgary clearly does need increased housing options, but the blanket upzoning does little to address housing affordability and increases demand on city infrastructure services (gas, water, sewer, electricity) without considering the cost of upgrading those services. It removes great portions on the city's tree canopy and private green space, while destroying every established single-family home neighbourhood in the city. Once those neighbourhoods are gone, they can never be recreated.

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

Thank you for your help in keeping Calgary's communities unique.



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First name [required] **Steve**

Last name [required] **Riggs**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Proposed rezoning**

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

ATTACHMENT\_01\_FILENAME (hidden) **Rezoning letter.pdf**



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Steve Riggs  
63 Silver Springs Drive NW  
Calgary Alberta  
T3B 3G3  
April 15, 2024

Calgary City Council  
RE: Proposed Zoning Changes

I strongly oppose the proposed blanket re-zoning of residential neighbourhoods. This has the potential to completely disrupt the character that drew homeowners to these neighbourhoods in the first place. The change also seems to have not been thought through in terms of providing adequate utility services and parking. The current system allows for both increased density where appropriate, with input from affected residents, and should not be abandoned in favour of a plan that could bring chaos to established communities.

Sincerely,  
Steve Riggs



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First name [required]                      Alexander

Last name [required]                      Martin

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

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First name [required] Christina

Last name [required] Mombourquette

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters Proposed rezoning of Calgary communities

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)

Calgary is a unique city comprised of many unique neighbourhoods. Residents choose neighbourhoods which fit their budget, lifestyle and vision for the future. The people of Calgary work hard and with much dedication to make their communities a great place to live. And do so with an expectation that the character of where they've chosen to live will remain. Obviously growth is happening in this city and change is necessary. However this proposal is not well thought out and is being basically shoved down our throats. The huge opposition to the proposed rezoning in Calgary is no surprise to me. To my councillor Richard Pootmans, you must vote against this proposal. The concerns of Ward 6 residents have not even begun to be addressed. Richard, you claim that you are "passionate about advocating for us" so put your money where your mouth is and vote against this motion.



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First name [required]	Robert
Last name [required]	Van Nes
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	Residential re-zoning
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Office of the City Clerk

My wife Brenda and I object to the proposed re-zoning of our property to R-CG.  
-When we purchased the property in Canyon Meadows in 1984 we were attracted to the size of the lots and the fact that there weren't any multi-family residences west of Elbow Drive believing that this would help retain the property value. We believe that the re-zoning of our property will have a significant impact on the value of our property.  
-Without re-zoning the housing shortage issue is a city wide issue for all tax payers. The city through city taxes will have to increase infrastructure to support increased housing development. With re-zoning only those taxpayers affected will bear the cost through the decrease in the value of our property.  
-We believe this matter should be decided through a plebiscite. We believe the reason council voted against a plebiscite on this issue is due to fear it would be defeated  
Robert Oliver Van Nes and Brenda Arlene Van Nes 147 Canterville Road SW Calgary T2W 4R2 vannesr75@gmail.com



**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]                      Debra

Last name [required]                      AuCoin

How do you wish to attend?

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

Date of meeting [required]                      Apr 16, 2025

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

[required] - max 75 characters                      Upzoning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

April 15, 2024

Dear Members of City Council,

Please stop the blanket upzoning in its tracks.

We live in a beautiful neighbourhood with mature trees and well-maintained single family dwellings. We live here... because it's exactly how we want to live. That's why we moved here.

While it's great that the city wants to construct new housing, the blanket upzoning does little to address affordability, demand on city infrastructure services (gas, water, sewer, electricity) and the cost of upgrading those services, removes many trees and private green space, while destroying every established single-family home neighbourhood in the city. Once those neighbourhoods are gone, they are gone forever.

Instead, the city should encourage the construction of high-rises with inexpensive apartments in the Beltline, East Village and other defined locations that are well suited for a walking population, where all the trees are already gone, and where the vision of small neighbourhood shops under residential buildings makes sense. By doing so Calgary can continue to be a great place to live.

Thank you.

Sincerely,

Deb AuCoin

Calgary

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



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First name [required]                      Joseph

Last name [required]                      Leung

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required]	Laura
Last name [required]	Mergen
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 <a href="#">here</a> .)	
[required] - max 75 characters	Blanket rezoning for the city of Calgary
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Laura MergenApril 12.docx



ATTACHMENT\_02\_FILENAME  
(hidden)

Laura Mergen  
April 12, 2024  
Ward 11 resident

Dear all Councillors of the City of Calgary and Madam Mayor Gondek,

I am against the blanket rezoning proposed for the whole of the City of Calgary. The blanket rezoning will not achieve the goal of affordable housing and will substantially negatively affect the context of established communities. There are numerous studies where blanket rezoning has been implemented and found to INCREASE the cost of housing and further exacerbate rental costs and rental availability. Further, this blanket rezoning proposal removes the very important democratic voice of all citizens of Calgary, present and future, to have a say in what kind of community they wish to reside and to have input in how their community evolves.

I am for a different proposal where communities, residents of the community, as well as the city, work collectively to determine how best for their community to evolve, how their community can increase density, while considering the context of the community and where best to add densification.

The present blanket rezoning proposal takes none of these perspectives into account, nor does it allow for any voice into community development to their elected representatives. It does not allow for residents of the community to precisely predict what dwellings can be constructed around them – will it be a townhouse, single detached home, 4 plex, row house? Will it have windows and AC units encroaching on the yard space, have shadowing that will affect the ability to grow plants and effect solar panels?

Thoughtful and inclusive planning and development should be allowed to be determined by each community that benefits both the community and allows for contextual growth, hears the voices of those residing in the community and allows for the community to evolve over time. Voting against this proposal will be to the benefit FOR the well-being of the people of Calgary now and in the future.

I urge this council to vote against this proposal that removes democratic voice, further exacerbate rental costs and availability, will devolve the growth our communities, and that will not achieve the goal of affordable housing. Why implement a policy to NOT solve a problem??

Thank you,  
Laura Mergen

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

Laura Mergen  
Ward 11 resident

April 12, 2024

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Thank you,

Laura Mergen



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First name [required]                      Lynne

Last name [required]                      Zingel

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 R1 to R-CG 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 object strongly to this zoning change. Please see my comments below, in point form.

- The proposal for a blanket zoning change for Calgary is, in my view, a breach of contract.
  - A home is most likely the single highest investment a family will make. We purchased in an R1 community. We have paid our property taxes accordingly as such.
  - Once this change is made, there will be no going back. Why? Boils down to a breach of contract for developers who have taken advantage of the new zoning and have built multifamily dwellings. The same "breach philosophy" should apply to the purchasers of homes in R1 Zones.
    - We looked at a basement suite in Walden a couple of weeks ago as we have an adult child living with us. The street consisted of row houses, lots of them. At 4:45 on a Monday afternoon parking was already getting scarce. I can only imagine what that would look like at 6 PM when everyone is home from work.
    - This change will bring increased crime and parking challenges.

Ward 14 has rejected this zoning change proposal.

- Councillor Peter Demong has already voted against this proposal (twice) based on feedback from his constituents.
- Our community association (Mid-Sun), and many others, have already written letters to Council and the Mayor outlining the objections to this change.

This should not be a blanket change.

- Wards that have already been zoned R-CG or other non R1, R2 should not have a say in what happens in wards that are R1 and R2.
- If there are wards that are currently R1 that have no objection to the zoning change, then let that change happen for those wards.

Thank you.



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First name [required]	Kevin
Last name [required]	Palazeti
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 <a href="#">here</a> .)	
[required] - max 75 characters	The Blanket Rezone of all communities in the City of Calgary
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	



ATTACHMENT\_02\_FILENAME  
(hidden)

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

My spouse and i have owned 2 different RC-1 homes in Calgary since 1979. (1979-1989) and (1989 until present). We chose to buy our RC-1 homes for personal reasons and have paid premium prices and subsequent tax dollars in order to do that. It is morally and ethically wrong for a group of City Councillors to change the zoning in our community without a plebiscite vote. There are other options available to build more houses and those options need to be looked at before this zone change is made. Please note for public record that we are 100% opposed to this change.



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First name [required]                      Victoria

Last name [required]                      Reade

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              Rezoning planning

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

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

There seems to be no plan to address the infrastructure of our communities that are being over developed (ie, water usage, roads, parking, garbage bins)

We are over producing homes, calling it "affordable housing" while there is no rental cap enforced by the province and certainly no correlation between space and rent pricing, so in some cases we know families are paying almost \$1,500 (if not more) a month to live in little more than 497sq ft. (A real life example from our community).

You yourself (Councillor Walcott) said to me during a phone call almost two years ago that these issues are provincially mandated, so why are you not going up against provincial legislation to put together planning that is sensible and built with sustainability in mind rather than destroying the integrity of our inner city neighbourhoods

I can assure you, your lack of response to my own concerns, those of my neighbours; your commitment to canned responses and lack of an open forum for constituents to voice valid concerns here has absolutely guaranteed none of our community will be voting for you in the coming election, I implore you to work with communities to find solutions to these affordable housing issues that help rather than hurt everyone involved.

The solution is not to destroy our property values, increase taxes and hope no one notices while under the red herring of creating affordable housing

Get out from under the thumb of home builders, build affordable homes that have the space and quality to enhance these neighbourhoods, put in proper rental caps, build infrastructure to accommodate additional vehicles, transit, garbage bins (there are 24 that just sit at the end of our block because there's no room for the renters to store them, as an example).

If City Council is not prepared to be proactive and protect these communities from over densification and poor city planning, to go up against outdated legislation that has been grandfathered in by the province, can you please advise the point of continuing these sessions? You're affecting no positive change and while I agree with you on many of your social platforms, with dwindling respect, Councillor, your take on supporting your Ward 8 communities, including those in need of affordable housing is a clear representation of your unwillingness to stand up to the province around unethical rental legislation and highlights your preference to grandstand around hot topic items.



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First name [required] Emmanuel

Last name [required] Rey

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 would like to voice my support on the rezoning for housing initiative

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 young professional who relocated to Calgary to practice law I am very happy to see these kind of initiatives at bringing more housing for other young professionals such as myself to make Calgary home.  
It is obvious this is a step in the right direction and even though change is never easy I believe over the long term this will be a huge success.  
I believe for too long too many people have focused on very short term goals that only benefit themselves when it is obvious we should be focused more on the long term future of this city for more people instead of less.  
Canada is a growing country attracting people from all over the world and we should be facilitating these people to create homes and families here not drive them away with NIMBY ideologies that benefit a few privileged people.



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First name [required]	Denise
Last name [required]	Cheng
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 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)

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

Dear city council,

I have been a resident of Calgary for over 40 years and I love this city for its welcoming spirit and the diversity of neighborhoods. However, I would like to express my concern over the proposed blanket rezoning. We are all aware that we have a housing crisis, but I feel that the proposed rezoning is not the solution for this growing problem. I realize that Calgary is a popular city and there are many people wanting to move here. Yet, I do not feel that blanket rezoning and building expensive new housing anywhere and everywhere is the solution. I am also not sure how this is really going to help the new arrivals and lower income families? This crisis needs to be addressed on a community to community basis. I do not believe all our communities are identical. So, blanket rezoning does not make any sense. I believe high density housing is required in some areas but I will never agree that it belongs in every community. I also worry about the building of unaffordable new homes is a barrier to many people. For example, there is a new apartment build near my home located near the c-train station. The rent they are charging is extremely high. This makes the apartments which despite being well situated and easily accessible via public transport unattainable by a large portion of the population. Moreover, providing more housing in random communities not at all equipped to address the needs of marginalized citizens is also not the solution.

This proposal has smacks of a knee jerk reaction to a very large problem. Are we conveniently taking advantage and using the lack of affordable housing as an excuse to push the blanket rezoning opportunity upon everyone? In conversations with my friends and family, I am sure this is a constant nagging concern for many of us. This blanket rezoning can easily be misconstrued as city council forcing an unpopular solution upon us. Is this truly our best choice moving forward? I fear that this narrow band of thinking is limiting our ability to find a proper solution to the housing crisis.

If you truly would like to know the opinion of the citizens of Calgary, please consider a plebiscite. We need to find an effective solutions and not just haphazardly propose a solution which most likely and sadly will not solve Calgary's housing problems.

Thank you for your time and the opportunity to voice my concerns.



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First name [required]

Reid

Last name [required]

Day

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, 2023

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

[required] - max 75 characters

City Wide Rezoning

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



Public Submission

CC 968 (R2023-10)

ATTACHMENT\_02\_FILENAME  
(hidden)

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

Rezoning all Calgary neighborhoods to RCG will destroy the character of communities. I bought my house in Glamorgan because of the character of the community; small homes, large trees, large lots. Changing the zoning of RCG will result in a complete reversal of the community characteristics; developers will buy old homes and build large townhouses, and they will subdivide lots to build duplexes and skinny homes. The space requirements on lots required for the change will inevitably come at the expense of the large old trees which give the community so much of its feel. Maintain the character of these old communities by keeping R1 zoning. The proposed zoning changes have been advertised as giving Calgarians more choice for what they can live in; this could not be further from the truth. Single family homes on large lots will inevitably be replaced with subdivided lots, duplexes, townhomes, backyard suites, and basement dwellings; with trees and space as casualties. I need to look no further than Banff Trail and Capitol Hill for examples of this. Space, trees and older homes have been replaced with high density - look at any lot that now contains a townhouse or duplex - the very elements that gave that community it's feel have been replaced. My submission is not without proposed solution though. Prioritize high density development where R1 does not exist. The Northland Mall is being redeveloped into Condos and a promenade - all without replacing single family homes, green spaces, or trees of adjacent Brentwood. University District is a tremendous development of condos and townhomes and have been built without replacing R1 homes of Varsity, parks or trees. Neither of these have been built on the outskirts of the city, notably. Prioritize high density development where old infrastructure (malls, parking lots) can be redeveloped, or where bare land is underutilized. Keep R1 zoning where it currently exists.



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

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

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First name [required]	Kathy
Last name [required]	Lahoda
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 <a href="#">here</a> .)	
[required] - max 75 characters	Proposed Land Use Designation Amendment
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

Sent via email

Re: Opposition to Blanket Up-Zoning

Dear Mayor and City Councillors,

I am requesting that the council vote against the proposed blanket up-zoning.

Our street already has parking problems and noise problems. These issues would be made worse if there was rezoning.

I read in the city's pamphlet that there would be "no parking requirements for backyard suites." Where are these people going to park? This would lead to even more parking problems.

In conclusion, I urge city council to vote against rezoning.

Sincerely,  
K. Lahoda  
1261 Rosehill Drive N.W.  
Calgary, Alberta  
T2K 1M3

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



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

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

[required] - max 75 characters	upzoning
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT\_01\_FILENAME (hidden)      opposition to upzoning .docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Good morning. My name is Lisa Crooks McKean. I am an affected landowner, living in St. Andrew's Heights and I am opposed to Blanket Rezoning in the City of Calgary.

I have many, many reasons that this should not go ahead but due to limited time I have chosen what I believe to be some of the more key issues as to why this attack on single family homes needs to be stopped.

When my husband and I started shopping for our second home in Calgary, nearly 25 years ago, one of our key priorities was to purchase a home in a neighborhood that was zoned for single-family detached homes, ONLY. This was for no other reason than we did not wish to live in a high-density neighborhood. If passed, Blanket Rezoning takes this option off the table and removes our ability to live in neighborhoods that have the qualities that suit the lifestyle we are now attracted to. I lived in high-density neighborhoods in my youth and enjoyed it very much. As I grew older my preferences changed and I no longer choose to live in high density areas. At no time should the mayor and councilors feel it is your right to force all Calgarians to live in high density neighborhoods and should respect our ability to choose what we want when buying a home.

My neighborhood is right beside Foothills Hospital and the new Cancer Centre. Within the last year our permit parking only status was removed without anyone from the city asking for any consultation or input from the citizens living in St Andrew's Heights. Furthermore, we now must pay to park in front of our home. Meanwhile visitors to the new Cancer Center will be able to have two-hour free parking in front of my home. Then you are going to shove this Blanket Rezoning down our throats which will allow only .5 parking space per unit in these multifamily buildings. You obviously do not care about the shortage of parking that is going to become a huge issue in St Andrew's Heights before the ground is even broken to build the first Blanket Rezoning multi-unit in my neighborhood.

These very tall, massive units will destroy the whole character of our neighborhood. Instead, the lots will be eaten up by a huge building that will not provide any land space for gardens or trees. It will quite likely create shade in the lots next door affecting that homeowner's opportunity to plant a healthy, happy garden due to the shade that will occur because of the excess massing of these buildings. Where will they grow trees when the front yard is mostly cement and there is no back yard? Where will the children play? Finally, where will each unit's black, blue, and green bin go? That would be 24 bins for an 8-unit dwelling, btw.

Finally, it is my understanding that the City of Calgary is going to take money from the Federal government to build these units, with conditions attached. It is no secret that the current Liberal government is guilty of many scandals, and perhaps crimes. Why on earth do you want to do business with a federal government that cannot be trusted?



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

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

[required] - max 75 characters	Public Hearing on City-Wide Rezoning
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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 believe rezoning can be reasonable if applied progressively. For example, a blanket city-wide rezoning approach doesn't take into account the individual neighbourhoods and the construction related (direct and indirect) impacts at the appropriate time. A rezoning approval gives residents of a particular neighbourhood a conceptual understanding of the potential changes only. This creates a false sense of agreement to the proposed changes so that once the planning stage for a develop begins it is effectively too late to object.

In some neighbourhoods lot sizes are too small and traffic patterns would not support higher density developments. It would be prudent to have more specs as to lot size for the specific development (e.g., row-houses vs. duplexes, vs. backyard suites).

Additionally how does this impact the local habitat in the older communities.



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First name [required]	Jim
Last name [required]	Sandhu
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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We live in Valley Ridge, where there is only one exit point from our community. There have been times in the past where an accident has caused major delays, backing up the exit from the community. Blanket upzoning is not the way to go, especially considering an estate community with only one exit.



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First name [required]	Cindy
Last name [required]	Yu
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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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



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First name [required] Douglas

Last name [required] Bond

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 on City Wide Rezoning

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

ATTACHMENT\_01\_FILENAME (hidden) Calgary Rezoning Opposition Letter.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We adamantly oppose this blanket rezoning plan. This affects all residents of Calgary and benefits very few (mostly developers).

Douglas and Linda Bond  
1944 Green Ridge Rd. SW.  
Calgary, Alberta T3E 4B1

Councillor Richard Pootmans, Mayor Gondek, and all City Councillors.

Planning & Development  
PO Box 2100, Station M  
Calgary T2P 2M5

April 15, 2024

### **Re City Rezoning Plan**

Dear Madam/Sir;

#### **We are writing in objection to this proposed rezoning proposal.**

This idea of city wide rezoning is preposterous. Allowing 12 suites on any city lot is ridiculous.

We chose to live in Calgary because we like the city, the single family homes on decent sized lots, quiet neighborhoods, the space and ability to pursue outdoor activities and grow a garden. This change in zoning will take away much of the appeal of living in this city.

Our councillor is not listening to his constituents. All of the people I have talked to, both in my neighborhood and city wide are not in agreement with this blanket rezoning. It is not going to improve affordability, and any impact it could have on increasing housing supply will be at the expense of the vast majority of existing residents who chose to live in certain districts because of the quality of life they have there.

This blanket rezoning initiative will decrease the quality of life across the city, negatively impacting adjacent and nearby properties, making parking impossible, increasing our taxes by having to pay for street parking and infrastructure improvements, and reducing tree cover which is a real negative for climate change. Infrastructure (sewer, water supply, garbage collection, road maintenance) will be strained too.

Why do we have to change this city into something you'd see in crowded European cities?

We need to hold a plebiscite on this idea. And our councillors need to listen to their constituents when they say **NO!**

Sincerely,

Doug & Linda Bond,  
Glendale Residents at:  
1944 Green Ridge Rd SW



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First name [required]                      Barbara

Last name [required]                      Veitch

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, the city of Calgary's Housing Strategy

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 concerned with the increased parking on streets that will arise with this proposal. Even in the areas of the city where only 2 units have replaced the original single residence, the streets are full of parked cars making the driving down those streets dangerous. Calgary is a city full of cars and many people have more than one vehicle. The proposed change to remove the required parking space for secondary suites is not realistic, especially on properties with 6 families on a 50 ft. lot. I believe that targeted rezoning near LRT lines, and places with excellent public transportation would make a better city now and in the future.

I am also concerned that the R-CG will massively reduce the vegetation and trees in the neighbourhood as back yards disappear under buildings and driveways. This will create a hotter environment.

Increasing housing density is a good goal but should be done with targeted planning and consideration of parking issues.

Respectfully, Barbara Veitch



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First name [required]	Susan
Last name [required]	Quinn
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	Flexible zoning
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Are you in favour or opposition of the issue? [required]	In favour
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am completely supportive of flexible zoning. We need more housing - it is one initiative that will help the housing crisis we have now and will continue to have unless something is done about it.  
I am not afraid of change and with the UCP continually making pleas to other Canadians and international audiences encouraging them to move to Alberta, the crisis will only get worse.  
Let's do it.



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First name [required]

Dan

Last name [required]

Kelly

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

I wish to express my opposition to the proposed rezoning plans.

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 moved to Rocky Ridge over 20 years ago to get away from the heavily populated areas close to city centre. We already have a mix of multi and single family dwellings in our community. The idea of existing homes being replaced with family dwellings without a thorough zoning review and stakeholder input is very concerning to me. I AM OPPOSED TO THE PROPOSED REZONING CHANGES.



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First name [required]	Robert
Last name [required]	Betton
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 -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)	Bob Rezoning Submission.docx
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ATTACHMENT\_02\_FILENAME  
(hidden)

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

April 15, 2024

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

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

Dear Sir:

We write as 22 year residents of Upper Mount Royal, to register our 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, we 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 tasteless apartment blocks. Initially envisioned as condominiums, many of these units are now being re-marketed as “luxury rentals.” Even the cheaply built plywood boxes being shoehorned in 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. Through existing planning and development review processes at the community level, these characteristics are actively defended and preserved for future residents. One would expect these efforts to resonate in a city which is (or so we are told by our present council) facing an “existential climate crisis.” R-CG zoning will increase densification, which by its very nature will increase lot coverage, further threatening the already fragile urban tree population.
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.
6. **Expose affected neighbourhoods to an as-yet unproven social experiment.** “Missing middle” housing strategies are being widely touted across North America. We hear too often that we should “trust the science” and that the “evidence is clear” as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that these strategies are largely unproven. No concrete evidence has been provided by advocates of such policies to demonstrate their effectiveness in any municipality. Indeed, the ultimate results of similar initiatives implemented in other cities cannot and will not be known for decades to come. We ask, why take the risk in Calgary?

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. 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 an overreach by an administration and Council who have forgotten who they are accountable to. It is never too late to do the right thing.

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

Sincerely,

Bob (Robert) Betton  
2611 Carleton Street SW  
Calgary, AB T2T3K8  
Bobbet765@hotmail.com





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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I have lived in the NEIGHBOURHOOD of Varsity for over 33 years and a granddaughter has recently bought a house in this neighbourhood precisely for the quality of life it provides for her growing family. I stress the word neighbourhood because we know our neighbours and look out for each other. Neighbours shovel snow for each other. We are aware of unusual activity on the street which makes for a **safer** neighbourhood. My street of single-family homes consists of some student rentals, families with children as well as older residents who have watched their children grow up here. Houses in this neighbourhood sell quickly because of the quality of life and access to amenities Varsity provides. This quality will be lost once you build apartment buildings or row houses on these streets. People will be less likely to know their neighbours and the sense of well-being will be diminished.

I, along with many neighbours are gardeners. My yard attracts a variety of bees, insects and birds necessary for a healthy eco-system. The many trees that line the streets, in yards and mini parks in this neighborhood provide additional homes for birds and other small wildlife. To tear down single-family homes and build row houses, apartments, or semi-detached houses on a typical Varsity lot will mean there are fewer plants or trees. This will destroy a healthy eco-system and diminish the environmental health of the City of Calgary.

I understand that Calgary needs to increase the supply of available housing in the city. However, I STRONGLY believe that this one size fits all neighbourhoods is a **huge mistake** on the part of the City of Calgary. People are attracted to specific areas of the city for the qualities and services that diverse and unique neighbourhoods provide. For example, in the Northwest quadrant, Sunnyside/Hillhurst, Parkdale, Capitol Hill, Silver Springs, Brentwood Bowness have unique qualities that provide options to potential buyers.

Varsity already has diverse housing types available. Apartment buildings, condominiums have been carefully and thoughtfully constructed over the years to provide housing options and one of the highest dense neighbourhoods in Calgary without sacrificing single family homes, tree-lined streets and gardens.

I am concerned about the lack of parking requirements for increased density of housing. This seems to me unrealistic until such time as there is a large increase in public transportation available. Originally, my family looked at homes in Marda Loop and are now thankful we chose Varsity, given the traffic congestion and parking issues now apparent in the area.

I believe that the only winners in this vision of Calgary will be the developers, not the residents. I believe that in a rush to increase the density of the city, the City is shirking its responsibility for responsible long-term planning for a healthy diverse city.

I believe that Dale Hodges, who fought so hard for the quality of life we have in Varsity would be appalled at this approach to city planning.

Sincerely,  
Patricia Tarr



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First name [required] Elizabeth

Last name [required] Barretto

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

Are you in favour or opposition of the issue? [required] Neither

ATTACHMENT\_01\_FILENAME (hidden) Rezoning April 15 GCA.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

We have provided comments detailing our community's feedback in the attached PDF.



Glamorgan Community Association Board of Directors  
4207 41 Avenue SW  
Calgary, Alberta  
T3E 1G2

April 15, 2024

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

**RE: Citywide Land Use Designation Amendment - Redesignation to R-CG**

We are writing in response to the Blanket Rezoning proposal put out by the City of Calgary. Glamorgan Community Association (GCA) has received feedback from community members on this proposal that we would like to share with the City.

In July of 2023, the GCA held an Open House at the Community Association to gather feedback from residents regarding desirability of different forms of housing in different locations within the community of Glamorgan. At that forum, we gathered the following data from 115 respondents:

- 93% of attendees are opposed to RC-G housing within the interior of Glamorgan
- Attendees were more amenable to perimeter R-CG housing developments
- 56%, 66%, and 72% 'opposed' 3-row houses, 4 row-houses, and 4 row-houses with suites, respectively, along the community perimeter

At the time of writing, GCA has received feedback on this proposal from nine residents. A Summary of this feedback is as follows:

- Increased traffic and parking on busy interior streets with potential risk of injury to pedestrian traffic (5 people)
- Privacy and shadowing (3 people)
- Reduced property values (1 person)
- Loss of tree canopy and green spaces (4 people)
- Aging, damaged, and unreliable water and sewer lines (3 people)
- One response was in favor of blanket rezoning

The Glamorgan Community Association Board of Directors encourages the city to consider the following items with respect to any increased density proposals or policies:

- Accessibility, frequency, and effectiveness of transit
- Capacity of existing infrastructure including water, sewer and electrical
- Environmental impacts including tree canopy, reduction of green spaces and increase of impervious areas
- Ease of non-vehicular transportation within our community and city at large (especially pedestrians and cyclists, and the infrastructure to support non-motorized transportation)

GCA appreciates the City's consideration of the above items.

Respectfully,

Glamorgan Community Association Board of Directors  
[info@myglamorgan.ca](mailto:info@myglamorgan.ca)

	<i>Percent of Responses from July 26, 2023 survey</i>					
	<b>Perimeter Glamorgan</b>			<b>Interior Glamorgan</b>		
<b>Category</b>	<b>In favour</b>	<b>Opposed</b>	<b>Unsure</b>	<b>In favour</b>	<b>Opposed</b>	<b>Unsure</b>
Infills	79.17	14.58	6.25	62.50	33.33	4.17
Duplexes	68.09	27.66	4.26	20.83	75.00	4.17
Semi-Detached	65.96	25.53	8.51	27.08	64.58	8.33
3-rowhouses	34.15	56.10	9.76	4.65	93.02	2.33
4-rowhouses	24.39	65.85	9.76	4.65	93.02	2.33
Rowhouses with suites	19.57	71.74	8.70	4.17	93.75	2.08
secondary suites	48.89	35.56	15.56	25.53	57.45	17.02



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First name [required] Robert

Last name [required] Hope

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 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 arrived in Calgary from Saskatchewan approximately 50 years ago. I obtained 2 trades certifications. I have lived and worked in Calgary ever since. I purchased a home in Midnapore. I have a wife, 2 daughters, and 4 grandsons. As a citizen and taxpayer, I request that council take into consideration the commitment and contribution that I and many others have made to building Calgary and our community. I would like to have our zoning grandfathered. New communities to have new zoning. I ask that you "respect" me, my family and the citizens of Calgary. Refrain from balnket rezoning.



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First name [required]	Ha
Last name [required]	Doan
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 <a href="#">here</a> .)	
[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)

As an immigrant I've made a lot of sacrifices and made hard choices coming here - I believe this is the case for anyone who've chosen to make Calgary their home. And for a good reason.

The city is known for its dynamism, its affordability, competitiveness, and its welcoming attitude towards all who choose to come. I believe it is way past due to make this small change that will unlock the city potential and set it back on the right course again.

Equitable and diverse housing will benefit people of all social strata. New immigrants, young family, settled ones, middle to low income workers, etc. Not to mention the hundreds of people who are at risk of going homeless every month. This is as humane as it is reasonable.

To be clear this will not be a quick and immediately effective solution. This is a long term solution whose effect will be felt gradually, though lasting. Not every house will turn into R-CG and not every R-CG will be able to be built to maximum capacity (see the many example showing that when even long and painful administrative hurdles have to be overcome, developer still choose to build duplex or small capacity row house). This is fine. Future generation will come to judge us on the action we take today and will be grateful that council has the foresight to pass such keystone legislation.

Vote yes for housing, for humane action, for the future and for opportunity of Calgary.



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First name [required]

Sue

Last name [required]

Higgins

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 regarding Zoning (Blanket rezoning)

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

In opposition

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I, as a citizen of the City of Calgary, wish to request that any changes to rezoning or blanket rezoning be addressed by all Calgarians. This will be done by voting in a plebiscite on or prior to the next municipal election.



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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]	Alissa
Last name [required]	Poulin
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 <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing on Blanket Rezoning
Are you in favour or opposition of the issue? [required]	In opposition
ATTACHMENT_01_FILENAME (hidden)	Comments With Pictures.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

Please see attached, which includes pictures for good reference.

We are writing to oppose blanket rezoning. Existing re-zoning and developments permit approvals are not always well suited to the communities in which they are located.

We live adjacent to an approved development (DP2022-006677) at 2131 50 Ave SW (“2131”), North Glenmore Park. Given our investment and upkeep into our own properties, we have no intention of selling for land value for the foreseeable future. We also welcome change - it is the manner in which change occurs where we find issue.

Our property before construction – notice the greenery:



After Construction:



DP2022-0069677 showed the following enhanced drawings:



But the reality is unpleasant. The tree was not represented properly on the application, as it was actually a boundary tree. How was this allowed to pass, given the City's desire to save our existing trees? Where are the application checks and balances?

The following is a picture of the front staircase at 2131.



There is zero space for the trees in the DP. This is contrary to the MDP, which says that setbacks should be used to “enhance pedestrian interface with landscaping...wider sidewalks” (Part 3, Pg. 98). Let’s say trees go in – these will completely block sunlight to the lower suites.

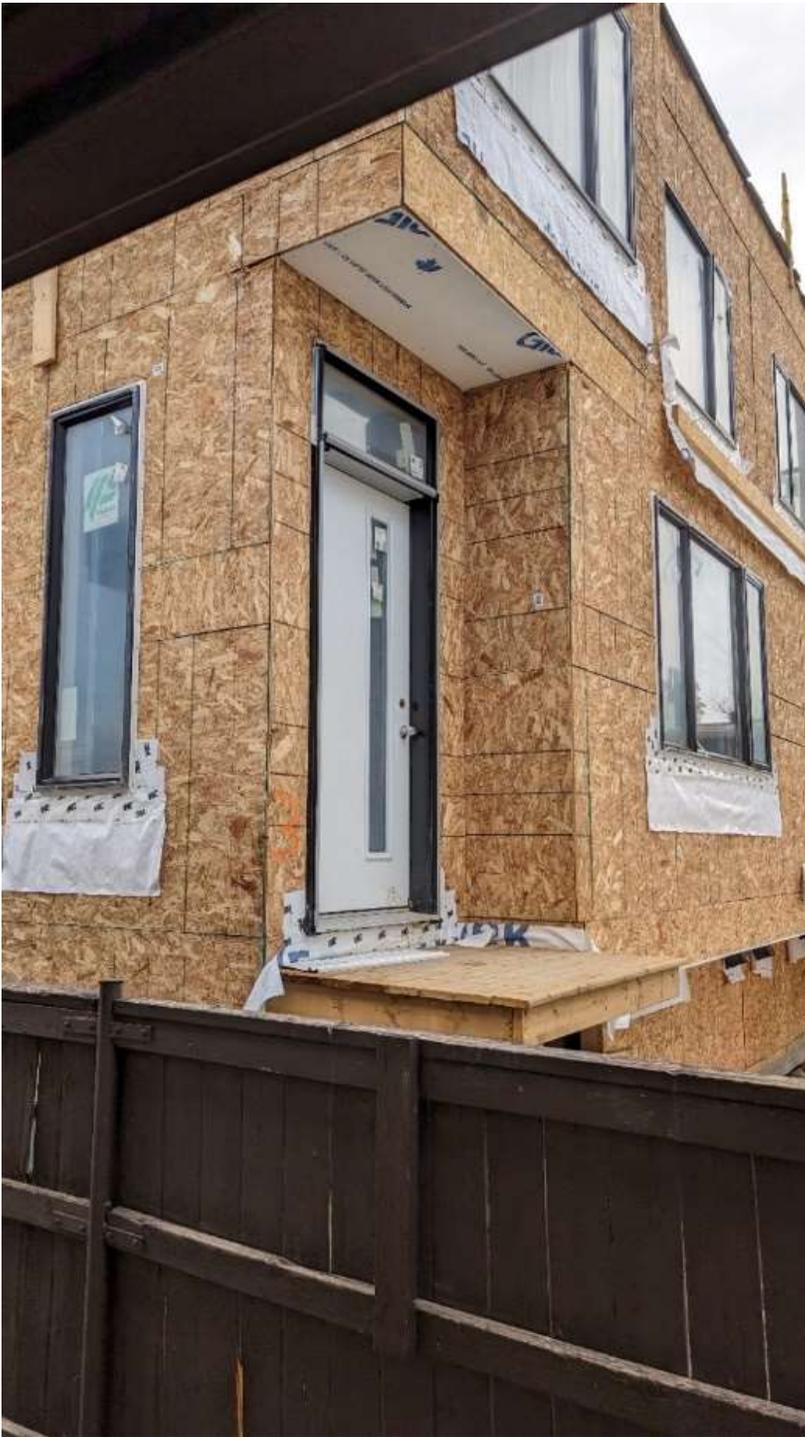
Let me remind you again of the before:



After, from our front door:



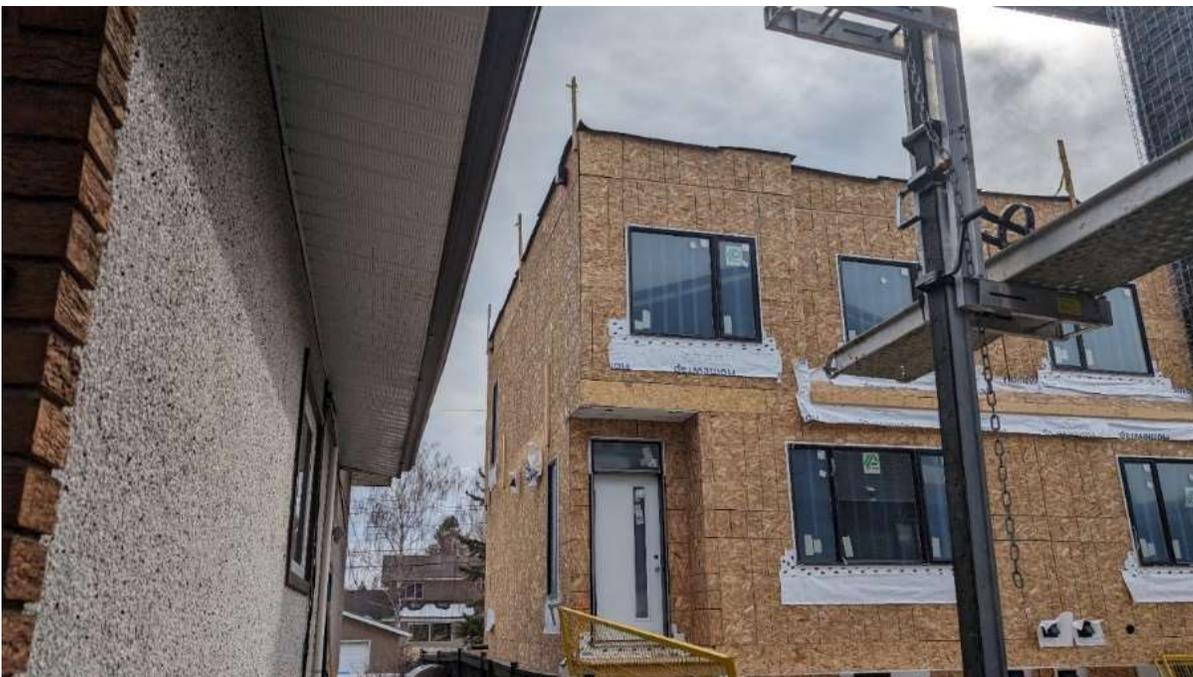
The DP shows 'ample' room between 2131 & 2129. The following is a picture taken standing inside our side door – you can clearly see this is overbearing. Even with a 6 ft. fence (the existing one is already 5 ft), we will be able to see into their home.



And see how the neighbors can now see into my bedroom?



Additionally, the back unit at 2131 has a flat roof, which gravely lacks sensitivity to surrounding properties. The approved 8.6M was certainly maximized by installing a flat roof, rather than approving a shorter hip-type, which seems like a development work-around.



This development does not “respect the existing character of low-density residential areas” and does create a “dramatic contrast in the physical development pattern” (MDP, Part 2, pg. 41).



The MDP uses the term ‘sensitive’ and ‘sensitive design’ 14 times. 2131 is the first mid-block row home the City has approved, and it is not sensitive. The concern, given the almost 100% development application approval rate, is that the rules are not applied equally nor consistently. Blanket rezoning will only exacerbate these discrepancies.

The City requires affordable housing, not just more housing (the rent on these new properties is ~\$1800 for the basement and ~\$3500 for the upstairs before utilities). These types of construction do not “encourage housing opportunities for low and moderate incomes” (MDP, Part 2, pg. 39). If the goal is simply ‘more housing,’ we implore the City to truly uphold all its policies in the MDP when approving applications. We need certainty and predictability in our planning laws.

The existing processes (should) uphold the spirit of future city-planning endeavors and designs and ensure community fit. Consider other ways to introduce density (e.g. M-CG like Killarney, by the pool, south of 17th Ave). If relaxations are requested by a developer, let them test is at the board level.

A balance must be struck between increasing housing supply and sensitivity to existing residents. The risk is that blanket rezoning, will create a building free-for-all. For these reasons, we oppose blanket rezoning.

Thank-you,

Greg Ferugson & Alissa Poulin



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First name [required] Louise

Last name [required] Ladouceur

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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am opposed to the idea. I feel this will create more problems than solve.



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First name [required]

Jasin

Last name [required]

Dhaliwal

How do you wish to attend?

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

Standing Policy Committee on Community Development

Date of meeting [required]

Apr 22, 2024

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

[required] - max 75 characters

Blanket Rezoning

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

In favour

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This blanket rezoning is a much needed step for Calgary. Areas in south west have land that can easily accommodate duplexes and other multifamily homes in order to increase affordability. This is a must have



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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]	Brian
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 17, 2024

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

[required] - max 75 characters	Infrastructure and Planning Committee
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I do not agree with the blanket change from single residential R1 to RCG



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First name [required] Elizabeth

Last name [required] Chmelyk

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

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

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

ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am writing to express my concern over the proposed blanket rezoning for Calgary. I am in agreeance that strong action must be taken in order to slow the cost of housing and increase the supply of housing in our city. I also believe that a stepped approach that is designed by Calgarians for Calgarians is the best course of action. We must not be bullied or bought by the promise of federal dollars. I would like to see the city review a plan in which current zoning is brought up one level (ie single family detached to duplex, duplex to 4-plex, etc.). I would also like to see a strong plan to revitalize our downtown, making it a desirable place to work, play and live. I believe that the city of Calgary has the strength, intelligence and ingeniuty to create a solution that will work for all our citizens.



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

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

[required] - max 75 characters	rezoning for housing
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Are you in favour or opposition of the issue? [required]	In opposition
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ATTACHMENT\_01\_FILENAME  
(hidden)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am a property owner that will be affected by the proposed zoning change to R-GC. I have completed my research and given due consideration to the proposed zoning change. I am strongly opposed to this change for multiple reasons.

The City of Calgary has always held plebiscites for major decisions that affect the majority of citizens. It is totally inconsistent and wrong to decide on this proposal without seeking the approval of the electorate.

This change will negatively affect the quality of life, pride in ownership and interactions with neighbours. The sense of community will weaken which will negatively impact crime, property maintenance and livability.

This change will have a minimal impact on rapidly increasing the number of available housing units. The impact will be slow rot of community vibrance.

Increasing density in new areas that have access to public transit is the fastest and best strategy to rapidly increase the number of housing units.



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First name [required] Lindsay

Last name [required] Brown

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters City Wide 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)

Rezoning all Calgary neighborhoods to RCG will destroy the character of communities. I have properties in both Crescent Heights and Renfrew, both of which are filled with big beautiful cascading trees that line the streets, diverse character homes that bring so much life to the neighborhood and a historical vibe that is priceless. Changing the zoning to RCG will result in a complete reversal of the community characteristics; developers will buy old homes and build large townhouses, and they will subdivide lots to build duplexes and skinny homes. The space requirements on lots required for the change will inevitably come at the expense of the large old trees which give the community so much of its feel. Maintain the character of these old communities by keeping R1 zoning. The proposed zoning changes have been advertised as giving Calgarians more choice for what they can live in; this could not be further from the truth. Numerous areas around the city have had the history, space, trees, older homes, and element of community ripped from them and replaced with a high density of cookie cutter, lifeless, "Stepford Wives"-esque developments. Look at any lot that now contains a in-fill, townhouse or duplex - the very elements that gave that community it's feel have been replaced.

The re-zoning proposal is lazy and poorly thought out by the city, as usual. Instead of prioritizing high density development where R1 does not exist, the City of Calgary's first thought is to just re-zone everything instead of utilizing existing infrastructure and areas that wouldn't put character communities and their invaluable attributes at risk. As an example, the University District is a major development of condominiums, townhomes and businesses that generate revenue without replacing the R1 homes, trees or parks of the beautiful vintage Varsity.

The city should be thinking outside the box and prioritizing high density development where bare land is underutilized or where existing framework can be redeveloped instead of depreciating our city even more. Keep R1 zoning where it currently exists.



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First name [required] Lindsey

Last name [required] Arndt

How do you wish to attend? Remotely

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters 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 believe the proposed blanket citywide rezoning for Calgary has been hastily rushed into and does not take into consideration the unique circumstances of each community given its blanket approach. Social, environmental and economic impact must be assessed for each community that will be impacted by this blanket rezoning. The following negative impacts require consideration:

- negative impact on community character --> we sought to live in our community given its current emphasis on mature, established stand-alone homes and paid a significant premium to live in such a community
- severe strain on existing community infrastructure --> we live in a lake community within the city of Calgary and the strain of additional household members on the lake and the benefits and services it provides it not practical, sustainable or desirable. The lake was not established to face this kind of potential population strain.
- parking and traffic congestion --> citywide rezoning correlates to a higher number of vehicles in designated residential spaces leading to mass parking shortages, traffic congestion, a detraction in the attractiveness in the neighborhood and reduce in the quality of life for residents
- massive negative economic impact for current homeowners --> purchasing a house is one of the most significant and important investments one makes in their lifetime. Countless decisions are considered prior to making this significant, life-altering investment. The blanket rezoning approach puts this significant equity investment at serious risk if a currently existing single family home is replaced by the myriad of proposed high density developments. The impact on one's investment and its related livelihood impact is immeasurable.



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First name [required]                      Lorraine

Last name [required]                      Brown

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 15, 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)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

I am against rezoning because I don't believe the infrastructure can handle the extra traffic and usage of utilities, especially during emergencies. I would not want a large 4 plex next to my small bungalow. Too many people in a small space is not good.



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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]	Judith
Last name [required]	Fulton
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. RC-G 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 agree more housing needs to be built in Calgary with a portion being affordable, that densification needs to occur which will require zoning changes. I strongly feel that blanket rezoning of all neighbourhoods to R-CG is a very blunt tool that will disrupt communities and has the potential that development will strain existing infrastructure as growth is random, not planned.

The City has undertaken Local Area Plans in a number of areas which look at densification, diversity of housing types, accessibility, transportation, outdoor places and facilities. I live in the area of the South Shaganappi Com Plan, distributed to households Dec/23. My son lives in the Westbrook Com area. This kind of nuanced plan is much more appropriate. Changing zoning in certain areas in neighborhoods is appropriate. Having 2 or 3 different housing zones (not 1 blanket zone) would help maintain the character of the neighbourhood that property owners selected and bought into. The plan also needs to consider the required infrastructure upgrades required to support densification; utilities, sidewalks, parks.

Blanket rezoning to 2 units per property would be more appropriate. This will maintain the integrity of the community, ensure each household has outdoor spaces and tree canopies.

No provision for parking is a problem. The City requires streets to be clear of parked cars for snow removal, pick up of garbage bins and access for emergency vehicles. Owners of electric cars having to park on road will not be able to charge overnight. A large area for densification is the many commercial malls throughout the city which are one storey and have huge parking lots. Encouragement to redevelop small malls with retail and housing included in up to 6 story developments. Height limits maintain the human scale of development.

Blanket rezoning to 4 or 8 units per lot will hurt the many middle class neighbourhoods that are mostly bungalows. Many people, young families, middle class incomes, seniors, would like to live in a bungalow. By tearing down much of this housing we lose many smaller more affordable homes.

I have traveled to various countries which are much denser than Calgary. In those cities there are many 4 to 6 storey apartment buildings. To support that style of living, there is local retail on the main floor, wider sidewalks for pedestrian use, bicycle lanes, more parks for residents and off road parking. Adequate infrastructure and green space must support the densification



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First name [required]	Karen
Last name [required]	Natsukoshi
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 <a href="#">here</a> .)	
[required] - max 75 characters	Public Hearing Meeting of Council (City-wide Rezoning)
Are you in favour or opposition of the issue? [required]	Neither
ATTACHMENT_01_FILENAME (hidden)	Comments - Proposed Rezoning.docx



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

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## **Submission re: Proposed Rezoning – Change to R-CG (Grade-Oriented Infill District)**

I support increased land use densification of our city for residential, commercial, and industrial land uses. This makes sense for infrastructure (water, sewer, roads/transportation, schools, health care facilities, etc.) planning, operations, and maintenance. Eliminating restrictive and prescriptive residential zoning requirements is therefore not a bad thing. Decreasing the regulatory burden of The City's current prescriptive zoning policy should result in more housing, sooner.

Not surprisingly, the question of where additional housing is to be located is problematic for neighbourhoods that are currently zoned R-C1 (and its subcategories), and R-C2. There are residential housing and zoning targets for The City to meet to receive federal funding from the Housing Accelerator Fund Contribution Agreement. It is not clear how these targets will be achieved. Could The City and the province use their "surplus" lands to meet the targets?

### Local Area Communities Planning Program:

The move to blanket rezoning raises the question of why The City is pursuing the Local Area Communities Planning (LACP) program. Why not redirect those LACP program resources to monitor indicators of success for housing and improving infrastructure throughout the city? Do not create more plans, statutory or otherwise, that will not be monitored, audited, or evaluated for their success or failure. We do not need more "vinyl" or electronic "trophies" that consume space on our bookcases or in cloud storage.

### Exceptions for Heritage Houses:

An exception to the change to R-CG in neighbourhoods built before 1985 (Scenario 1) should be made for heritage homes on the municipal heritage inventory. Although some of these houses are not designated as a Municipal Historic Resource real property under the *Alberta Historical Resources Act*, R.S.A 2000 c. H-9, their preservation is in the public interest. The architectural styles, building materials, and history will be lost forever if redevelopment to multi-unit R-CG is permitted. I urge The City to honour its history by exempting homes on its heritage inventory from blanket rezoning to R-CG.

### There is No Such Thing as "Free" Parking:

Nominally free access to parking on residential streets is taken for granted. Increased housing density will result in more vehicles parking on public streets. Increased parking permit fees along with increased enforcement will be necessary to mitigate the current and future parking issues in inner city neighbourhoods. These could be coupled with removing minimum parking requirements and letting citizens, communities, and housing developers determine local parking needs. Depending on the type of development proposed, there could be more or fewer parking spots than dictated by the current minimum parking requirements. The state of Minnesota recently introduced an act that eliminated minimum parking requirements, "People Ove Parking Act," which received first reading in February 2024.



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First name [required] Gregory

Last name [required] Dziech

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 SUBMISSION BY GREGORY DZIEC TO CALGARY CITY COUNCIL REGARDING PROPOSED 202

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

ATTACHMENT\_01\_FILENAME (hidden) SUBMISSION BY PETER COLLINS TO CALGARY CITY COUNCIL REGARDING PROPOSED 2024 BLANKET UPZONING.pdf



ATTACHMENT\_02\_FILENAME  
(hidden)

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

my sentiment and feelings on this matter are in line with letter attached from community member neighbor (Peter Collins).

## SUBMISSION BY PETER COLLINS TO CALGARY CITY COUNCIL REGARDING PROPOSED 2024 BLANKET UPZONING

### LEGISLATIVE OBLIGATIONS AND RESTRICTIONS

For planning and development matters, provincial law<sup>1</sup> sets out an authoritative statement:

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

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

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

The Court of Appeal of Alberta reviewed this law in the specific context of a municipal zoning bylaw, and made the following statements<sup>2</sup>:

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

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

**The need for predictability is equally imperative. The public must have confidence that the rules governing land use will be applied fairly and equally.** This is as important to the individual landowner as it is to the corporate developer. Without this, few would wish to invest capital in an asset the value of which might

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<sup>1</sup> Section 617, *Municipal Government Act* (Alberta)

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

tomorrow prove relatively worthless. This is not in the community's collective interest.

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

## OUR MOST IMPORTANT INVESTMENT

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

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

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

## LAND USE CHANGES NEED FULL INPUT FROM AFFECTED OWNERS

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

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

The blanket upzoning bylaw amendment limits a concerned resident to one five minute presentation to Council, along with any written material the resident wishes to propose. It

is unrealistic and simply impossible for Council to consider the effects of this zoning change on each individual lot touched by the blanket zoning change.

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

## IMPORTANT CHANGES REQUIRE VOTER APPROVAL

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

61% of Calgary housing is either single detached or semi detached dwellings, and 69% of all homes are owner occupied.<sup>3</sup> These are substantial majorities of Calgarians in each case. A major land use policy change affecting so many Calgarians necessitates that the scope of consultation – and deferral to residents' wishes – must be commensurate to the scope of the change.

No councillor advocated for this policy change while campaigning for office, no councillor (other than Peter Demong) was elected with a majority of votes in the applicable ward, and voter turnout was only 46% city wide. In my own ward (Ward 11), Kourtney Penner received only 28% of the votes cast. Assuming the turnout rate for Ward 11 was the same as the City-wide rate, that means that Ms. Penner was elected by only 13% of Ward 11 voters. Silence on blanket upzoning, combined with this low number of votes, is the opposite of a mandate to impose blanket upzoning.

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

## BLANKET UPZONING DOESN'T ALIGN WITH THE MUNICIPAL DEVELOPMENT PLAN

The *Municipal Government Act* (Alberta) requires the City to enact a municipal development plan (MDP), which Calgary did in 2005, and updated in 2019/2020. While the MDP contemplates a range of housing opportunities and choices, and a balance of growth between established and greenfield communities, it also speaks of **“reinforcing the character, quality and stability of neighbourhoods.”** It calls for locating new housing in Activity Centres and Main Streets, reasoning that “focusing most intensification to defined

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<sup>3</sup> Statistics Canada – 2021 Census - Calgary

areas provides more certainty to the development and building industries and **makes redevelopment more predictable for existing communities by lessening the impact on stable, low-density areas.**"

One MDP objective<sup>4</sup> is to "reinforce the stability of Calgary's neighbourhoods and ensure housing quality and vitality of its residential areas." "Intensification should be accommodated within existing communities in a sensitive manner". The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Another MDP objective<sup>5</sup> is to "Respect and enhance neighbourhood character and vitality, including the following policies:

- a) **Respect the existing character of low density residential areas**, while still allowing for innovative and creative designs that foster distinctiveness.
- b) Ensure an appropriate transition of development intensity, uses and built form between areas of higher and lower intensity, such as low-density residential areas and more intensive multi-residential or commercial areas.
- c) **Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.**
- d) **Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods**

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

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

## THE CITY'S DENSITY GOALS CAN BE ACHIEVED ELSEWHERE

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

According to an internal City document<sup>6</sup>:

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<sup>4</sup> Section 2.2.5

<sup>5</sup> section 2.3.2

<sup>6</sup> Calgary Planning & Development Services briefing document dated 5 July 2023

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

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

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

## CREATING DENSITY IN ESTABLISHED NEIGHBOURHOODS WON'T SOLVE AFFORDABILITY

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

A variety of studies <sup>7,8,9,10</sup> show that increased density achieved through upzoning does not create affordable housing, and in fact usually results in the creation of housing stock which is more expensive than that which it replaced.

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

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

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<sup>7</sup> Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis 15 March 2019 – The Planning Report.

<sup>8</sup> Overview of Evidence for Universal Up-Zoning. Suzanne Tough PhD

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

<sup>10</sup> Broad Upzoning Makes Housing Less Affordable, And Doesn't Add Supply

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

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

## **R-CG DENSIFICATION WILL DESTROY EXISTING NEIGHBOURHOODS**

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

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

Blanket R-CG densification also means that the Local Area Plans (both completed and in process) for established communities is a waste of time. Why plan for increased density in logical places (along major transportation corridors, near LRT sites and on vacant or underutilized commercial parcels), if developers can build anywhere in a community to the limit of R-CG? This is the opposite of responsible, planned, careful densification.

## **UNFAIR TO ESTABLISHED COMMUNITIES**

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

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

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

To quote Richard White:

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

## PARKING

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

While the City planners apparently wish for a future where Calgarians ride bicycles, "wheel" in other ways, or ride public transit, the reality is that Calgary is a large city of suburbs, and vehicles are a necessity for virtually all Calgarians. The City's own data<sup>11</sup> shows an historical household **automobile ownership rate of 1.85 per household** as of 2011. Auto ownership in 2011 was higher than in 2001 in every household size category. Younger and older residents still have ~1 vehicle per household, with rates over 2 per household for the 35 to 44 demographic. Data do not support the proposition that smaller dwelling units have no need for parking. **Increased densification would require more, not less, parking.**

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

## ENVIRONMENTAL CONCERNS

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

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<sup>11</sup> Changing Travel Behaviour, October 2013

stormwater and its associated impacts. Reduction of the urban tree canopy runs directly counter to the City's stated climate change goals. Passive CO2 sequestration will be reduced by 22Kg per annum with each mature tree lost to increased building coverage.<sup>12</sup>

## CONCLUDING COMMENTS

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

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

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

Peter Collins

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<sup>12</sup> The Unassailable Case Against Blanket Rezoning , by Stephen Shawcross and Sano Stante, 2024



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

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

First name [required]	John
Last name [required]	McWilliams
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 Meetings on 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)



ATTACHMENT\_02\_FILENAME  
(hidden)

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

I oppose the proposed zoning changes for 3 reasons:

1. It has not been demonstrated that the changes will lead to a greater supply of affordable housing.
2. The proposal will remove all opportunity for homeowners be heard with respect to local development.
3. There is a high risk of destroying the integrity of communities.



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First name [required] Jen

Last name [required] Hall

How do you wish to attend?

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

Date of meeting [required] Apr 22, 2024

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

[required] - max 75 characters R-CG zoning proposal

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

ATTACHMENT\_01\_FILENAME  
(hidden)



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ATTACHMENT\_02\_FILENAME  
(hidden)

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

This is a great idea. Only a meter taller than the current zoning and an opportunity to get more tax paying neighbours to support infrastructure.



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First name [required]                      Linda

Last name [required]                      McCloud Bondoc

How do you wish to attend?

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

Date of meeting [required]                      Apr 22, 2024

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

[required] - max 75 characters                      Upzoning

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

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(hidden)

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

I want to note that while I always treat everyone with respect, and have not done otherwise in my submission, I do NOT endorse the DEI statement above (for many reasons too numerous to go into here) and have only done so in order to participate on this issue.

Submission in opposition to rezoning.

I am writing to oppose the upzoning being proposed for the entire City of Calgary because upzoning is not likely to achieve an increase in affordability while it IS like to have detrimental effects on the quality of life in existing neighbourhood's and on citizen participation in City land use decisions.

First, upzoning will not achieve an increase in affordable housing. While all of the research and case studies published on the City website claim that increased density leads to affordability, they are unconvincing for a number of reasons. First, three out of the four articles on the website from the US are written by the same authors and some of the remaining ones reference those authors—hardly a balanced look at research on the topic. Secondly, and more importantly, all of the articles rely on the same theory (and it is just that: a theory) that there is a trickle down effect from new building in an area where more wealthy buyers move, freeing up space for middle class buyers and renters, and eventually, for lower income ones.

The problem with this theory is that it totally ignores the impact of real estate investors, both foreign and domestic, which distorts the market. Take Vancouver, for example. They are among the most dense cities in North America and also among the most expensive for housing. And according to Dr. David Ley, Professor Emeritus of Geography at UBC, one of the most significant factors in creating the housing inflation in Vancouver has been investors. (<https://nexuswebcast.mediasite.com/Mediasite/Play/ee34fb5b33a94b6f9327eb88d9cfb2d51d18:40-34:34>.) Furthermore, he refutes the notion that upzoning and densification result in more affordable housing.

In fact, some authors like Wendell Cox, principal of Demographia, an international public policy argue that upzoning and densification actually create more expensive housing. In a statistical analysis of housing prices and density across North America, he notes that densification increases the cost of land and concludes, "there is a strong (statistical) association between urban density and housing affordability, such that affordability is better where urban densities are lower."(<https://www.newgeography.com/content/007221-higher-urban-densities-associated-with-worst-housing-affordability> para.5)

So if it is doubtful that upzoning will create better affordability, what IS it likely to do? Well, it will cause infrastructure strain, and I offer as evidence my own community of Shawnee/Millrise. In the 20+ years that I have lived here, I have seen a golf course turned into high density apartments and two other high rise apartment buildings go in. The result has been a huge increase in traffic congestion at all times of days. It is true that we have several C-Train statins available in this area that might be an answer to battling traffic, but this increase in congestion has occurred despite availability of public transit, perhaps because many residents like me, have stopped riding the C-Train because of the inherent risk in doing so. And this congestion has come WITHOUT an accompanying increase in affordability (a one bedroom suite in the newest building is renting for \$2,500/month, hardly what I'd call affordable.) In short, I have seen a decreased quality of life without seeing any associated benefits. And I'm sure that Calgarians from many other neighbourhoods could tell a similar tale.

Upzoning will also threaten greenspaces, which are central to Calgarians' enjoyment of their neighborhoods, and to having "breathing space" in the middle of an already dense cityscape. This new housing policy already allows the sale of "unused" greenspaces, owned by the City, to be sold to developers for a variety of uses, with no requirement for any further consultation with

existing homeowners and residents of the area. In addition, densification will also transform the character of existing neighborhood's like mine, where there is a long-term, stable population, to one with a more transient population, which again, impacts the quality of life in existing communities.

But perhaps the most serious impact of upzoning will be the decreased ability of citizens to have meaningful input on land use decisions effecting their neighborhoods. The City Administration claims that there will still be an approval process and that residents will have a chance to appeal. However, there will no longer be a requirement for the City to make public announcements about proposed changes, so it is likely that residents will not even be aware of a new proposal. And if they are aware, they will have to come up with \$200 to file an appeal and write a detailed submission which sometimes requires legal advice. These are barriers to the meaningful participation of busy and increasingly financially challenged Calgarians to participate in land use decisions that impact their everyday lives. The likely outcome of these changes is that Calgarians will be less involved in their City government , and you will forgive me if I think that that is the whole point.

In conclusion, considering that upzoning will not likely accomplish the goal of increasing affordable housing , and might well decrease affordability; and considering that it will result in numerous negative effects on existing neighbourhoods without any accompanying benefits, I would urge City Council to look at alternatives to upzoning for affordable housing.



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First name [required] **Madeleine**

Last name [required] **McPherson**

How do you wish to attend?

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

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

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

[required] - max 75 characters **Land Use Designation**

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

ATTACHMENT\_01\_FILENAME (hidden) **Land Designation Rezoning.docx**



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(hidden)

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

City Councillors,

There is a reason that my husband and I purchased our home in Palliser in 1969. We chose this area because we wanted a single family home with a large yard where our children could play and have friends. This home was near everything that was important to us at the time, schools, shopping, parks and transit. We also bought it with the knowledge that this was a designated area that was never going to change.

Shortly after we purchased it, a developer tried to build an apartment building on a farm property that was across the street from us. Luckily for us there was a city councillor (not our own) named Sue Higgins, who understood what the density plan for our neighbourhood was and that this project didn't comply. Because of her commitment to the citizens of this city, that project was denied and as a result four lovely homes were built.

Now, we have a city council that doesn't feel that it is their duty to honor this promise that was made to us back then. They don't seem to care that our homes, that have become our most valuable assets are going to be devalued.

I understand that we have a housing crisis, but destroying the quality of life that those of us who worked very hard for is not the answer. And blanket rezoning is not the answer. There are certainly parts of any community that would make ideal places for more than single family homes. But they should continue to be allowed on a case by case basis where the consideration of other home owners are not overridden.

And lastly, you were voted in to support all the citizens of this city. It is great that the Federal government wants to support a housing initiative, but it is not their jurisdiction, and they have no right to dictate what must happen in order to get our own tax money. You do not have the right to bow to a political party to get funds without having the approval of the citizens of this city.

I live in hope that you will actually listen to the citizens of this city for once.

Madeleine McPherson