



# Rezoning for Housing

What We Heard Report – Verbatim Comments

April 2024

Verbatim comments presented here include all feedback, suggestions, comments and messages that were collected online and in-person through the engagement described in this report.

Any personal identifying information has been removed from the verbatim comments presented here. Comments or portions of comments that contain profanity, or that are not in compliance with the [City's Respectful Workplace Policy](#) or [Online Tool Moderation Practice](#), have also been removed from participant submissions.

Wherever possible the remainder of the submissions remains. No other edits to the feedback have been made, and the verbatim comments are as received. As a result, some of the content in this verbatim record may still be considered offensive or distasteful to some readers.

## Engage Portal comments

H-GO should not have parking minimums at all and should be allowed city-wide as part of the changes to blanket zoning, RCG is insufficient. If you want to increase supply you should not be restricting what kind of low and medium-density developments can be built where, let the market decide what is needed. We need homes now, and allowing H-GO everywhere improves density, which we desperately lack. These changes should have been made 20-30 years ago, don't make the same mistake again, do it now.
I am in favour of this change. The simple fact is that we need more housing. We can't keep building outward forever. I doubt people in established communities would care about this change if their communities had been zoned R-G in the first place. Nobody is protesting new communities like Belvedere, which are zoned entirely R-G/MU from the start.
Upzoning should be done City wide to increase the freedom of residents to use their land in more productive ways and allow for commercial and industrial uses in neighbourhoods just like we used to do as a special for thousands of years.
This is a good step towards building a more affordable and sustainable city. However I feel like it might not necessarily be enough to have a large impact on affordability especially when it comes to small business as well. This base zone should also allow commercial units with many different uses like restaurants, bakeries, coffee shops or offices.
I'm in support! Let's build some housing!
Hi ! Pl. get this approved ASAP and Calgary needs urgent approval.
Finally the city is removing low-density zoning and allowing more flexibility. Thank you! I have wanted to redevelop my lot for a while, but the hassle of rezoning has always been a barrier. I am looking forward to being able to add additional suites to my lot, and hopefully, help reduce Calgary's urban sprawl problem!
Follow the Strong Towns philosophies. Eliminate parking minimums, stop the continued expansion of the failed suburban experiment and return to a traditional development pattern. Return to a value-per-acre design philosophy. The current zoning and property tax regime encourages unproductive land use like surface parking lots.



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<p>Newer neighborhoods already have multiple housing options. There is no need for changes at this time. I do not want to live in a [removed], full of uncoordinated properties or a structure sitting on my property line.</p>
<p>Rezoning to increase population density in Calgary is long overdue and will help address several ongoing issues such as urban sprawl, transit costs, cost of new community expansion (infrastructure), and providing additional homes for new Calgarians. I fully support this initiative.</p>
<p>I think it's great to see this blanket rezoning to make it easier to increase density without having to jump through additional hoops to rezone. I hope that the few but very loud people who resist change won't stop you from doing the right thing!</p>
<p>How will existing tenants be protected? Is there anything that will keep landlords from evicting existing tenants so they can build a secondary suite or tear down existing buildings now they can have multiple buildings on that land plot without having to get a rezoning permit?</p>
<p>Ok, why is the an all out [removed] on single family homes? I saved my entire life for my RC1 home. There are so many gaps in your blanket strategy. My term is ageism. This is not my first house but it is my first home. This plan is insensitive to the current home owners. Build your density on your vacant lands. This plan is a massive tax grab so you can give council a raise. Don't [remove] my community. You're not going to house the [removed] in a million dollar row house. Get your plan straight.</p>
<p>I absolutely do NOT support the e proposed rezoning. My preference would be to leave the zoning as is and only redone where higher density housing fits well within the community. A compromise would be to bump each zone up by one level, so RC1 becomes RC2 and so on. I strongly believe that Calgary needs to provide neighbourhoods that are zoned RC1 for those residents who prefer to live in an RC1 neighbourhood. I do not want to live next to a multi unit home.</p>
<p>I think it's a great idea that will help provide more affordable housing options without drastically changing the feel of most neighborhoods. I hope it is applied across the whole city without any wealthy neighborhoods getting exceptions.</p>
<p>I have a very important remark: It doesn't matter if it will be allowed to build more housing unless minimal parking, at least two staircases for apartments and similar rules are in effect, zoning is very important, it definitely shouldn't be very strict, but other rules that affect housing are important too. Thank you for your initiative!</p>
<p><b>BRING IT ON!</b></p>
<p>I think R-CG should also include buildings without ground floor entrances. Small scale walk up apartments used to be common and I don't see them as more disruptive than townhomes. They can also have more living space for the same footprint because you don't need to duplicate the stairs so many times</p>
<p>This can't happen fast enough. Imagin if I could dissect my home to house two or three families. Income for me housing for others. Living in suberbia is the worst. Only thing that would be better is if there would be more home based shops sprinkled through out the communities.</p>
<p>Let individuals and homeowners purchase lots. Developers are ruining this city. No character, no heart. Don't ruin established neighborhoods like what has happened to Altadore/Marda Loop. People live in</p>



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downtown for a reason, as do the individuals who live in less dense areas. Not everyone is entitled to have a "800,000" home. Build more units in the central area. I know for a fact that wealthy neighborhoods such as britannia or elbow park will not be building multiple unit buildings
Rezoning, yes, please!
Strongly opposed to this virtue signalling that only benefits developers and actually decreases affordable housing. Climate change hypocrites while you approve 15 new subdivisions last year with no developer paid tie in to mass transit or requirements for density or low income percentages. I gave detailed written feedback at the council meetings in the fall my councillor didn't even attend and am sure nobody read. Watched disgusting behavior from [personal information removed] and council to the citizens who spoke.
Why rezone the entire city? Based on your information and FAQ, I see the rationale in older neighborhoods that are ready for redevelopment. Allowing rezoning in new neighbourhoods under construction means people have bought very expensive homes and locked themselves into mortgages on facts that are no longer true. There were supposed to be single family homes with yards and space behind me. What's to stop the developer from changing it all to high density townhomes just to make more money???
The zoning laws should be left alone. It is disgusting how you are taking away communities ability to give input on rezoning on a case by case basis.
Absolutely not. This is going to create individuals who have the cash to buy single family homes and build a 4-plex or 6-plex and either sell them for high values or rent at high prices to make latge amounts of money. This is a TERRIBLE idea that is only going to line the pockets of those with money without addressing affordable living for those who need it. Also parking is already an issue in most neighbourhoods I can't imagine what it would be with increased density.
Blanket upzoning is good and you should do it.
Much lower residential street parking fees especially innercity/Beltline. Zoning for more basement/secondary suite housing.
I strongly oppose city wide rezoning. Rezoning should be limited to certain areas such as near transit hubs and retail hubs.  People have purchased homes in single detached neighborhoods for a reason. They should not be forced to be faced with a constant threat of having 3 storey multi unit buildings built next to them. The lack of parking, constant turnover of rental occupants and lack of light and privacy caused by this rezoning will ruin many residents enjoyment of their homes.
It's great! Keep going!
Housing is a right and not just for the rich or well-off. It's sad to feel like I can only rent in a neighbourhood but never buy (Banff Trail). Housing needs to be more affordable so please do all you can to make more houses and make them accessible to all.
What about the people in the single family neighborhoods that worked hard to be there. They want that lifestyle



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<p>So gov,ts come along and say sorry, we are now changing this. And a four Plex goes up next door? You did not choose this. It is taller, it shades your property and has many people now coming and going. Is this fair to the people already living in these neighborhoods?</p>
<p>You are going to destroy the beautiful old neighborhoods in the name of housing shortage as the issued has not been addressed. You have many many areas in this city to proceed with high density without going after the old neighborhoods. [personal information removed]. You are attempting to destroy a way of life. Thanks a lot.</p>
<p>I think the proposed rezoning is great, but think the City should go one step further by up zoning properties on Main Streets and near transportation nodes.</p>
<p>Cities cannot sprawl indefinitely. This stretches services thin, makes them cost prohibitive and increases ghg footprint . Calgary does not need new communities. There is very little choice of small single family units eg in my neighborhood dozens of duplexes are being built and they're all similar floor plan and 2000 sqft.City needs to stand firm against developers.</p>
<p>There is a 4+ storey rezoning planned for Vandoos villas and Vandoos gardens. I think this is a terrible idea due to poor road access to the area. With only one way out the intersection at varsity dr and 48th st is already a nightmare. Adding a high rise building in that area would have hundreds of people driving on local roads where children play every day. I would support rezoning for higher density in that area, up to 3 stories.</p>
<p>I specifically chose the area in which I live in Varsity due to its lack of high density housing. Any increase in current volume of people are going to cause the current traffic issues to worsen. I do not want to live in an area with high density housing and I do not want the current benefits of my neighborhood to change.</p>
<p>The density allowed under r-cg is an absurd amount for most single family dwelling designed communities. This needs to be looked at more thoughtfully of preserving some of the beauty this type of community life it gives to so many calgarys residents</p>
<p>So what is the point of having local area plants then!? This rezoning allows builders to dictate what our neighborhoods evolve to... and their goal is of course to make money. The average person looking to buy an existing older home in many "inner city" neighborhoods cannot afford it because the builders are willing/able to pay big dollars and then put million plus dollar homes on the lot or row homes on the lot. This does not seem to be a solution to the problem- just a knee jerk reaction.</p>
<p>Please keep the high density and infills to the inner city. Those of us living on the outskirts chose to trade off of longer commute times to have more space. This wouldn't be so much of an issue if the conservative government hadn't run a full campaign encouraging people to move here because "we have yards". Ironic that if rezoning happens, those yards would largely disappear.</p>
<p>I disagree with the aggressive and excessive changes you are proposing to established neighborhoods and communities. Like the monstrosity proposed for Glenmore Landing. Or when you try to rezoning bungalows in the inner city area that are at heart of communities not even on main streets like you have attempted to do in Richmond Knobhills. All this changes and pressures make me wonder if this is really on the benefit of Calgarians or link to the RealEstate background and connections of the Mayor</p>



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<p>I do not support the rezoning program. You are destroying the character of neighborhoods. I will be complaining to my councilor. If this is implemented ill be voting for new leadership in the next city election.</p>
<p>We need this. Housing is a big problem and rezoning to allow townhouses and low rise apartments throughout the city is an easy first step. A diversity of building types means I can hope I won't be priced out of my neighborhood.</p>
<p>I live in a neighbourhood that is predominately single detached houses and support the re-zoning absolutely. This is very necessary to solve the current housing crisis. Don't let the NIMBY contingent stop it!</p>
<p>When you allow single family houses to come down and build multi-family homes you reduce the amount of parking, area for garbage cans and green space around a home. You allow this one lot at a time till the entire street has been transformed to no parking, no greenspace and no where for garbage cans or even bikes.</p> <p>When you allow for multi-homes in the suburbs, you require adequate parking, greenspace, garbage and storage for bikes.</p> <p>You are changing existing communities for the worse, not better</p>
<p>I do not support the blanket conversion of single family home neighborhoods to R-CG designation.</p>
<p>We live in Queensland and have been in our home for 37 years. We have paid taxes for all those years to protect and hopefully enhance our neighbourhoods! This city administration pushes its long time responsible residents to their limits! We want to live peacefully in our established neighborhoods and we have sacrificed and worked hard to live in our home and this neighborhood! Let us live in peace without tuning our area into a high density living space!</p>
<p>Amazing step in the right direction. Simply want these changes to happen faster! Providing a variety of housing units within neighbourhoods (especially inner city ones) allows more to be able to live in the neighbourhoods of choice. Would want to see more apartments and mid to low rise towers come into the picture as well. Especially near big intersections and potential future transit streetcar lines.</p>
<p>Just want to say that I fully support this rezoning and can't wait to see more dense community development! This all looks fantastic and will really help me (a future teacher) make sure I can stay in Calgary and grow my family here. Thank you for this wonderful proposal - keep this up!</p>
<p>This is not dense enough. I live on Centre Street. I live very close to where the future Green line is proposed. I am laughing at the fact that we are proposing a zoning uplift to RC-G here. Banff Trail should have towers adjacent to a station not RC-G. We're talking about less than 100m from transit stations for crying out loud. Upzone every Transit oriented, transit adjacent and transit proximity area to much higher densities! We are in a housing crisis and need cheaper and more abundant homes</p>
<p>Why no auto rezoning to allow for small apartments under 4 stories for example at intersections and along corridors, as Edmonton just successfully passed? Duplexes and townhouses are a step but apartments are truly needed for people with low incomes, students, temporary workers, and more.</p>
<p>The differences between types of housing is not clear enough and does not include detail about the current vs proposed state, even with the PDFs you have provided. You need to include more and better</p>



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photos and descriptions of the types explaining the current vs proposed rezoning. They all look too similar (e.g. rowhouse vs townhouse, RG vs HGO, difference between RC2 and RCG, etc.)

There needs to be more in-depth information about the impacts of rezoning on infrastructure such as roads, schools, congestion, available services and impacts on business on your site. I need to know more about the examples you have studied and the short and long term outcomes. I also need to know that the city will support funding for additional infrastructure.

FINALLY! Oh my goodness, I am SO excited for this rezoning proposal. Stay strong, you folks. You know this is the right thing to do. Weather the NIMBY storm and get this done. For the benefit of a strong, diverse, resilient Calgary, godspeed!

We live in Renfrew. Appropriate infills in side streets are single family, duplexes & row houses. Continue condos along Edmonton Trail. It is not appropriate along 12th Ave and or 6th Street. The schools supporting Renfrew are full. The French Immersion school is a lottery next year. Daycares have waiting lists. The Renfrew City pool, swimming lessons are full.

Increase density in inner city neighbourhoods that have low school populations and low City facility usage to save those facilities.

Blanket rezoning strikes me as lazy and unwilling to entertain nuance or community concern.

This isn't good enough. No sfh along transit corridors.

Concerning. Blanket rezoning is an ineffective band-aid that'll destroy communities. It must not be allowed.

I do not want more density. I don't want to live in a shoebox or a 15 minute city. This is Canada, not some 3rd world [removed]. Stop immigration and the house problem will solve itself.

Absolutely do NOT rezone existing areas. I purchased my home based on its current zone. You have no right to change that and affect the biggest investment of my life. Stop ruining our city - we do not want to be denser. Stop! Stop approving every single development - quality of life in this city has gone down the [emoved] because of over-development and over-population (and a terrible city council).

I wonder if citizens can sue the city, for breach of contract, if you change our zone.

I live in the SouthWest at the corner of [personal information removed]. This neighborhood is primarily single family homes. I think this zoning plan ISNT ENOUGH. It needs to be denser and look to buildings like the nearby Brookfield development on Broadcast Ave. We should particularly rezone areas around the train stations to better accommodate population. The Sirrocco station is a prime example of what NOT to do. It lacks density and ease of access for commuters. Instead, it is a car lot.

Some of us bought single-family homes and are (over) taxed accordingly because we like the lifestyle and community. This is nothing more than a revenue grab by the city and payback to developers for their campaign contributions. There is no "housing crisis", it is manufactured by open-door immigration. Put the brakes on that until the infrastructure is available, problem solved. Shame on council for thinking we all want to live in row houses.



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<p>I notice for R-CG zones that parking is 0.5 spots per unit. So that means if in a four-plex there would only be two parking spots, so if the occupants have two cars each then six cars will be parked on the street which will mean that on street parking will be very limited. This is very concerning as I live on a quiet street with no problems for myself or visitors to park on the street but this will no longer be the case. There should be at least 1.0 parking spots per unit, preferably 1.5 or 2.</p>
<p>I feel Council and Administration are 'selling out' established communities that are predominately single family homes so the city could receive funding from the Feds. Those communities can be the ones with the highest property taxes. So will their taxes decrease with more density? Also will the city actually listen to feedback or is this just an exercise to put on a show that the citizens were 'consulted'.</p>
<p>Yes. There are missed opportunities for higher density along 50th Ave SW between Macleod Tr and Elbow Drive SW and also along Elbow Drive from 4 Street SW south to Anderson Rd SW.</p>
<p>Do not blanket re-zone the entire city. Start with developing empty city owned land first. Why are you not looking to remediate West-Village? This area could support tens of thousands of people! Please start remediating this land instead of ignoring the problem year after year!</p>
<p>Denser is better. The city should permit high rises within a wide radius of major transit (LRT, bus hubs) is located. Low rises should be permitted everywhere. Build up not out!</p>
<p>Calgary already has a lot of unused or underused land within its city limits, so that should be tackled first. I vehemently oppose the blanket rezoning that would allow a neighbor to tear down their home and replace it with 4, 6, 8, 10 suites/apartments, so that they can be resold or rented out at exorbitant prices. This will not solve any housing crisis.</p>
<p>The housing crisis will not be solved by blanket rezoning. Home buyers choose neighbourhoods based on various factors, including lack of high rises, green space, as well as fewer cars. Calgary identify those affordable neighborhoods where blanket zoning makes sense and allows neighborhoods to retain their sense of identity where appropriate. A free for all is not the right answer particularly as other factors play into housing such as access to supplies, labour as well as interest rates.</p>
<p>I believe that these efforts should not be done as a blanket and that they should continue to be done community by community. Blanket rezoning is a foolish and shortsighted tactic that cannot be undone. Investigation on each community must be undertaken individually.</p>
<p>I'm all for densification! I used to live in Montreal and the walkability is one of the things I miss the most -- would be great if Calgary can become a bit more "walkable".</p>
<p>This is a great step in the right direction. If anything, I would ask for more density particularly near transit lines. More small businesses with residences above (ie. more mixed use buildings) would be great to see.</p>
<p>Base rezoning does not automatically result in changes to housing affordability or changes to the types of housing that is built in a neighbourhood. This approach recklessly reduces builder oversight, introduces potential system exploits by removing a fulsome permit/appeal process, and increases their ability to make a profit at the expense of Calgarians and communities seeking ground-level housing.</p>



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<p>Would the City plan to roll out the up-zoning to R-CG (assuming it is approved by Council) in a phased approach? For instance, first phase could include R-C2 communities, then R-2, then R-C1 then R-1. Many R-C2 communities already undergoing many land use changes, whereas I doubt that the R-C1 or R-1 districts have as many occurring.</p>
<p>Thumbs up for upzoning! Please also consider allowing small commercial/corner stores in neighborhoods.</p>
<p>I support this change. I own my own home in Capitol Hill, and they changes made in this neighbourhood has already added new life to the area.</p>
<p>Aboslutely NOT. The whole secondary suites issue has imploded here in Martindale. Houses now have 3, 4 &amp; 5 vehicles for all the residents living within 1 unit! Street parking is for everyone - good answer from people who have houses w/ garages to park inside. Our community of single residences is becoming over-run with rental units crammed with renters who don't care one iota about respect. For those of us proud home owners who built their house new &amp; still live here, we are being shafted.</p>
<p>I think we should be allowing more density and allowing small businesses to operate throughout communities.</p>
<p>Please pass The City of Calgary's Housing Strategy in full. It is needed to help chip away at the unaffordable cost of housing in the city and help ensure a bright future for the next generation of Calgarians.</p>
<p>I am very happy to see the city working towards better use of existing spaces rather than continually adding new low-density communities. The city is already spread much farther than it should be and too often the new developments are destroying wetlands and other biodiverse areas.</p>
<p>This is not enough. Particularly around train lines, housing density should be much higher to fit the purposes of demand and transit use. Look at other countries with developed mass transit: housing surrounding transit lines are deliberately zoned to be much higher density. Also, allowing for investors to come in and develop rent-exclusive properties is significantly driving up ownership cost. Mechanisms should be in place to limit investors from scooping up supply and driving up housing costs.</p>
<p>Why do planners think zoning is the magic bullet? All that's happening in my hood is people turning secondary suites into AirBnbs. Calgary needs housing cooperatives like in Vancouver. The city should build on top of the city hall parkade because it was designed for that. Calgary needs public housing or housing on leased land. Use your imagination a bit more! Just densifying is not gonna cut it. Have more than planners in the room ok?</p>
<p>I am not supportive of rezoning without an infrastructure plan. All the neighborhood schools for the Chinook area impacted by the Chinook development are closed campuses. Where are all these children going to go to school? Development can only occur in an organized fashion. It cannot occur because city council has decided that it Hass to happen without any planning. I will be 100% supportive of rezoning when the city proposes plans for education for kids who will be living in these neighborhoods</p>
<p>Blanket rezoning is a ridiculous idea. Maintain most communities as single family residential - higher density needs to be focused on areas where it is most beneficial, such as closer to downtown or other commercial areas. Studies and planning should go into whether an area can sustain increased density</p>



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and consideration should be made on the impact of existing households in the area before approval - not a blanket scattershot approach.
I am generally in support of this rezoning but I do not think it goes far enough. I think we should get rid of default zoning by use entirely. There are too many rules - arcane and inane - that prevent housing from being built. We need to think outside the box and allow people to use land in whatever way makes sense. For example, don't dictate by zoning where someone can open a food establishment, or a corner store, or community space. No more zoning, eliminate parking minimums,
Calgary does not have a competent council willing to make tough or informed decisions for long term benefit (unless it benefits CSEC). Admin can only push so much when 15 incompetent people with misplaced interests drive any positive change that can happen. And because of that we are stuck severely lacking the proper infrastructure that a good or great city needs.
I feel there needs to be some height restrictions. I am concerned this is too broad of an approach.
No blanket rezoning.
Rent cap instead of creating tons of expensive infill in inner city
Interesting to see Mount Royal is excluded - It appears just the lower income areas of the city are to be rezoned. Not a big fan of the proposed changes, it appears that Administration/City Counsel just make this stuff up and believe they can make it work somehow.
I support the new housing strategy and it's intention to change zoning districts in the city to allow for more housing choice and density.
The reason for this is policy failure by federal and provincial governments without strategic planning for housing.  I lived in high density and the noise pollution from too many close antisocial people was horrible on mental health. I chose to buy a single family home in my area to get away from this which included going without things to afford it.  The issue in part is greedy people with multiple rental homes and airbnb.  Affordability is not defined either - developers will not take a cut.
I support blanket upzoning to R-CG and advocate for higher-density zoning than R-CG near all transit stations. Additionally, allowing small businesses like cafes and corner stores in all residential areas would enhance vibrancy and walkability. As a car-free resident, I also strongly support eliminating city-wide parking minimums to avoid mandatory ownership of unneeded parking spaces, which adds unnecessary housing costs.
I live in the SW off [personal information removed]. I don't see how rezoning will improve access to housing for those who need it. The only new housing I see being built in my neighbourhood is being sold for + \$1MM, including row housing. I'm also not sure how this supports climate action. Perhaps the city should support or advocate the province and the federal government for more funds to retrofit existing



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structures, rather than encouraging the waste that comes with tearing down solid homes in favour of new build
Hello, Although an added density is needed, the change that is being proposed is too drastic. It does not respect the identity of each community. There is a limit to how many homes can be built, and if bungalows become infills, it changes the density in a more organic way. Having big units in main roads , next to C-train stations and commerces makes sense. Having a 4 plex between 2 bungalows does not. Thank you for listening. [personal information removed]
This is politically unpopular, but I feel like we can be more aggressive with density and rezoning. There are parts of Hillhurst/Sunnyside, Bankview, Sunalta, etc. that could support quality lowrise mixed-use developments. Still, it's a start, and if it is the most daring thing we can do right now, let's make the city denser.
I think this is a fantastic idea and will help to improve density and housing availability throughout the city! This is the right kind of density for Calgary and I'm happy to see it applied all across the city rather than just some specific inner city neighbourhoods!
Hello, although I can appreciate the challenge. I do not support city wide re-zoning. I feel that owners of each neighbourhood or street should be able to vote on impacts to changes. I do not want to see Lakeview increase in density which will increase traffic and business. This is a quiet neighbourhood that we love for that reason. Duplexes and other higher density options will change that. Thank you. [personal information removed]
Available parking must be considered in each area before rezoning is permitted. Otherwise free parking permits must be required and enforced. Be mindful there is less availability in winter. Building safety is of utmost importance . Money must be allocated for enforcement of building codes and parking.
I don't think it goes far enough. You should allow small scale retail and commercial on lots that are currently residential. The city should allow small convenience stores in home fronts like used to be common. People already operate salons or similar out of their homes and should be allowed to build a home with that in mind so people don't have to walk through their home to go to the salon or dog groomer, etc.
Removing RC-1 zoning will result in significantly reduced tree canopies in the city, increasing our carbon footprint and air pollution.
Aside from the clear environment impact concerns our schools in old neighborhoods do not have the capacity to hold more students, our streets cannot hold more cars and our transit system cannot support it all. Utilities? It'll take decades of tearing up roads and billions of dollars to upgrade it all. Please consider limiting the number of new comers instead.
This type of rezoning in Lakeview is not welcomed!
I can't really get behind this idea. I think the way marketability and the oversaturation of renting has really ruined housing and housing prices. If we want sustainability it's starts with making housing affordable for our older houses built before 1980. Buildings new properties of mixed development helps but it doesn't



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help pricing and it doesn't help the landlords who buy those properties out for others to rent and making it hard for new home owners for us to buy.
It is extremely disappointing that there is no consideration for more rezoning for small commercial inside residential communities. If the city is serious about reducing emissions and creating more walkable neighborhoods, this is a perfect opportunity.
Rezone small pockets of small commercial zoning into residential neighborhoods to increase walkability. Don't miss this opportunity. Enough massive car-centric eyesore malls.
I am opposed to blanket rezoning across the city. Neighborhoods should have the option to be excluded. Lakeview Village should retain the current status.
Why do people want to travel Europe and live there? Because neighborhoods are WALKABLE. That means all residential neighbourhoods have small commercial zoning pockets. This would be a terrible missed opportunity to not include into the rezoning plan. Think long term!
Please for the love of God stop insisting on creating the most unwalkable, car dependant, suburbia hellscape imaginable. Ensure there is zoning for small commercial spaces (coffee shops, grocerers, bakeries, restaurants) inside existing residential communities. Montreal Plateau is a perfect example. That's what people want! Look at Europe. Think more boldly. This is a great opportunity to reimagine the city that the people want.
Perfect opportunity to take the first steps of creating walkable neighborhoods. That means so much more than sidewalks and bike lanes. Give people REASONS TO WALK VERSUS DRIVING. That means adding small commercial zoning to the midst of residential neighborhoods (pubs, coffee shops, bakeries, book stores). This current plan is half-baked and myopic. A total lack of creativity.
I strongly disagree with this approach. My neighborhood does not have sufficient parking to support this density of housing. My household only has one car and there already is challenges finding parking. My house does not have a garage and cannot fit one.
Create more zoning for small commercial spaces inside neighborhoods. Time to undo decades for terrible, car-centric community planning. Design communities to the human scale, not the SUV scale. Emission reductions can be done with thoughtful community planning which Calgary sorely lacks.
More high density housing please!
Why so there absolutely no mention or thought to adding small commercial spaces to residential neighborhoods? Think Europe, think Montreal, think of all of the cities people go to for vacation because of the character of the neighborhoods, the walkability, the vibrancy. We could have that here with a little foresight
Rezoning threatens the foundation of single-family neighborhoods, disrupting the promised tranquility and stable property values residents sought. This violates the agreement made when choosing these areas, eroding trust and diminishing the quality of life residents expected. Preserve the community's character by respecting the initial reasons that drew people to invest in these homes.
Rezoning single-family neighborhoods risks disrupting the community fabric. Increased density can strain infrastructure, leading to traffic congestion and insufficient amenities. Residents value the tranquility of



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<p>these areas, and rezoning may erode property values. Preserve the character and quality of life by maintaining the current zoning structure.</p>
<p>Blanket rezoning is a great concern for me for the following reasons 1) Parking particularly when an R-1 becomes R-3 or higher 2) potential loss of the feel of a neighborhood 3) loss of green space ( yes yards) that is needed not only to absorb heavy rainfalls, but also is important for mental health 4) loss of investment put into one's dwelling if a multiplex goes in next door and negatively impacts the positive features of one's dwelling (e.g sunlight, quiet street where kids can play, etc).</p>
<p>We need this plan and I totally support it, since all builders are booked years ahead. I couldn't buy a house simply because the waiting list is 2-3 years. And what about all newcomers to Canada? We need [removed] but we can't provide them a place where they can live... nonsense</p>
<p>You rezoned legacy areas where home owners took care of their properties with pride into rentals and relaxed codes on suited units. Now we have 2 rental properties on both sides of us that landlord's and tenants don't cut grass and/or clear snow, Landlords/tenants dump garbage in back-yards and junk, trees hanging over into my yard. Again and again after trying to work with Landlords, who don't give a crap about upkeep or maintenance. Neighboring home owner complaints go unresolved with bylaw.</p>
<p>Absolutely not. This is a blanket approach with no thought behind it</p>
<p>My main concern is around parking. In communities with smaller lots there is already high demand for street parking for residents, particularly when there are secondary suites. The reality is that transit and biking are not feasible in the more suburban communities, so everyone needs a car to get to work, meaning 2+ cars per house. Street parking is already full on my street. Any additional density will make parking impossible, particularly for the elderly and families with very young children.</p>
<p>In Banff Trail, which got rezoned. Houses were torn down &amp; replaced with cheaply built, expensive housing with no parking. People couldn't buy the old houses, as they were outbid by developers. An old house at 480k became two 900k duplexes with no trees or yard. Somehow the crime rate soared as well and streets were packed with cars. I moved to a neighborhood without that zoning to get away from the issues. If zoning changes, you need rules to ensure underground parking has to be built .</p>
<p>Duplex, Rowhouse, Townhouse, etc developments for rezoning are welcome, but absolutely MUST require at least one parking spot per bedroom included WITHIN the footprint of the development.</p>
<p>I support base RCG as it's necessary to solve both the housing and climate crises as well as just create a great city.</p>
<p>Blanketed changes are too broad. Existing ARPs should be considered.. Specially upper and lower mount royal. Its already been designed to have a mix of density and I've personally gone from living in lower mount royal apartment/townhouse/condos with roomates, to buying a place in upper mount royal and having roomates, to having a house for my family. The combined ARPs service single family homes to mid rise condos/apartments as you flow to the belt line - well planned and thought out already.</p>
<p>Rezoning is a horrible idea and all this is [offensive remark removed].</p>
<p>Go away!</p>



# Rezoning for Housing

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<p>Anything done by this Mayor and Council is absolute disaster.  They should all resign  I will fight against anything you do until you are all replaced at the next election.  Absolute Fail</p>
<p>Yes for crying out loud STOP THE INSANITY. Average family can't afford most of these homes you're just helping developers get rich and in turn line your own dirty pockets.</p>
<p>This change to zoning is absolutely necessary to ensure Calgarians have access to affordable housing.</p>
<p>As a resident in an established R-1 neighborhood, I am in full support of these proposed initiatives to increase possible housing stock, particularly in established areas that have become inaccessible to many younger families. Change is inevitable and desirable, let's do it thoughtfully and care for all of our community members.</p>
<p>I absolutely do not want a zoning change for Lakeview to allow for multi family units. I have seen first hand the negative impact it has on a community as I used to live in the mardaloop area and I moved to this community to avoid the take over of multi family buildings.</p>
<p>The thing I find most problematic about the rezoning of older established neighborhoods is that they are not actually affordable. Altadore has been completely changed, and who can afford to live there? People with \$2M+ to spend on a home. Not affordable in any way, shape, or form. I live in Lakeview and we have different housing options here - apartments, townhouses, duplexes, and single family homes. Neighbourhoods like ours should not be rezoned, ones with only single family homes should.</p>
<p>I am fully supportive of the proposed change in zoning across the city. We need more housing types and more housing supply. We are a city of 1.4 million people, this is not a small city. We cannot continue to simply grow outward, it becomes exponentially more costly to do so. I would like to have more choice in housing types in places where I would prefer to live, closer to work, and closer to places I like to go. I live in Ward 13 and would like to see change over time.</p>
<p>We have concerns about rezoning causing congestion in the community, We live in lakeview and there is limited access in and out of the community and we do not want additional traffic through. We have concerns that there is not enough parking for additional housing added and changes will devalue existing properties in the community . Opposed to the change in zoning for Lakeview</p>
<p>Please make it easier to develop affordable apartments downtown and not just luxury condos 🙄🙄🙄 I live in inglewood in a three story walk up right now and I'm surrounded by expensive condos wayyyy out of my budget. Just incase some developers come buy and destroy the building I live in I want there to be other appts downtown that I can still move into and afford!!</p>
<p>Given the mess of street parking in places like Altadore, where most single homes have been replaced, I think we should allow selective re-zoning. Open up corner lots, or lots across from a park where there is ample street parking for residents and their visitors. Or perhaps allow up to 30-50% of a single block to be filled with infills. Please learn from other cities that have come to regret blanket re-zoning.</p>
<p>I am 100% against rezoning.</p>
<p>Citywide Rezoning is a great move. Increasing all types of housing supply would help with affordability.</p>



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<p>Terrible idea. Not only will this destroy natural spaces, increase density sacrificing mental health and well being, destroy quality of life and in the end increase taxes. This SHOULD not happen.</p>
<p>I believe that densification is important but it should be properly thought out and imposed only in areas that are well equipped to handle it, not a blanket policy across the entire city. Areas that are close to transit, shopping etc are a good fit. Single family neighborhoods are not. Character is worth preserving.</p>
<p>We have seen numerous times when government at all levels gets involved in business or investment, development growth goes negative. Things get overly expensive, government expands, corruption creeps in and the taxpayer are the ones who pay for the damage. Leave housing to the developers, sports facilities to the rich sport teams and stop using taxpayer funds to advertise " Calgary Needs more homes". Use the energy to reduce property taxes.</p>
<p>Blanket rezoning needs to be subject to a city wide plebiscite. Calgarians should be educated more clearly on how many units can be applied for under R-CG and H-GO. Stating units per hectare is not helpful. Height restrictions should be placed on new developments based on average height of nearby residences/businesses on the same city block so that communities can transition more naturally towards density. ARP's should be adhered to so all sides feel communicating is done in good faith.</p>
<p>Are you kidding more houses! Calgary just proved that we cannot have more houses as we did not have enough electricity to provide to the existing houses. That cold snap we has is not out of the ordinary for us but the request to reduce our home use of electricity is wrong. So i am against adding and rezoning . My area Marda Loop is a mess since the city has allowed all those new condo buildings. Slow moving traffic, parking is a nightmare and they are still adding to the mess.</p>
<p>To help the housing crisis, maximum rental prices should have a cap and Alberta should stop calling people from other provinces here without providing enough resources to our local community already. We have no housing, daycare, and hospital staff to support the enormous amount of people moving here. The prices are insane at the moment. The same should be done with the prices of houses for sale.</p>
<p>Yes. Please refrain from implementing this idiotic idea immediately. Take one drive down 33rd Ave for me. Or any street in Marda loop. A bunch of houses all crammed together. Roads barely wide enough for a single vehicle to get through. If you want to live in congested cities like that, move to Vancouver. Or Toronto. Calgarians should have the right to seek housing that isn't subject to living conditions as such. People enjoy quiet neighborhoods.</p>
<p>I oppose this change of direction. It is a betrayal of all homeowners in Calgary and the neighbourhoods we have chosen to purchase and live in. It will make our neighbourhoods overcrowded and not allow for sufficient parking, not to mention all of the traffic concerns (which have only gotten worse due to the supposed 'traffic calming' measures already foisted on us. This city council acts like a dictatorship and this 'feedback' is a mere formality to do exactly what they want. Sad days.</p>
<p>I am supportive of the rezoning. Sprawl and house prices in Calgary have gone far enough. The arguments against rezoning are shortsighted and weak when compared to the housing shortages faced in all major cities in Canada. The NIMBYs should weigh their concern for the "character of their neighborhood" to homelessness on the streets if this measure (among others) does not get passed. Also, rezoning is tied to federal funding.</p>



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<p>This appears to be a way to increase the tax income rather than supplying affordable housing. I live in Richmond and when they develop an older lot, the new denser housing is not affordable.</p>
<p>Stop zoning for single family homes and duplexes and start putting apartment buildings in for christ's sake.</p>
<p>Rezoning should not be done to the whole city at once, but to wards or communities in turn to allow for proper feedback and observation of how it affects the communities.</p>
<p>I do not agree with rezoning. I worked hard all my life with the dream of owning a single family house in a neighbourhood of single family homes. I didn't work hard so my neighbour could make a basement suite to let out to an indifferent renter (as currently). Long ago the term "caviar socialists" was applied to our Council - I think it still applies - you are out of touch with what the typical Calgarian wants.</p>
<p>What about Seniors who live on fixed income and not able to own a home in all their life? Would this benefit them as well? What resources do we have in this matter? By the uncontrolled immigration and bringing in all the unwanted people from all over the world who become criminals and terrorists, what is the city's vision for people who have already worked and contributed to this province and country as a whole?</p>
<p>I am concerned about density as it affects the roads/traffic/on-street parking and especially road safety in my Strathcona Park community. As an older community with relatively large lot sizes we are ripe for expensive infills. Affordable housing is good, but infills in nearby communities are more expensive than my large well maintained single-family home on a large lot. The only winners will be the developers.</p>
<p>Absolutely oppose any zoning changes as they destroy the nature of the areas we bought our houses in.</p>
<p>Not in Killarney.</p>
<p>I understand the issue but people have the right for sunlight. It is important to health. I moved into my neighborhood for that reason. Why do others have the right to take it away from me?</p>
<p>Your ambitions on this topic are cute. I attended your Shaganappi + Banff Trail re-dev virtual info night. The narrative is tightly controlled, with little to no insight into intentions provided. There is no market for \$750k "starter homes"; just for your developer perks/donors. I've lost all faith in the City's ability to fairly navigate complex issues. Please stop saying there is "no concern" on infrastructure when you have never evaluated electrical, water, roads, or parking. Its a lie.</p>
<p>I feel rezoning is important but also maintaining green spaces in communities for families and children to go to is important as well.</p>
<p>Our neighbours did this now they have 5 cars and they paved their front lawn. Clearly the city doesn't care about what they are doing to the community</p>
<p>We need greater housing density in Calgary. No more sprawl, please. One vote for ending R1!</p>
<p>This is a total joke.</p>
<p>We are opposed to rezoning. It does not respect our existing communities, parking, way of living, crime, crowding etc. the federal government needs to stop mass immigration! We don't need more people.</p>



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<p>adding high density units in single family homes areas will reduce property value and cause burdens on parking etc. I do not support rezoning. It is for the green WEF agenda. Councilors do not live in high density apartments they only expects their constituents to do so. They don't ride transit, they expect you to. No person/family wants to live in a tiny shoebox. Let's expand out not up, that's what people want. Remove red tape. Don't implement rent control (econ 101).</p>
<p>This is a total joke. People buy into neighbourhoods with the expectation that the zoning will be consistent. In a political money grab and with absolutely no consultation with the tax paying property owners, the city of Calgary unilaterally change, decades, old zoning, precedent, overnight. Furthermore they framed it around the issue of affordable housing and homelessness to make those who object seem heartless.</p>
<p>Blanket open zoning does nothing for affordable housing and everything for builders to make money. Established neighbourhoods with single family homes don't need row housing (parking issues, luxury condos etc) added to their hoods. We need affordable housing in appropriate spots to suit the location. Not blanket zoning. Seniors, young families being pushed out by builders is not answer. Would you like a six or 8 plex next door to your single family bungalow in a single housing neighbourhood? No</p>
<p>This is the wrong approach. When an area is built and zoned, this zoning should not change. People buy a home for the zoning and pay taxes accordingly. This must be respected. Decades of taxes have been paid with the trust that the zoning will be preserved. In new neighbourhoods where people can know the zoning prior to buying this is fair (like transportation right of ways). We saved and planned, please respect our hard work and our commitment to our kids.</p>
<p>No disrespect to our incumbent city council members and public administrators, but this proposal for city wide "rezoning for housing" needs a plebiscite to preserve our democracy. Thank you for the opportunity to provide feedback to enable the recipients to improve their future performance.</p>
<p>One key issue that needs to be addressed as parking. When you shift from an occupancy dwelling to a multi family dwelling or an additional suite. It often result in more vehicles, the neighborhoods as they stand or not geared to accommodate these vehicles. Unless the change addresses that parking issue it should not be allowed. Shifting from a single occupancy dwelling to a multi family dwelling often result in more vehicles. Neighborhoods are not geared to accommodate these vehicles.</p>
<p>Look at existing data. R-CG units sell for \$600,000 to \$750,000 and is not affordable for most people. R-CG zoning is reducing the tree canopy and green space in Calgary and negatively affecting the ecosystem. This policy discriminates against those who want to live in single family home neighborhoods. Worst. City. Council. Ever.</p>
<p>city had to expand to east, north and south. building more apartments destroys neighborhoods</p>
<p>Rezoning should not be a blanket solution. Careful consideration should be given to each proposal giving consideration to how it will affect the properties around it. Speed up the process but do not change it completely to impact property owners nearby. Put limits on height and parking considerations and remember to ask yourself - would I want this next to me?</p>



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<p>Rezoing makes sense in areas that can accommodate the increased density. The city needs to ensure infrastructure matches the increased density. How will this impact property taxes? There should be tax incentives for residences that are impacted by zoning changes.</p>
<p>Ridiculous, misguided and manipulative. Greedy, overzealous developers will be the only winners in this irrational concept. A developer cash grab, to over build, over price, poor quality, poor vision, reactionary housing. The math is impossible, it is senseless and unjustifiable. The City of Calgary should be ashamed. The FAQ section on this site is a complete hoax. Upwards of 400% increase in dwellings on the same plot? City win - Taxes. Developer Win - Profits. Losers - existing homeowners.</p>
<p>If it does impact my existing property value is the City Liable?</p>
<p>Absolutely no rezoning. Deport all [removed]. Stop bringing in too many [removed]. When you have the resources and infrastructure to support a larger population, then accept new [removed]. Until then leave things alone.</p>
<p>We are totally against arbitrary rezoning of Calgary communities. The well established areas have no way of supporting the added population in regards to infrastructure, utilities and resources. And rezoning will not provide affordable housing in any way - which is most needed right now. It will only make industry richer and current homeowners poorer.</p>
<p>I am not in favor of a city wide rezoning process without this first being presented to properly owners by voting process the next civic election.</p>
<p>I do not support the blanket rezoning program that is being proposed. It does not address the core of the housing issues. You will destroy the character of our existing neighborhoods and the housing that's built is not affordable to many. I will be complaining to my councilor on this matter. Will remember it when it's time to vote also.</p>
<p>My major concern with rezoning is that it be applied equally throughout the city and not simple a method of increasing occupancy in those areas of the city which may not have access to legal representation. Rezoning needs to include all areas of the city. Those who live in the more affluent areas need to also be impacted with increased density. To do otherwise would increase the gulf between the haves and the have nots.</p>
<p>Within these rezoning actions, it should be added that residential homes should be able to run small businesses from within them. Limited customer businesses to eliminate parking issues. Businesses such as beauty care and office services such as accounting or Notarization, etc.</p>
<p>According to your map rezoning is being proposed in Wentworth community. The land titles in this community have encumbrance with Wentworth Residents Association which prevent property owners from altering their land to RG standards. We will seek legal advice if council is in favor of this change. Please have [personal information removed] contact me directly [personal information removed]</p>
<p>We should not be forced into rezoning. Our street Home Road is already impacted by severe traffic on a road that was not designed to handle that. Traffic is being directed here, as a turn of was not properly implemented on the highway near us. Our neighbourhood has been vocal about this issue and it has been ignored. There are numerous car accidents due to the speeding on this road. This needs to be addressed before considering rezoning. This is a neighbourhood with many kids, and a nearby park</p>



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No to rezoning. deport the [removed]. you are depleting the resources we have by accepting too many of unvetted [removed]. DO NOT move onto my property to circumvent your poor management of resources. If you don't have enough of a backbone to stand up and say NO, then get out and get a job .
It is very disturbing that City of Calgary is even considering rezoning older established areas for row houses etc when there is much land outside of Calgary for the development of new homes with an opportunity to create new suburbs. Shane Wendel CEO of Shane Homes also mentioned this. Over crowding in Calgary will cause transportation, schooling issues and more crime in the City of Calgary. Thank you for taking the time to listen and read our feedback.
Stricter requirements for renovations or updates done in illegal and legal suites. There are so many issues tenants have to deal with but are too scared to ask for fixes for fear the landlord will sell before bothering to fix things. Force landlords to provide better housing or sell
I support this rezoning proposal. We are in a housing crisis, and retaining outmoded single-family zoning is inappropriate. We need more flexibility in zoning to accommodate more multifamily and preferably mixed-use developments to not only provide more housing but also to create walkable, dense neighbourhoods like one can find in the most liveable cities in the world. We should emulate Amsterdam, not Bakersfield.
I wouldn't have purchased my house had I known that we would be zoned for secondary (rental) suites in our community.
Is my house elligible to have a basement legal tenant [personal information removed]
How will the City of Calgary know when the "Climate Emergency" is over? Is this a permanent emergency? If it is permanent, it is not an emergency at all, literally.
Calgary needs to maintain the heritage and beautiful inner city neighborhoods of Mount Royal and Elbow Park. These neighborhoods need to be left as is. We currently see too much density and traffic coming through these neighborhoods. We have lots of space to expand Calgary and do not require to touch many of the older neighborhoods which have culture, unlike the garbage neighborhoods being built. I believe this is developers who are requesting this and counsel does whatever developers want.
[personal information removed] already has parking issues. Visitors on a daily basis to neighbors across the street park in front of my house, whose only space is shared with my neighbor. I need the spot to load/unload my motorhome, and for my own visitors. Everyone has multiple cars and their garage is full of junk, so cars everywhere. Secondary suites will turn our street into a parking nightmare!!! I suspect neighbors probably already have illegal suites.
Against blanket rezoning and will be attending sessions
Planning and permitting so far is a disaster. I have experienced serious impacts from relaxation of the permitting rules and existing land use bylaws. Our costs for impacts on our home from relaxations granted to the next door new build is now over \$50,000. Appears that anything goes. New multifamily developments projects I have seen are extremely disruptive to established neighbourhoods and the units are definitely not affordable. Intent is good but execution and planning oversight is terrible.



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<p>Rezoning is not the answer. Council needs to speed the permit approval process, and significantly lower the fees. This will lower the costs of new housing. My community- Legacy_ has lots of inexpensive housing and I din't want more. Stop trying to ghettoize our communities further. We are doing our share.</p>
<p>Is this the best you can do to answer a housing shortage? Encourage none residents to buy and rent out our communities! No wonder why everyone is disgusted with our city council. The mayor is a waste of time as well as our elected aldermen!</p>
<p>Why not build better LRT access, and build higher density housing at the termini of new LRT lines? This is the way normal, well-run cities resolve these things. That way, established neighbourhoods are not affected, and more affordable housing is made available. People chose to live in certain neighbourhoods and pay a premium to live in them without bureaucratic category-shuffling affecting their properties.</p>
<p>I would like to see more office towers converted to residential housing. I do not trust current "market analysis" that a single detached dwelling will retain its current value with the rezoning proposed. I would like to see a lot more detail regarding market analysis - it's called transparency. Sadly lacking these days at City Hall.</p>
<p>It is probably the most foolish idea that this foolish council has come up yet! All that rezoning will accomplish after more houses are built is to reduce the value and consequently the taxes from pre-existing houses. Probably a small net gain in money for the city but a terrible degradation of the overall ambience of the city.</p>
<p>We bought our house based on R1 single family. Changing zoning is an infringement on our property rights and heavy handed government intervention.</p> <p>Perhaps our current immigration and foreign student targets need to be addressed before implementing wide scale zoning changes.</p> <p>Lots in our district are only 33 feet wide zoning changes would result in parking issues with additional density.</p>
<p>True diversity would leave many of Calgary's older and more beautiful neighborhoods as R1. Allowing row housing basically everywhere will make the city a less special place to live. Once you rezone you will never get back the unique character of certain neighborhoods. It seems completely reckless to do this as a blanket policy across the entire city. And no, I do not live in such a neighborhood but I am happy they exist.</p>
<p>I don't want multi-unit buildings in our area of West Confederation park</p>
<p>Stop the influx of [removed]! Problem solved!</p>
<p>No</p>
<p>I agree that all the city should be fully rezoned to increase density. Parking requirements should be eliminated and apartments and townhouses should be allowed to be built anywhere. We need more housing in this city</p>
<p>Other cities have moved to building multi buildings complexes and it changed the community by over crowding, increased crime, no parking available for residents/guests and lower property values. Although</p>



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<p>the city says these things will not happen, other cities have had problems. Additional problems are access to public transit and schools. Lower cost homes need to have this access as many families do not have cars. The city will have to higher more parking patrol to monitor street parking.</p>
<p>I understand the need for more housing in all areas of Calgary. I worry that in the enthusiasm to build more housing, some of the things that make a neighbourhood worth living in are being ignored and removed, like local park or greenspace areas (latest examples are Rutland Park and Glenmore Landing). 33rd Ave. in Marda Loop is becoming a long row of tall apartments without the relief of gardens or greenspace that houses and the older apt buildings had in front. Please keep greenspace!</p>
<p>Has anyone in the planning department or on council spent time in neighbourhoods like Altadore, Maria Loop etc. Blanket rezoning wouldn't appear to be the answer. I personally know in excess of 10 families that have left those neighbourhoods over the past few years due to density/traffic etc issues.</p>
<p>We ask that you consider density as many neighborhoods are overpopulated now resulting in a lack of community services and facilities. Crowding neighborhoods is not better for communities, its actually worse. Look to expand the footprint of the city, not build more within the constraints of it.</p>
<p>Rezoning to increase housing density needs to be accompanied by upgrades to infrastructure including area roads, utilities like sewer, water, drainage, electrical, and schools, etc. Where are the processes and funding required to manage these issues or do you think they will manage themselves?</p>
<p>People have made important personal decisions based on zoning and your plan is to basically up and change all the rules. I find that deceptive and not the type of behaviour that I look for in municipal leadership.</p>
<p>We do not need anymore expensive high rise condo or rental buildings near downtown where the street and sidewalk infrastructure is limited - scooters and bikes ride on sidewalks in Kensington and run into us old people - give your head a shake if you think these people do not drive cars !!!</p>
<p>I am completely opposed to this and rezoning should only be for Inner City and not in the suburbs. Isn't this why the City is building new subdivisions. Council is so out of touch with what a housing crisis and rezoning will never help this. Council believes that a Developer who buys a single family property and converts to a duplex is helping the Housing Crisis when it costs One Million dollars to buy one these new duplexes. Council needs to get with reality, bring on the next election!!!</p>
<p>Absolutely not - as a single residential unit, we purchased our home on the design and layout of the neighborhood at that time and have faithfully paid property taxes on that basis since. Allowing row housing on our block would totally change its character, including negatives such as less parking, more traffic, more noise, lower resale value, etc. As a solution, the excessive immigration into Canada needs to be limited to what the existing infrastructure can provide.</p>
<p>This rezoning is a poor idea. It is going to lead to more traffic, so more speeders. Our infrastructure cannot handle more traffic. There is already traffic jams and more to come with the Shawnee Park development. Before any rezoning is done the roads will need to be widened, more cloverleaves installed to handle the increase in traffic. This rezoning must go to a referendum so the people of Calgary have a real say in this proposal.</p>



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<p>Calgarians need city hall to butt out of lives! We worked so hard to purchase our homes in non high density areas for a reason. You have taxed us death, and you want to start slapping up a density developments in our areas! I suggest that mayor and council members start looking for another jobs along with city planners that have destroyed this great city we once had!!!!</p>
<p>Here's a thought, as much as immigration is a good idea, it needs to STOP for now. Just put an end to it until we can catch up. Rezoning is NOT the answer. There is NO INFRASTRUCTURE for that. Single family homes removed and row housing put in is not sustainable and is ridiculous. We do not live in a climate where bike riding 365 days a year is even feasible. The answer is NOT REZONING. The answer is STOP IMMIGRATION!!!</p>
<p>This is the worst council and mayor ever. You are creating ghettos and destroying our way of life.</p>
<p>I'm absolutely opposed to this rezoning. We bought in this neighborhood for larger front &amp; back yards, space between neighbors and uncrowded streets, not row housing &amp; duplexes which will lead to the exact opposite. The streets are crowded enough &amp; unsafe with parents driving kids to/from the 3 schools, without adding more parked cars &amp; increased traffic from increased housing density. This is a bad initiative. The detriment and safety impacts to the community have not been properly considered.</p>
<p>There is no possible way that having rowhouses built(beside or across from single-detached homes)in a community that was formerly only single-detached homes will keep or have NO negative impact on the property values on the single-detached homes! Impossible. The only impact would be "negative" to the values, as the original zoning was built AND SOLD to BUYERS as such, single-detached homes, and the property values reflected all necessary infrastructure for that in home pricing. Let's be REAL!</p>
<p>I am appalled that city council would consider this a "solution" to the housing problem. R1 areas were not designed to support electrical, sewer, and parking usage for increased density housing. Throughout the city, multi-family structures have been built in older, established areas. NONE of these dwellings could be remotely considered "affordable housing".</p>
<p>Thoughtful density will help Calgary mature into a walkable, livable city. However, many developers are putting up as much house as a lot can bear with cheap materials and little to no outdoor / green space. In many cases it doesn't look like real architects have been consulted and it definitely doesn't look like thought has been given to preserving the feeling of the community or wellbeing of the residents. Please, step the use of architectural panels and ugly, obtrusive multi-unit homes.</p>
<p>STOP IT ALL. STOP THE INFLUX OF PEOPLE ALREADY. STOP THE REZONING, IT'S PUTTING TOO MUCH PRESSURE ON THE ROAD SYSTEM AND THE IMMIGRATION IS PUTTING TOO MUCH PRESSURE ON THE ECONOMY UNLESS THAT IS WHAT THEY WANT. SURE LOOKS LIKE IT.</p>
<p>I am absolutely against any form of mass rezoning. I live in Renfrew, and we are seeing how mass rezoning is detrimental to our neighbourhood (NHLAP). Our councillor does not reflect or represent our views at all. The Renfrew United Church is a prime example of sneaking through a rezoning that is disrespectful and inappropriate. Luckily good citizens fought the development. NO to blanket rezoning. We do not trust city administration or politicians to do it correctly.</p>
<p>I am completely against this rezoning proposal. You are the worst city council ever and are so out of touch. You should all resign.</p>



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<p>Whilst I understand the need for more housing in Calgary, a blanket rezoning of the whole city is not the answer. This is a lazy approach. Rezoning must be considered on a case by case basis depending on the neighborhood, infrastructure, parking challenges etc. I strongly oppose this motion and urge the council to vote against this proposal.</p>
<p>Buying old houses and rebuilding new ones with the rezoning process has become a huge business for many. The loss is for the neighborhood owners who have bought their houses considering low density and a peaceful environment. Are we short of space in Canada ? The better solution is to build highrises and not by creating issues for the existing dwellers.</p>
<p>We should not do it!</p>
<p>Absolutely against rezoning for housing. The problem is the number of people being encouraged to move here, via immigration, not a shortage of housing. The numbers are simply too high for the infrastructure to support. Making Calgary into a high density city is good for developers, not the community. The way things have unfortunately gone in Canmore it is clear to all of us who is in charge. We just had an alert regarding power useage. Why do you think that is?</p>
<p>I will fight rezoning of my neighborhood tooth and nail. MeKenzie Lake is a beautiful neighborhood and Calgary is a beautiful city with tons of empty land around it. Stay out of my neighborhood! Keep your socialist agendas to yourself!</p>
<p>Rezoning means higher population density, the City already struggles with not enough schools and severely strained health services. Perhaps resolve these issues before applying rezoning. If you create the housing more people will come and the issue gets worse.</p>
<p>More affordable for families. Not just luxury builds</p>
<p>I would like to see the City use some of the outdated industrial/commercial areas for redevelopment before loading up the current neighbourhoods. These areas can be built using modern architectural concepts to include community needs. Accessible neighbourhoods will revitalize our downtown and attract younger professional families who want to live a more urban lifestyle to our city. These styles of neighbourhoods would provide an opportunity for unique businesses that provide for local amenities.</p>
<p>i am all in favour and completely agree with citywide rezoning. [personal information removed] , on (varsity)</p>
<p>Make it easier to qualify for secondary suites, grandfather in existing suites, lane houses, multiple family dwellings in single detached housing areas</p>
<p>Our communities were designed to handle a certain number of homes and families. By increasing density to neighbourhoods that are primarily single family homes, will put additional demands onto the current infrastructure (sewage, water, electricity, etc). Property taxes will go up again, to help pay for infrastructure changes to meet this new demand. I bought into our community because I liked it the way it was. Please don't change it. I don't want to pay for the change either.</p>
<p>Blanket rezoning across the entire City allowing building “whatever, wherever” is reckless and very bad policy. A “build where it makes sense” policy is far preferable. The federal government has offered money with strings attached due to political fallout from their past inaction in supporting new housing. PLEASE</p>



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do not let their imposition of unreasonable zoning requirements lead to bad decisions and policy by the City of Calgary. [personal information removed]
I don't support rezoning
First of all, stop growing the city. A bigger city will bring more crime, more busy traffic, more pollution and more need for infrastructure. Second, if you need to build more housing, build more high-level buildings instead of individual houses. That's going to allow a better utilization of land, increasing the density of people living in a specific area. Growing the city on the horizontal means an increased cost with infrastructure and it means spending more time on the roads/pollution
Moved here for single family home, with room for kids! Leave older neighborhoods alone
We oppose the blanket upzoning, without community plans such as area redevelopment plans in place. ARPs foster community dialogue and evolution of our neighborhoods through consensus. The blanket upzoning will erode housing affordability as it will increase the cost of land; it will lead to reduction in mature trees; it will disrupt or eliminate historical streetscapes and heritage homes; it will foster further divisions between neighbours, The City, and developers.
In communities that have been established for greater than 20 years- rezoning is an actual detriment to the community. Adding more people puts a burden on existing community supports. We already have homeowners who are developing illegal suites causing a safety issue. The answer is NOT to change zoning in all areas of the city- encourage new builds that have the roughed in suite; provide actual dollars for existing home owners to build a suite where zoning exists to support this
This consultation is a complete waste of time. Regardless of the new rezoning, city council will still receive, and approve, lots of developer requests to build more than the rezoning allows. Council will do this regardless of local resident opposition (local meaning the people nearest), not the ward.). Meanwhile city planning will continue to prepare area plans that council will ignore.
If any area is to be re zoned which increase density, there needs to be a traffic and parking plan. In addition the impact on our electric grid needs to be demonstrated and how it will be absorbed. Finally any re zoning needs to protect neighborhood integrity and home values. We lived in a neighborhood with a golf course. That was deemed no good and now we already have increased density and now we want more????
I'm very concerned about this proposed new zoning. This proposal actually skips over a number of zoning levels. The number of unintended consequences that could result is staggering. Please do not proceed.
This is one of the most ridiculous exercises ever. The plan is to turn the entire city of Calgary into a densely populated ghetto. This will only benefit builders who will purchase a home on a 50 foot lot and tear it down and build two \$900,000 homes. How is this assisting the affordability crisis? This is destruction of the inner city and the suburbs! SHAME ON ALL OF YOU!!
Please don't use any current green space for you redevelopment plans. We don't have enough green space, unless your plan is to build play grounds in parking lots like what has been done downtown. Not that you will listen to Calgarians.



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<p>I think rezoning is the worst idea that I've ever heard. It is fraudulent for you to sell properties under a current zoning strategy and then to change it after home owners have purchased. I look forward to the municipal government in Calgary being changed and hopefully overzealous bureaucrats that come up with these socialist agendas get removed from making decisions such as this.</p>
<p>Rezoning will be cause only problems and losses like parking problems, property devaluation, transit problems, increase in crime. There is lots of unoccupied land to develop new districts with pre - planned appropriate infrastructure rather than breaking existing communities.</p>
<p>I do not support the rezoning in the neighborhood of Mayfair. Especially the further away from Elbow drive. It is a ten minute walk minimum to transit from my house. Parking would become a significant issue with more densification. In addition we pay extremely high property taxes in this area for single family larger lots. Having lived here for 24 years I did not buy in this neighborhood to be next door neighbour with condos, row housing etc. it's ok to have some areas that are just single fam</p>
<p>rezoning of older neighborhoods does not make sense. Residence have paid a premium to live in areas with treed properties and spacious streets. Rezoning causes the removal of large trees and gardens/grasses. It impacts groundwater and runoff. Developers are also careless and damage nearby homes and properties. Not impressed and not happy. Build row homes and and condos in areas that make sense!</p>
<p>This proposal fundamentally changes the character of many communities and not necessarily in a good way. One of the things that people who live in RC1 areas enjoy is the lower density. I am against a broad change to zoning across the city. There are other ways to increase housing in the city without destroying the culture in many communities.</p>
<p>This is not a solution. Limiting (not stopping) immigration numbers is.</p>
<p>Keep rowhouses duplexes etc. out of my commumity. We dont need or want increased congestion, noise, traffic, crime and people. Build mew rowhouses somewhere else. Dont screwup my 50 year old quiet neighbourhood!</p>
<p>I have 3 issues:</p> <ol style="list-style-type: none"> <li>1. Council's authority to re-zone cannot supercede private restrictive covenants. Administration or Council's view of the future should never trump what private owners covenant with one another. Using direct control is against the principles of the Land Use by-law, is disingenuous and increases timelines and creates inconsistencies;</li> <li>2. Your questions are drafted to your desired results;</li> <li>3. Additional housing needs to be affordable. Re-zoning does not guarantee this at all</li> </ol>
<p>Even when a community opposes a change to the zoning the feedback is never taken into consideration. It should be that new community developments on the edge of the cit have the density and not established communities. Has anyone even considered the fact that all the schools are full? I don't want to have to bus my child 20+ min to another quadrant because density has made it that my child can longer attend their designated school.</p>
<p>I support rezoning to make RC-G the base district for homes in Calgary! This will help make housing more affordable and accessible for my family</p>



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<p>I am 100% against blanket rezoning. Home owners have chosen to live in their R1 neighborhoods due to their legal zoning and this zoning should not change.</p> <p>I would ask our council to not support changes to current zoning.</p>
<p>With the rezoning, there should be a commitment to affordable housing in the new zoned areas and not build expensive condos and townhomes to be sold for 800k or rented at 2k a one bedroom.</p>
<p>I am fully 100% supportive of this proposed rezoning to house all the newcomers to Calgary and meet our climate objectives. I want the rezoning to allow even higher density (up to 5 storeys) by-right throughout the city. We need to be more ambitious and be leaders in solving the housing crisis.</p> <p>I would also like to see light commercial and industrial use legalized in all neighbourhoods across the city (e.g. corner retail stores or coffee shops). This makes the city much more livable and fun!</p>
<p>I own a property at [personal information removed] Ave. Northeast and I would like to try and be zone it so that I can develop an eight Plex. it is on 12th Ave., which is a main corridor and it would follow suit with the property next to me. Hopefully your plans are too rezone my block as it would make perfect sense.</p>
<p>Rezoning the city is a poor idea. Leave the R-C1 housing alone. There are problems with your claims:</p> <ol style="list-style-type: none"><li>1. Crime - crime is notably higher in areas with dense zoning. Please mention that the crime rates will go up on your website.</li><li>2. Home values - home values absolutely decline despite what the website says. CREB can confirm.</li><li>3. Reduce building permit bureaucracy.</li></ol> <p>(500 characters is not enough to accept feedback)</p> <p>I'm happy to chat about the above and more.</p> <p>[personal information removed]</p>
<p>I am not in favor of blanket rezoning. I feel this should be a more thoughtful process and focus should be first on vacant land near transit routes</p>
<p>I am in favour of rezoning for easier creation of legal secondary suites</p>
<p>I am opposed to the proposed rezoning.</p>
<p>In favor of rezoning</p>
<p>Rezoning is good for builders, developers, rich people to invest their money and for the city to collect more property taxes. example: in Rosscarrock SW community, an old house will be taken down and build on it minimum 2 houses, they are selling new houses for \$800,000 to \$1,000,000, is that affordable !!!!!!!</p> <p>[removed]</p> <p>Also, there is no parking and no good transit system to support higher density areas.</p>
<p>NO, I don't agree with rezoning communities. I live in an R1 community and want it to stay that way. Rezoning to multi - family units will increase crime. Crime has already increased because of my community's proximity to an LRT station.</p>
<p>I support it</p>
<p>I am in favour of affordable housing, but, the row housing/townhomes that are being built in our area are NOT affordable. They are also causing an already lack of parking to be made worse. We usually can't even park in front of our own house. New developments are allowed without providing a proper number</p>



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<p>of parking stalls/garages. Usually only one stall or garage is provided for each new townhome and all tenants seem to have 2 cars and use their one small garage for storage and not cars.</p>
<p>I live in Thorncliffe in the NW and I want a denser community for my children in the future. As an inner city resident, it's important that we build up areas that are close to the core if we're going to have a vibrant neighborhood and downtown in Calgary's future.</p>
<p>Having grown up in Calgary suburbs and communities closer to the centre like Southwood, not having the density need to accomodate proper transit service and school amenities made for a very inconvenient adolescence. Let's change that.</p>
<p>Let the market decide what zoning is supported in each area. City should make sure that there is ample parking space available for occupants and visitors. Council should focus on better strategic decisions like putting out incentives for affordable housing, better and reliable (not electric or propane) transit service, good entertainment venues, homeless shelters for the cold snaps, adequate activity centres for all ages, incentivize builders to build only energy efficient houses.</p>
<p>I am strongly opposed to any zoning changes. I purposely sought out a single family home in an R1 zoned area to avoid potential parking issues, maintain positive property value and promote a pride of ownership. I am strongly concerned that all of these advantages will be lost if rezoning is permitted to move forward.</p>
<p>Please do not rezone. We paid top dollar to live in our R1 community, and specifically chose not to move to the neighboring R2 community. Being next to a corner lot this will totally change the privacy and enjoyment of our home. This is not the answer to our housing problems.</p>
<p>Allowing townhomes, row housing, and duplex lots in affluent single-family communities significantly downgrades the neighbourhood. It attracts questionable people, bringing more crime. Rezoning is not because The City cares about Calgarians. No, it's 100% because of money: more property taxes. I'm disgusted, appalled, embarrassed and ashamed of my city council, with [personal information removed] being the biggest culprit bringing our city down in flames. No pun intended. Shame on every council member!</p>
<p>Good public transportation and provisions for active transportation will counter the biggest complaint against denser housing of no place to park your car.</p>
<p>Rezoning clean decent neighbourhoods to allow all types of housing will produce slum areas and bring house values down.</p> <p>I am opposed to this plan as a blanket coverage. Calgary council and Mayor are not smart enough to listen to good advice or to understand the issues.</p>
<p>This is not a good plan, you will over crowd districts with no infrastructure to support plan, drive up house prices and taxes. The mayor and council are out of control with spending.</p>
<p>I am not in favor of rezoning so many neighborhoods in Calgary. Despite past feedback from many of the Calgary residents expressing concerns, I don't understand why this is going ahead. The congestion and parking issues will greatly increase and there will be less greenspaces available. I am offering my feedback but I expect that, like before, what Calgary residents have to say will be ignored.</p>



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I do not agree with row housing potentially being constructed next to my house. I purchased purposefully in a single detached home neighborhood knowing full well the zoning characteristics of my neighborhood and surrounding. This came at a premium cost. There would appear to be no recourse to be higher density housing being constructed next door.
I'm supportive of the plan and would like to see Calgary do even more, especially around foreign ownership and short term rentals.
I am against rezoning in my community. Our high school and junior high are capped and so are many surrounding schools. More houses will mean more kids which will mean more kids who are excluded from the neighbourhood school and have to travel long distances to school instead of walking. The city is blindly increasing density without ensuring appropriate services are in place for residents.
Most homeowners selected their neighbourhood because of individual detached homes. Changing the zoning to allow row houses and multiplex homes will significantly change the character of the neighbourhood. It also is unlikely to improve affordability. Example a \$700,000 house that is replaced with two \$1,000,000 duplexes does not solve affordability. The City of Calgary owns a significant amount of property that can be rezoned for housing. Let's start there!
It needs to be borne in mind that we are careful about putting together people who need & qualify for Affordable housing with families and communities who have had a more stable life financially and mentally. High density living also has adverse effects on many families because of reduced privacy.
Anything this city of Calgary proposes has to be not accepted. I, my friends and family totally against your any plans. So far you haven't done anything useful. Why anything you propose would work. No. Just get a hell out of our pockets. Stop ruling us and start serving. Thieves.
You need to build more homes for single and childfree people. Prioritize people who chose not to contribute to overpopulation and not hog all limited resources. Also, you should make more affordable housing in the north west area and not just SE or NE. Also it is good to eliminate ghettos and ethnic enclave and make housing accesible to people who are adults and are on the autism spectrum disorder.
I'm opposed to this proposed rezoning. It will create major issues for parking if there's increased home density in all of these communities.
Rezoning is for all income levels, not just single detached and executive units. Borrow from Portland model, with a % of low income units in all multi-unit housing New housing with mandatory renewable energy sources, solar panels & heat pumps or as in Montreal residences are using shared geothermal heat pumps. Commercial shops within neighbourhood hubs; bakeries, coffee, restaurant, & grocery stores - all within short walking distance, & reliable, timely, safe transit. Such as in Vancouver.
This proposal is to broad in its rezoning. Rezoning the whole city into this few zone types will devalue so many properties which as a home owner I cannot support. It would allow for density to be higher than current infrastructure could accommodate for parking and cause over congestion as a single example. This is already an issue in my area.
The rezoning won't affect my area much but will be the death of some areas. It's not going to provide any increase in affordable homes, but will benefit the developers. Will you be reducing our ludicrous property



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<p>taxes to compensate us for reduced values? No! Of course not, just more to misuse! Is there any depth to this planning? New transport infra? Improved sewage handling? Accessibility to low carbon building materials? None of it! Simply conforming to the fed list to get the money</p>
<p>Recent Glenmore landing land sale approval suggests that city council does not take citizens concerns seriously. They are biased by internal protocols and politics. Therefore i would not trust to them to decide what communities can be rezoned. Locals have to be consulted and with anything exceeding 30% opposition (from respondents rather than population) should be rejected until consensus is reached.</p>
<p>I support this. There's a lot of fear of change out there, but if we don't act, we're going to sprawl beyond what we can afford. Calgary is a fast growing city and we need to address affordability and climate concerns. My one comment would be to engage with the building industry to learn how to incentivize high performance construction practices- how to prioritize that over shoddy construction. Otherwise we'll have to retrofit every new build in 10 years.</p>
<p>I have no reason to believe this council (and the Angry 8 councilors) will listen to anything the citizens say...that hasn't been the case over the past months. (see Glenmore Landing parkland sale for more details).</p> <p>Blanket rezoning is a very bad idea and the reasons given are slanted lies. Keep zoning methods as they are...modifications can be handled on a case by case basis. This mayor cannot be trusted with such a blank cheque.</p>
<p>I have no reason to believe you will listen</p>
<p>Dense housing in older communities will absolutely cause congestions and parking issues.</p>
<p>I do not agree with this citywide rezoning.</p>
<p>I live in Evergreen which is zoned or was when I built, R-1 The last thing anyone wants is to have extra dwellings added especially on our cul de sac. Parking is bad enough as it is. People bought in an R-1 zoned community for a reason. Don't destroy it. R-2 zoned communities were set up for this purpose. Offer those communities incentives for additional dwellings and drop all the red tape the city requires.</p>
<p>Please rezone &amp; use all other tools you have to improve affordability &amp; increase the volume of &amp; access to houses &amp; apartments for renting &amp; owning. The interests of rich property owners should hold zero weight. Housing cannot be a commodity, &amp; property ownership should not be something to make a living off of. I make the median income in Canada (60k/year), &amp; I spend 38% of my income on rent alone (no utilities included). No in-suite laundry or dishwasher. Working people are becoming homeless.</p>
<p>I am not in favour of allowing this new reclassification of residential to allow multiple units into areas that were once are one single full home districts. Allowing multiple units besides single homes will do nothing but cause congestion loss of enjoyment of our existing property and evaluate our existing property. we bought these homes specifically so we would have a single-family unit and not be in a multifamily district. Do not proceed with this initiative.</p>
<p>I think rezoning is a great idea and fully support it.</p>



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<p>Look at different research to find the benefits of a city with unlimited land - it's a resource Calgary has that many cities don't.</p> <p>It's illogical to jam everyone in on top of each other when we've got so much land. For sure I get SOME reasons for densification, but I'm sure they can be offset and managed the right way. I am apposed to changing land zoning because people bought a house based on density and neighborhood feel - now you just change it and don't consider the local residents.</p>
<p>Increasing density is a good thing if done right. It's cheaper to provide services to a smaller more densely packed area. However, Calgary has been pushing hard for high density without accommodating how higher density housing has special needs. People need parking spaces. If you don't have your own car in Calgary you are turned down from jobs because employers want people to arrive on time. This means a 2 adult home needs 2 parking spaces. Transit is NOT a viable option. It is slow and unsafe.</p>
<p>Agree that city needs rezoning , welcome this move</p>
<p>I do not favour the blanket rezoning proposed</p>
<p>I live in an impacted zone (Harvest Hills) and am very supportive of this initiative. We need more density in this city to achieve more efficient use of infra and resources. I believe it also promotes more vibrant and livelier communities.</p>
<p>This is a terrible idea and will make the city a worse place to live. We didn't spend a lot of money on a detached house only to see high density, reduced green spaces, parking problems and traffic congestion. I don't care if the city council wants more people to come live in Calgary. I don't.</p>
<p>We purposely selected our neighbourhood because it was designated single family homes. The introduction of multi-family housing will reduce the street appeal of existing homes, negatively impact the "market" value of existing homes( especially in non-inflationary times), increase the amount of street parking( which is already overused on our street), increase the noise levels and potentially reduce the "mountain view" we paid a premium to obtain &amp; reduce the quality of the housing on our street.</p>
<p>The City of Calgary should: 1) provide "factual" data on how the introduction of multi-family homes have impacted property values of existing homes in similar cities across Canada and 2) provide the existing property owners annual compensation ( property tax relief) for the hardships being introduced .</p>
<p>Don't do it</p>
<p>Yes</p>
<p>I do not support rezoning! I bought in this area because it was zoned R1 for lot of reasons. Also parking will become an issue. Local schools and other facilities are not set up for handling the increase in population. What is the point in zoning anyway if it keeps changing? I will not support a council that continues to rezone because of its failure to plan for future growth.</p>
<p>I don't agree with rezoning as a solution for our housing crisis. Neighborhood's being developed with Row housing, high rise condos and townhomes are being overpopulated, encroaching and unrecognizable. Perhaps put restrictions on foreign and out of province investment buyers that are currently driving our housing prices up. We are going to end up like Ontario and BC at the rate we're going trying cram residents in to as little space as possible.</p>



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I have no problem with reasoning to, increase density so long as community standards are maintained and enforced. Especially re noise, unkempt properties, parking etc.
We are not opposed to the idea of greater density, but are very opposed to the current rules being provided for the h go and r cg districts. The automatic inclusion of secondary suites must be changed. Parking requirements should not be relaxed. Setback requirements should match the immediate neighbours. All units should be required to have units that face the public streets. Amenity spaces must be required that is reasonable for all units at grade. The gross relaxing of these issues, wrong.
I am totally opposed to this change. If it goes ahead on my street it will lower property values and add a lot more traffic and parking problems. I have no faith that City Council will listen to voter's concern or input and will follow their own ideology. But I will be following up with my Councillor to raise this issue. This seems like a rubberstamp process, not true input.
I do not support blanket rezoning. It will overload city roads, transit, parks, and facilities. I have never supported blanket rezoning and will fight to elect representation that will bring forward my views. This City Council is doing Calgarians a great disservice. Our mayor should step down immediately!!
I am very tired of seeing older character homes in my neighborhood being torn down by developers in order to build these over priced tiny row houses. Who is saving money by buying a \$600k row house? Not looking for an answer to that. This is helping no one except developers get richer. Please stop this. Life is already unaffordable.
I do not support rezoning as it will only increase the greed of people and won't provide any affordable housing. just two expensive houses in case of duplexes in place of single detached houses. In addition it will ruin the landscape and beauty of neighbours.
I am opposed
"Calgary needs more homes." This is what the front of the postcard I received through the mail says. What Calgary needs is more AFFORDABLE homes. Rezoning is not a one-size-fits-all solution to the problem of affordable housing. A dishonest portrayal of the problem which allows the City to look like it's doing something. Unfortunately, that "something" will do little to address the real problem. Very disappointing.
I do NOT support blanket reasoning. have purchased in a single family home area for a reason, I now have 3 homes within my block that have updown suits with one being problematic. A blanket rezoning will result in city services being oversubscribed. Roads, parks, waste management, sewers, utilities, we just had a plea from the province to conserve energy, but more density will increase this. Most older communities are/were not built with the high density that this council wants.
We went to the trouble and expense to create a legal suite. I would hope that those with illegal suites will have to put in the resources to bring them up to par.
I think this is a very positive step that will help make our communities more liveable and sustainable.
I'm all for responsible urban planning. If you are going to rezone an established neighbourhood, things like parking, schooling, accessibility need to be considered. Our schools are already over crowded. There needs to be solutions and plans before we allow more density.



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<p>You can't just pull the rug out from someone once they've purchased the single biggest asset they own in a neighbourhood</p>
<p>Building up rather than further and further out is the better option. Higher density for a growing city makes more sense in terms of city planning. We do not have to re invent how to increase housing density maybe learn from other metropolitan cities in how they increased mixed affordable / luxury housing to increase density</p>
<p>I must express my reservations regarding the proposed plan to blanket increase house density in our neighborhood of Scarboro. While I understand the need for urban development and housing solutions, I believe that significantly raising the density in our area may have adverse effects on the existing community. I would advocate for a more balanced approach that takes into account a balance between growth and preserving the character that makes a neighborhood unique.</p>
<p>While this will be a very positive impact on the housing availability crunch, I worry that it may not have any impact on affordability as newer construction buildings will automatically be priced at higher rental rates or asking prices than similar older dwellings.</p>
<p>Be careful not to ruin the beauty of this city. We will be taking down trees and using up current green spaces with this initiative. It would be sad to see this city turn into a landscape of cement and multi family housing. Roads and utilities need to also be considered. Roads need to be able to handle increased volume. Where will they park? Our utility grid can't handle hot summer or very cold winter. That will also have to be expanded take into account the coming electric vehicle requirement</p>
<p>if row-houses, semi-detached housing and secondary suites are introduced to the neighbourhood, those residences will need to ensure parking on the lot is provided as street parking is not plentiful</p>
<p>This proposed rezoning plan will negatively impact quality of life in quiet neighborhoods.</p>
<p>Council please approve citywide rezoning! I am a young person born/living in Calgary but have lived internationally. Cities with less/no single detached housing are vibrant and a joy to live in. They provide convenience, community, and feel "people-sized". I have had a hard time picturing a future in Calgary in large part because of housing, especially because it feels ridiculous to pay current prices to live in a city with what feels like little life to offer. I think this could really help!</p>
<p>This is the wrong course of action. The supply is being purchased by RE investors while developers and Realtors choke supply. Building more homes will simply allow investors to buy more, driving up prices.</p> <ul style="list-style-type: none"> <li>Ban foreign investment</li> <li>Short-term rentals</li> <li>Tax empty homes</li> <li>Tax undeveloped land</li> <li>Annex land</li> <li>Raise property taxes</li> </ul>
<p>For those that have invested their after tax dollars in a property and call Calgary home, this new rezoning has a 1:1 negative impact on those investments. Those of us who have made a case to spend more money to be in a neighborhood with fewer single family homes, now risk additional density, lower quality</p>



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price point construction, the possibility of transient renters, as well as additional traffic. This will impact property values and adversely those who have made long term commitments here.
Moving from RC-1 to RC-G is too drastic of a change for community dynamics.
Single family homes, rowhouses and condos need to be in separate groupings.
I do not agree with the rezoning and do not support this change.
I'm a Lakeview resident and do not support this.
This is a very disappointing move by city council. Lakeview is one of Calgary's precious jewels. If you want to build more multifamily housing, go to the northeast or Southeast. Please hold on to our jewels
Not in favour of the re-zoning changes, and any mayor or counselor that supports these changes, will not receive a vote from me in the 2025 election. Leave by R-1 alone. That's what I paid for, that's what I want.
We should not be rezoning edgemont estates
I don't want the zoning to change. I am totally against the stuffing of little apartments in a single home area. I don't want the value of the single homes to depreciate with little apartments/condos stuck in the middle.
I support allowing the market (home owners and developers) to provide more affordable housing options for people. Rezoning helps support this.
Brilliant idea. Full support. I'm currently a home owner of a single detached home - there is no way the current system is sustainable for current or future buyers.
I'm not against rezoning, but the panicked rush to demolish/rebuild at any cost is disappointing. The 500K bungalow next door to me was demolished to build a duplex where each side will cost at least 700-800K. How is this affordable housing? My property has been damaged by this as the fence which was inside my property line was deliberately pushed over and my landscaping destroyed in order to intimidate me into selling. The shade will increase my winter heating costs. Solar panels are no good.
I am concerned about the proposed rezoning and the inevitable knock on impacts. What consultation has been done with the CBE on school enrolments? What consultation has been done with ATCO / Enmax on impact to gas and power grids from densification (in particular as we move towards more electrification)? What consultation has been done with Calgary transit, etc.? I'm concerned this is a knee-jerk reaction, which is certain to have unintended consequences that have not been adequately considered.
I would love to support [removed] coming to Alberta from other provinces or countries. Let's build strong economy for Alberta.
Do not rezone mount royal or elbow park (rideau) these are prestigious neighborhoods and you are going to ruin our city with your policies and taxes. For once — listen to the people that voted you in. You work for us. This is NOT what we want in our neighborhood.
This will not lower the cost of rent. The province has proposed a 2 % cap on rent but that is not helping with the price of rent for anyone. That still allows rent to go up. Our elderly and young adults are starving because we can't afford rent alone with the heightened cost of everything else. I need to know where we



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can set our tents up when we all become homeless and add to the already terrible homelessness issue we are facing in the city of Calgary. You NEED to do better for your citizens.
I think this is a good plan. I really like the idea of making it easier to build different types of housing to meet demand. Single detached houses and the expansion of suburbia is just a waste of money, time and land.
Rezoning will only help developers and builders not consumers
I do not agree with rezoning my community - Thorncliffe. As Calgary can be widened, multiple zoning can occur in new communities. I strongly oppose rezoning in my current community, Thorncliffe. Thank you!
I think it's a great step towards solving the housing crisis and attracting young talent. I am on-board.
I hate the "double stacked" approach going in on 50th ave and 21 street sw. The frontage impacts the neighbours and looks terrible. What was the city thinking? How embarrassing!
Your rezoning proposal appears to be contravention of the Restrictive Covenants in our community (max 2 dwellings per lot). Please explain!!! Your whole argument of forcing density on neighborhoods is utter nonsense! The Feds create the problem through unsustainable levels of immigration, City and feds add huge costs (including new fees passed this week). Get out of the way and allow the private building sector to thrive. City decline in efficiency & effectiveness over past 20 years inexcusable
Stop the Smart City, WEF surveillance, high density, crowd the middle class in like pigs to slaughter developments. Socialist and corrupt councillors, city planners and employees are ruining what were oncer old, beautiful neighbourhoods in the name of equality and using the housing shortage caused by the incompetent federal libtard gubermnet to ram decisions through when the people of Calgary who live in these neighborhoods don't want any of it.
We need more density in Calgary. Thanks for addressing it.
Owner of [personal information removed] in St. Andrews Heights, we are strongly opposed to this rezoning proposal which will alter the character of our single-family home neighbourhood.
Calgary is a great City. Unfortunately, our municipal government prioritizes profit for developers over the well being of citizens and makes most important decisions behind closed doors, after which the City goes through the motions pretending to engage with citizens. This municipal government has lost the trust and respect of most citizens. The outcome of this rezoning project has already been determined and the council meeting will be a perfunctory rubber stamp.
How will increasing housing density change the climate of the earth? Who decides what is the ideal climate of the earth? If increasing housing density is capable of cooling the planet, what if it cools the planet too far?
This is a very bad idea by the City of Calgary. As usual the City of Calgary will NOT listen to the people who elected them and proceed as they see fit. This is not how a democracy is suppose to work
We need to do this! Good on the City to lead in this way
How is it possible to rezone a community that had existing caveats that restrict building type in the community?



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<p>Please don't!</p>
<p>I live in Lake Bonavista and completely disagree with allowing any changes to our zoning for housing. This community is developed completely and no additional development should be allowed.</p>
<p>It looks positive for helping with the housing crisis....less "red tape" the better keep focusing on that!</p>
<p>Can you simplify the permitting and development process for backyard suites? Can they permitted outright uses on single family sites rather than being delayed for development permit processing. Potentially allowing 3 units (single family, secondary suites and backyard suites) on 1 property.</p>
<p>I have no problems with rezoning. We have a very large lot with one single family house on it. It could easily handle 3 houses and even more if duplexes and carriage way houses are allowed. I would rather have more density and the related better transit and increased density of stores than have the sprawl that we have now. I would like to go the way of Vancouver, or if you look at this city, the direction 17th Avenue (both SW and SE) and Kensington have gone.</p>
<p>I don't agree re-zoning is the solution to housing problems. I think citizens would be better served by building new houses of all types in new land and expand the public transportation system to those communities. Re-zoning makes more sense to this communities along the c-train lines but not in existing suburbs.</p>
<p>I would like to see the concept that housing is not a right included in your zoning debate. Housing is an earned privilege. For the vast majority of Calgarians who worked hard to earn their current home the growing notion that we need to cater to everyone's need for housing regardless of their ability to pay is an affront.</p>
<p>I just purchased my home in the summer of 2022 and I fully support this. It's ridiculous to not allow people to easily build homes on their land in a housing crisis. I'm not interested in developing my home and fully support being rezoned to R-CG. It was easy to find what my future zoning would be.</p>
<p>This is a good idea, one we pushed for when I was working at The City 20 years ago! Build in, not out! And with an aging population, row housing is a good idea. My only concern, will this allow housing in utility corridors? As this is provincial land, likely not, but wanting to ask.</p>
<p>Will there be an enforcement/policing in regards to parking, garbage control, number of occupants in one dwelling, and general appearance of property? Landlords are not providing parking for secondary suites or extra garbage bins. Tenants are parking on front lawns and garbage is overflowing - littering the back alleys. Also, landlords are not taking care of the general appearance of their rental properties. All of the above are negatively affecting properties values for their neighbors.</p>
<p>The reason we chose our Neighborhood is because the zoning is RC-1. It means it is quieter and safer for our children. Proposing a blanket expansion is punishing people who have invested in their homes due to poor planning by the city. It will erode property and neighborhood values by creating congestion and it won't be people that can't afford homes that can buy the new property zoning. It will be developers who flip the property and build duplexes or townhomes for immense profit.</p>
<p>It's getting hard for not only locals but the expats to afford a Canadian lifestyle. The primary reason is unaffordable rents, housing shortages and improper practices followed by the land owners and housing complexes.</p>



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<p>Even if we do want to spend an extra dollar to support local businesses which becomes undoable for a single earning person. A relaxation on house rent allowance in the form of taxation can be granted to individuals or a single earning person in the family.</p>
<p>I live in an established neighborhood that was originally zoned R1 and has been so for many decades. We very purposefully bought our home because the area is zoned R1 only. We paid a premium for our house to live in an R1 established neighborhood. Make the zoning of new neighborhoods whatever you want and people can purchase accordingly, but don't change something that has been in place for more than half a century.</p>
<p>This is a temporary Band-Aid, and all of you are aware of that and it's another waste of taxpayers money. The housing crisis is far beyond this and the borders need to be closed for at least five years for the market to catch up. This does not create affordable housing. New Canadians, are great for our country but not if we can't house them and we put current Canadians out on the street!!! We can rezone a quarter of the city and still not have enough housing for the crisis that's happening NOW.</p>
<p>Stop bringing people into Canada. Send the ones on student visas and temporary visas back. Then reassess the housing situation. This is not a discriminatory or racist remark, this is sheer math. Canada brought in 1.2 million people last year and then complains of a housing crisis and health care crisis. Do the math.</p>
<p>We are presently in a single family area. There are some rezoning signs which we have been fighting. We were able to stop the development in the first meeting with council but the developer was able to resubmit with a small change they made. This was passed. There is no way anyone can get through to council that this is not acceptable. This development (4 storey apt rental building) will not be affordable housing and is not wanted in our community. Totally against these rezoning initiatives</p>
<p>I can't believe the council has decided to rezone my property. I purchased a R1 property and expect it to stay that way. We have basement suites in the area and parking is a problem as well as other issues. I can't imagine anything more. Please think about this before acting out of desperation. [personal information removed]</p>
<p>There is no way a community group can get through to council they are determined no matter what the community says. We won our first appeal but a small change let the developer reapply. It passed. We hired an urban planner to help us but to no avail. Council does not listen, I think they are controlled by developers. Disgusting that citizens don't have a say with regards to destroying our single family communities. Hopefully council will be voted out at the next election.</p>
<p>Rezoning is just helping developers make more money. This will not solve the housing crisis.</p>
<p>I understand the need for housing but transportation, road safety, also need to be addressed. You can not consider housing as simply rezoning which this site seems to imply.</p>
<p>I am totally against most rezoning, especially in exclusive areas of the city where people bought for the views, large lots, etc. Rezoning in a commercial area of heavily populated housing area might work.</p>



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Zone new communities any way you please, but leave existing neighbourhoods alone!! Your own planners approved neighbourhoods (parks, transportation, schools, etc.) for a certain density, and now you plan to increase that density. So either your city planners were a bunch of nose-picking morons, or you're about to lower our standard of living. NO!

We've been experiencing a housing crisis for years and it's only going to get worse. Much worse if the decision is to maintain the status quo. Time for Council to do the right thing. Allow density throughout the city. Like secondary suites, the world won't come crashing down if we have more neighbours.

How is infrastructure - particularly electrical power - being increased to meet the increased demand on the system from all the new housing builds? We saw in the cold snap in January that our power grid is already at risk. (I realize there was maintenance on the system etc that was affecting it - but maintenance is normal so the situation still reveals a serious risk.). Increased demand on it during a future cold snap will only put us all at greater risk. What is being done to address this?

When my family moved here in 1966, a family of five, we moved into a new neighbourhood (Lakeview) with 3 bedroom homes at 1200 sq ft. Then, when my husband and I were starting out, lots of homes between 900-1100 sq ft. Now people think they need 2500 sq.ft for just two and all the new builds are huge. We need incentives for developers to build small and affordable and marketing to convince people to buy starter homes. Developers in Calgary have too much power.

I am not for the blanket rezoning. I doubt that infrastructure and parking are given enough consideration. ALL counselors need to listen to what Calgarians want and remember that we live in the winter city. People not having cars is not going to happen in our climate.

I am 100% against rezoning. Rezoning is not the answer to the housing crisis. Rezoning adds to increased traffic, endless parking problems, noise, additional strain on amenities, crime and issues with neighbours. I bought my house on a quiet street with single, detached homes. Why is the City trying to infringe on my right to live where I chose? I've lived in my present home for 14 years. High density living is now surrounding where I live and it is already not the same neighborhood.

I am firmly against rezoning of the neighborhood in which I currently reside. R-CG states it is primarily for rowhousing, (with allowance for SOME detached and duplex housing). There are already many high-density housing buildings in this neighborhood. We should not be destroying the history, original design, and/or culture of a neighborhood to this extent. Furthermore, the infrastructure would not support the proposal, as it was built for the current housing utilization.

I am a Calgary resident and tax payer. I totally oppose Calgary city rezoning.

Please stop asking the general public about zoning. You will not get usable feedback, you will only get emotional responses. Calgary needs more homes and density. Do your jobs.

Terrible idea! Current zoning made Calgary wonderful place to live in. Proposed rezoning will create another Toronto or Vancouver type place. No wonder people are leaving Ontario and BC for Alberta. Stop rezoning!

We live in Capitol Hill. We have been here for 35 years. Your densification has ruined our once quiet, beautiful neighborhood.



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<p>Rezoning must not change the character of an area ( Multi-story, grater than 4 in single story area) and number of parking stalls tied to number of bedrooms in rezoned unit.</p>
<p>I am happy to hear that more homes will be built. As a renter, this gives me more choices of neighbourhoods.</p>
<p>I am not in favor of the blanket rezoning. Developers cram as many units, in particular, basement suites with RCG zoning with no regard to community impacts. Small plots of land have no ability to keep canopy cover, privacy encroachment concerns with adjacent properties, parking volume on streets that already cannot accommodate existing needs, management of refuse bins and additional burden on strained city infrastructure (ie: schools, roads, rear laneway maintenance, etc.).</p>
<p>Thanks for the opportunity to provide feedback. A couple of comments:</p> <p>Allowing for redevelopment in existing neighborhoods make sense but should be limited to 20 % of available lots.</p> <p>The process for allowing lane way homes or suite over garages should be simplified and made easier. Incentives would also be encouraged.</p> <p>Any new development should include possible provisions for renewable energy systems.</p>
<p>Should be only rezoning communities which are not older than 10 years</p>
<p>Stick to rezoning old neighbourhoods (50 years ) where houses are falling into disrepair and lots are big. That make most sense financially and revitalizes those areas. There is lots of room in Calgary using these neighbourhoods without affecting the value and quality of life of those who have invested their life's earnings to buy a standalone house.</p>
<p>I am not in favor of rezoning my area from single Residential R1 to multi housing low density development.</p>
<p>This proposed rezoning does not take into account important factors like existing school capacities. We live in an area where our children are already put into a lottery to get into our own neighbourhood schools, and so the impact of potential increased density in our area is of great concern. The need to bus students outside of their own areas to attend schools elsewhere directly conflicts with the City's stated objective to reduce emissions. I oppose blanket rezoning for all neighbourhoods.</p>
<p>This is your idea? have 20 people live in one house, and have no parking due to how land was initially developed not for that many people, and all these idiots walking on our grass...thanks you suck and dont deserve any pay increase at all</p>
<p>I am against rezoning in our community of Altadore. We have small kids and rezoning for more houses makes the streets busier and unsafe for kids. We bought our house on a side street to avoid tons of cars and I'll be very disappointed if this new rezoning law goes into effect - making it unsafe for our kids to walk around the sidewalks and ride their bikes.</p>
<p>I am seriously against the rezoning plans! My wife and I worked hard to afford a home in a neighbourhood where there was space and homes were</p>



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not crammed in. The extra traffic, parking issues and negative issues that arise in more dense areas of town were things we were trying to avoid. I live in Dalhousie and I'm afraid of the negative impact this will have on our community. If this goes through I hope every council member who votes for this will be cast out in the next election.
I support rezoning changes that increase density!
I am very upset about your so called affordable housing rezoning. This does nothing but ruin communities, cause mental distress, increase congestion, tax overburdened infrastructure, and make developers and the city officials who work closely with developers rich. When million dollar properties are built on expensive inner city lots affordable housing is not addressed. It just creates a mess. I suspect the greedy officials of Calgary have already made deals with the greedy developers.
Quit the immigration process and leave our communities alone
Have areas that will allow for tiny homes! Homes around 500 sq. Ft.
With already too much traffic on the roads and inside the community and make it more dense will put more pressure on the system. Excessive of everything is bad and we are already at that number , it's high time to limit those off and keep it how it is instead of putting more pressure on the communities. How would it look like if a bought a property at new area and now it's going to be all apartments around me?if you were me would take this change ? I am against it and won't vote in favor Thanks
Support the proposal. I live in Wildwood.
The problem I have is allowing multi-family units being constructed along side existing single family home neighborhoods. Even a duplex, build on the adjacent lot to my single family home will significantly reduce property values, create parking and infrastructure problems. If this is such a great idea, then every Calgary councilor that voted FOR this should have a low income multiplex unit built in their neighbourhood first.
If rezoning is going to mean it is okay to have an illegal suite then I say "no" It is bad enough my neighbors are running a flop house with many people coming and going at all times of the day and night, and they all use the same door in and out as there is only one door to the house. If you have a legal suite you should have to pay for a permit and have it displayed. Nobody should get out of paying the appropriate city taxes.
It is simply not true that many neighborhoods where reasoning will occur can handle the extra car parking pressure. One need only look at many inner city neighborhoods to see the lack of necessary street parking. In Altadore any other neighborhoods many 4 and six plexes are being constructed. This is completely unreasonable and the biggest benefactors by far are the developers. Further, council has no right to unilaterally rezone neighborhoods where homeowners live and have purchased their homes
I do not wish this to happen. I believe it is a horrible idea. This idea does not solve the issue at hand where current people living in Calgary can afford housing. Reduce property tax. This proposal will only enable people from outside to purchase property and rent at high rental rates.
I would like to to see tiny home communities. Pets only communities, no pets only communities, no children only communities. I would also like to see driveways on all houses surrounding stations with



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<p>apartments. Don't place apartments in the middle of established, detached home communities. Rescue home religion free, and not in the middle of detached homes, established communities.</p>
<p>I do not agree with my street being rezoned to allow secondary suites. Parking is already overcrowded and adding more people will only make this worse. Since my area will become less attractive due to being plugged with cars to the point of visitors not being able to park when visiting, are you going to lower my taxes accordingly?</p>
<p>Additional amenities are not being sought to support higher density (ex. Libraries groceries recreation centres etc. ) This needs to be planned along with housing, not have it being an after thought. The city is only focused on more housing, not the greater good of the citizens to have a good quality of life (which includes access to green space and parking) More density means more people requiring police, fire, health care, etc). Work together. These resources should not be an afterthought.</p>
<p>I think this is an excellent idea and I fully support it.</p>
<p>I moved out of an R-2 zoned neighbourhood as that is not where I want to live. I found an R-1 neighbourhood that is close to my work and my spouses work. You now want to take my choice away from me. The infills are not affordable housing and not where I want to "age in place". This is an egregious abuse of city council's power.</p>
<p>The current R1 areas cannot support increased density. With the recent announcement of off-site levies increasing, will this apply to any property that takes advantage of the maximum density? Or are taxpayers on the hook to upgrade infrastructure?</p>
<p>I support any zoning changes as long as they are done so responsibly, and in a way that supports those who need housing instead of people who intend to rezone for profit</p>
<p>ya, [removed] already. Courtney Walcroft is a socialist plug. You are destroying heritage communities. I paid an arm and a leg to buy inner city so I could walk to work, now you are proposed to destroy what I have worked my whole life for by rezoning these old communities.</p>
<p>I am totally opposed to the broad rezoning. I don't want the traffic, parking and activity on my street.</p>
<p>I am against re-zoning. We bought in R1 to avoid secondary suites. We already have too many rental homes in the neighbourhood. They don't care for their property like homeowners do. It brings my property value do. Definitely against!!</p>
<p>Absolutely the City council &amp; the Mayor need to be voted out or fired. Citizens of Calgary will need to have tough bi-law to prevent further City Council representatives from destroying the city's tree canopy, health &amp; lifestyle of citizens by allowing builders to ruin mature neighbourhoods by clear cutting lots of 70' trees their own short term avarice. Density is not the answer! No parking available for 16 people where there were 2! Saddleridge's paving over of 400 front lawns is criminal.</p>
<p>To mitigate the housing crisis we must limit the population growth. More people does not reflect success. Success is measured by quality of life and not the number of people. Have we learned anything from other overpopulated part of the world?? Wake up and do the right thing for your citizens. Stop playing politics.</p>
<p>Your rezoning efforts are a joke. Your 'plan' has quite effectively put homoe ownership out of reach of the vast majority of Calgarians. Developers buy a nice little single family home, demolish it and build an</p>



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<p>attached or 2 single family homes that are then usually priced well into the seven (7) figure range. I live in Thorncliffe and and routinely witness this in our and neighbouring areas. You need to address the issue of replacing of reasonable homes with high end homes</p>
<p>This is great! I think removing barriers to choice and allowing the most expansive options is an excellent move. Not fully up on the details but for the NIMBYs it's not in their back yard it's in my back yard and I can build what I (contextually) want. I hope you are getting constructive feedback on here thanks for your collective work and engagement I understand it is not always easy. Have a great day!</p>
<p>I support the rezoning proposal by the City of Calgary. I believe that rezoning will increase property values, as it will encourage more amenities in communities, such as convenience stores, cafés, local restaurants, and other small businesses.</p>
<p>Blanket rezoning is an easy out. I don't believe that parking will be addressed. Recent parking fee increases show that. People shouldn't have to pay to park in front of their home that isn't management Basement suites create traffic and parking problems I expect you will proceed no matter what we say. Same as bike lanes in dt areas which took away parking and then you raised parking fees for owners</p>
<p>City needs to make sure that this does not have a negative impact on current resident's home values ! Unfair to impact people's equity!!</p>
<p>I would not to see 4plexs or side by side duplex's built in my area on my street</p>
<p>Please consider how the re-zoning can support the creation of mixed income, vibrant neighbourhoods that are affordable for people at all ages and stages. Consider as well how to ensure that the land is cared for in development, and how dense housing impacts environment. I am in support of re-zoning but hope it is done in a mindful and thoughtful way that considers the needs of all beings.</p>
<p>I do not agree with rezoning. Rezoning causes the high traffic and more criminal activities. Rezoning also lead to the degradation of current infrastructure more stressful for the current residents in each area.</p>
<p>improving affordability is a lie, spending a million dollar for a twenty five foot infill is not affordable, higher density, increased traffic, wear and tear on already potholed roads, schooling over crowding because of the higher density, current home owners home value will decreased because of multi family encroachment, this is only the tip of the iceberg</p>
<p>I support rezoning. It is difficult as a young professional to plan for a future and have a family given the current zoning restrictions. Other benefits to the community include affordable student housing for local and international students, improved ability for people to obtain a home as an investment vehicle, and rejecting the homogenous income zones we have created which has stifled community and connection.</p>
<p>I do not support the proposed base residential re-zoning as described.</p>
<p>I believe blanket residential land use designation will lead to congestion and predatory redevelopment projects that have the possibility of completely changing a neighborhood environment and may increase tensions as neighbors compete for parking space etc</p>
<p>Love it - let's do more like this ASAP. Maybe do some that will also provide housing for our unhoused couples and singles (including their pets).</p>
<p>Please building low-rise multi family homes, lots of them.</p>



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I have no issue with the rezoning of properties in Calgary. I am far more interested in increasing density verses growing the footprint of the city as a first approach.

I think more options are needed to address the number of parking spots needed on the property when approving development permits. Potential approving secondary suits that can only rent to individuals without vehicles so that additional parking isn't needed. Also, preexisting properties should also need to comply with all rules.

I have no issue with the rezoning of properties in Calgary. I would like to see the rules/zoning for home based businesses made easier for business that don't have customer visits but may have periodic staff coming to the property. As the need/popularity of home based businesses increase the zoning needs to mirror the ever changing environment. There needs to be a category for unique proposals that are not in the current options for development proposals.

I shake my head. Are you planning to affect the richer neighbourhoods, ie Mount Royal, Mission, Elbow? I'm sticking to my idea of fair and that is "I expect my property to remain with the same zoning that I purchased it at." I've seen changes to my zoning over the years and I'm pretty much fed up with it. Leave it alone! Apparently you in leadership have expertise that you brought to your role and to which you are paid for? Put your thinking caps on. Let's see future planning at work.

This may impact my community but I support the changes. First, I have a home but recognize many are struggling to do so. Increasing supply aids affordability. Second, infrastructure to support new communities on the city's edge is very expensive; incorrect economic signals are being sent. Making the city sustainable requires a smaller footprint with more walking, transit and cycling trips. Increased density supports the business case for more transit, pedestrian and cycling infrastructure.

I live in Braeside. When 100% of Mount Royal, Elbow Park, Lakeview Village and Britannia are officially designated R-CG I will agree to Braeside going R-CG. In other words, I don't want R-CG at all. I don't want a 2-story duplex towering over me. I like the privacy I have in my yard. Spare me any talk about 'historical significance', 'neighborhood integrity', 'traffic concerns' or other crap that will be said about the wealthy neighborhoods. Approve new housing developments with higher density!

You want to fix housing in Calgary? Stop air B&B's. Stop the rental of houses that have a mortgage. Limit the number of homes a family can own (must be a corp and taxed very heavily). Stop foreign interests from buying homes through students and people who have been in the country for less than 5 years, and they must be in the Country for 6 months and a day every year minimum. **MUST BE CITIZENS FOR MORE THAN 5 YEARS!** Start regulating real estate agents to stop artificially inflating markets.

I live on a street that has had non-stop construction over the past 10 years or so. Would it be possible to provide breaks for streets where there is constant construction like this? The noise pollution and disruption to peace, quiet and congestion has made some of us on the street want to move away just for a quieter lifestyle. If we could have a complete year break from construction, it would be so much easier to live on this street. My address is [personal information removed]. Thank you.



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<p>Changing zoning is an infringement on my property rights. If I wanted a different structure next door I would have purchased somewhere else. If my councillor supports this I will work and contribute to making sure they are not re-elected.</p>
<p>I am strongly against rezoning R1 to RG. This blanket rezoning does not take existing home owners and neighbourhoods into consideration. This devalues existing housing and property. It increases traffic, parking issues and construction noise into neighbourhood. We do not want this change. We do not want to live in a high density area filled with renters and subletters and short term lease guests. Our neighbourhood has already seen subletting and VRBO type leasing with negative impact.</p>
<p>Blanket rezoning is contrary to the aesthetics of communities , as is seen in communities such as Marda Loop . Established trees have to be removed and any remaining land is too small to support the planting of new trees. This is contrary to the goal of expanding the Calgary tree canopy. The reduced tree canopy has a negative effect on wildlife and creates heat sinks which exacerbates climate change . Creating concrete jungles has been shown to cause damage to people’s mental health as well</p>
<p>I love that it will be easier to create secondary suites in our neighbourhood, and add capacity to the existing area that currently has a relatively low population density. I can't wait for the rezoning!</p>
<p>No no no!  This is so wrong - keep the status quo  City council is planing to destroy my city!  Time for an election</p>
<p>Blanket Re zone policies are dangerous and will lead to short and longer term unintended consequences. These will include introducing traffic hazards and congestion in areas not designed for additional loads, overwhelming local services like schools in areas already at capacity, devaluation of adjacent properties in communities specifically designed for single family homes, and increasing crime rates correlated to low cost housing. Rezoning needs to be considered on a case by case basis.</p>
<p>Why should anyone trust this current council. Some of which were fraudulently elected. A council who wants to raise taxes and give themselves a pay raise they do not deserve. Why should Calgaryians trust anything they say. I do not. Rezoning is another way to push their WEF adendas.</p>
<ol style="list-style-type: none"> <li>1. Low income housing is a priority. The City needs to be tougher on developers to provide more or get into the development game more themselves!</li> <li>2. Please answer this question, what does the R-CG mean if an area has an existing 'special convenient'?</li> <li>3. Also, if rezoned to R-CG, the city needs to honour the C! Contextual to the community!!</li> <li>4. City could relax the requirements necessary for basements suits.</li> </ol>
<p>I'm thrilled to hear that Calgary is taking housing seriously and using the policy means at its disposal to rezone for more housing, as well as involve more stakeholders to build more housing, whether it be market, non-marking, subsidized, or cooperative.</p> <p>Well done, City of Calgary!</p>



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<p>I'm fundamentally against blanket rezoning. We are already being told that our middle and high schools are at capacity and lotteries will determine who will be bussed to schools far afield and who can walk to schools close by. There is nothing wrong with having variety in communities, in fact it is one of Calgary's strengths. Not every neighborhood has to be high density. Not every proposal that benefits developers is right for great communities &amp; voters counsel should be striving to protect.</p>
<p>There is no housing crisis, there is an [removed] crisis. How can there be no thought or planning in regards to the number of [removed] allowed to enter Canada? Now Council would like to destroy the great family-oriented communities that have been built. Again, no thought or planning about how this increased density will disrupt traffic in an area.</p>
<p>In the past we paid an extra premium to live in a R1 district. We chose to live here, not in an area of duplexes, townhomes and apartments. I have seen areas such as Altadore and do not care for the crowded streets and having neighbours so close. In my area, Lakeview, houses are going for a significant price, even knock downs. I cannot see how a developer can buy them, build newer dense product for a reasonable price - for the housing problem. All this seems to do is lessen the quality of life .</p>
<p>PLEASE DO NOT MAKE THIS CHANGE. I live in a R-C2 zone with some R-CG lots and the parking/congestion is already terrible because of multiple (2-3) car households. We plan to move because of how bad it is. To see almost the whole city proposed to be R-CG makes it feel like there will be no where to go. It will ruin the quiet nature of the old, inner city bungalow communities and I think actually inspire further urban sprawl when people like me move to the fringes that do not have the R-CG zoning.</p>
<p>NO to rezoning side streets of single family homes. Keep the row housing to main roadways. Building expensive, cheaply constructed condos will not solve the housing crisis. This will only raise prices on the single family areas remaining.</p>
<p>I do not support this proposal!</p>
<p>I am not in favor of any changes to rezoning to allow more legal and illegal suites in my neighborhood, unless my property taxes are lowered. I live in Beddington Heights and there are several illegal 4-plexes on my street and it is impossible to park in front of my single family home. Most of these duplexes have suites in the basement with at least 4 vehicles per unit. Even this interactive map says these units are single dwellings, so they are not been taxed accordingly.</p>
<p>My one concern is the allowed building height. In my situation our backyard garden (supplying multiple families with fresh produce every summer) has now been completely shaded by the new development next door. We are left without options to maintain the size and perfect protected environment it had last summer. Can we also set a limit on the height and proximity to neighbours?</p>
<p>I'm not interested in rezoning in my neighbourhood because I moved into a particular area with the understanding that the neighbourhood would not be rezoned and I like it as is. I would be concerned about increased traffic in the area and more noise.</p>
<p>The current city council has the lowest approval rating in City history. They have no mandate and should never be allowed to proceed with this. The so called housing "crisis" is entirely due to a disastrous out of</p>



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control federal immigration open floodgate. Calgary homeowners are opposed to this and a responsible council would listen to ratepayers!
I live in an R1 area, currently homes sell for +700000 and then the home is levelled and million dollar a side duplexes are built. This is no help to the cost of housing. It just strains the infrastructure. Leave R1 areas alone. Builders will always make a profit. Why bother otherwise. Try the office conversions. It might work or it might become ghetto gulag style disasters. But give it a try and then decide before applying a blanket zone over the city.
Rezoning should happen across Calgary to future proof homes. Please don't increase property taxes like crazy. No other comments.
Failure to approve wide-level rezoning to increase the missing middle in housing will, in the long term, cause an affordability crisis seen in other major areas. This will reduce the vibrancy and diversity of the city, increase housing-caused poverty, and ensure home ownership is only available to the wealthy, and all of that is bad. Council needs to ignore NIMBYs who fear the encroachment of the less fortunate upon their neighborhoods and make long term decisions to stand up for what is right.
City council does not represent the views of 90% of Calgarians who DO NOT WANT REZONING! Your surveys tell you established neighbourhoods do not want to be rezoned yet you proceed anyway. The plans do not consider parking which becomes problematic. Altadore has too many cars on streets not designed to handle the traffic and no place to park. Your plans ruin neighbourhoods. You should put this to a referendum if you want to proceed.
I am all in for making easier to rezoning
I am definitely against the proposed rezoning. Relaxing the building restrictions in single family home areas will depress property values, no matter what your propaganda says. I've lived in Calgary since 1980 and know what happens when an apartment building shows up next to a single family house.
Stop destroying our communities with condo building built by your sponsors!
This strategy seems like a knee-jerk reaction and the map is incoherent and illogical. 14 st/20 Av/24 Av/19 St NW are ideal examples where the mix of R-CG and H-GO make no sense. All should be completely H-GO with no single family allowed during redevelopment. Create higher density corridors and zones instead of blowing up neighbourhood character everywhere. Neighbourhood development should be coherent (rezone to RC2 everywhere), R-CG on all corner lots, and H-GO on all major corridors.
Most of our neighbourhoods are designed for single homes. Significantly increasing the density could create major problems: <ul style="list-style-type: none"> <li>• Will there be enough parking for all the additional cars?</li> <li>• Can the streets handle the increased usage?</li> <li>• Can the current water, sewer, gas and electrical systems handle the increased demand?</li> </ul>
And it can also reduce existing property values.
You have not clearly stated what rezoning is. It appears that it will remove the current zoning from a lot of neighbourhoods so that higher density housing can be built in neighbourhoods that have mostly single-family homes in them. Saying that with this will not reduce your property value is a guess.



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I strongly support this rezoning and having Calgary do what some other cities have already done to increase the availability and diversity of housing, and thus also help increase affordable housing.
Great idea rezoning everything, However the basement suite building regulations need revised aswell. The requirement for a second furnace for basement suites is too big an obstical for many people, financially, space wise and because of all the additonal ducting and drywall repairs needed. There are systems that use zoning dampners and mutiple thermometers to get heat to where it's needed. Interlinked smoke alarms take care of any emergency and the whole building will be emptied. 80% cost saving
Our biggest concern is the unreal amounts of vehicles higher density zoning will bring into our neighbourhood. Where will all these new people park? There is no parking as is, there are days when I have parked vehicles on both sides of my alley while I am trying to shimmy my SUV into our garage. And we have a double lane alley through which we access the garage! Not to mention all the illegally parked vehicles we are now already dealing with.
We do not support zoning changes. We want status quo in Glendale.
I strongly oppose the idea of rezoning of my neighborhood (Evergreen). There are single detached houses here and I want them to remain this way.
Street width needs to be much wider if density will be increased. Or limits on parking on both sides of the street. Limit parking in unbearable in new communities and therefore I do not support this initiative.
Yes, it also disrupts the quality of life for people who worked hard to live in nice areas then must endure construction issues, low water pressure, noise and congestion and probably loose a lovely park or golf course. These folks should have rights too. How do see rezoning fair. This city is going to hell!!!!
I am strongly against this proposed re-zoning proposal.
It makes more sense to help homeowners to upgrade the older homes rather than buying new at the cost of new construction. Rezoning for infill housing is extremely expensive. The mayor and council should support home builders & renovators by expediting the permits faster and eliminating all the red tape for permits. Oh and congratulation's mayor and council on your wage increase, and thanks for the tax hike for all citizens of Calgary, (mayor and council are no doubt excluded from this tax hike).
If there is not enough infrastructure in a community rezoning will not help. Parking in alley ways is not feasible.
I am in favour because: 1. Affordable homes in all communities will help lower income families with children move to better zones where their kids and youth can grow up with more positive influence around them instead of being in zones where only lower income live and where crime rates tend to be higher. 2. Calgary should continue to be a place of opportunities for all and that can only happen if everyone has the basic necessities required to thrive. Thriving people benefit the local economy.
simply --- there are more people on the earth than it can support. While new houses may be more efficient, more people means more energy consumption of some type of energy (cold/dark Calgary)
Overall sounds great news for young people looking to enter the market.
Any negatives for whoever owns multi properties right now do not overcome the benefits of this proposal.



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<p>Making things more affordable should be a priority.</p>
<p>You are destroying our R1 neighbourhood. We bought this house thinking I wouldn't have a [removed] 2 story fourplex built across the lane. What gives you the right to do this and increase my taxes as I stare at the mansion blocking my evening sun. Shame on you you!!!!</p>
<p>Mass open door out of control poverty [removed] has to STOP! [removed] is the root cause of every problem in this country. Poverty (70% of [removed]), crime- [removed], [removed], money laundering, increases CO2, causes climate change, environmental destruction, housing/rent unaffordability, healthcare overload and chaos, never ending tax increases, continual national debt.</p>
<p>I am absolutely opposed to having my community rezoned for higher density, as as we have all paid a premium to live in this neighbourhood with RC-1 zoning. [personal information removed], Wildwood resident</p>
<p>I disagree strongly with the rezoning in our neighborhood</p>
<p>I hear the horror stories and have a friend who has had several sewer backups in her area (Richmond). The city doesn't seem to upgrade the existing infrastructure to accommodate what could be 2-4 times the number of homes on a lot. Parking is a huge issue. My vote will be NO.</p>
<p>Why not just build large Soviet style apartment buildings, that are owned by the state and are assigned to individuals based on what the government wants.</p>
<p>Just to say, I support this plan whole heartedly. We need densification, lots of cheaper housing and more options. It is important to help prevent climate change and to help people. Don't forget one level ground floor homes for seniors and disabled people who may have difficulty with stairs. [personal information removed], Montgomery.</p>
<p>I do not support rezoning in all neighborhoods. We chose to buy our house where we did because we don't want to live near high density housing. That a developer can now buy up a few houses on our block and build a row house is not what we want or want to live near.</p>
<p>vbvfbf</p>
<p>I highly support this and I'd go a step further and promote more densification. In-fill is fine but even some denser, small apartment buildings would help. More walkability, more community and happenings in the neighborhoods which is currently something that is missing in much of the west-coast suburban cities like Calgary.</p>
<p>This was never talked about during the election. This should be voted on by the people of calgary just like the olympic bid. Seems like developers are making decisions not the people of calgary.</p>
<p>This process is exercise in futility 4 anyone who opposes City's obsessive density agenda Blanket rezoning only serves 2 make it easier 4 Admin/Council 2 approve all development requests without having 2 listen 2 individual citizens who would be impacted by it Given the "push" 4 this proposal from the City, the outcome is clear, the City will proceed no matter how many people object 2 it on reasonable grounds. The fix is in!</p>



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Only get 500 characters submit, that not enough 2 express ourselves
I do not agree with the new zoning rules and would like to see a referendum on the proposal to ensure that the majority of Calgarians do before it is implemented.
The housing crisis has largely been created by the Federal Govt. I have no problem with those from other countries coming to Canada. However, too many people have been allowed into the country without any planning in how were going to house them or the effect it will have on our Health Care system. It's seems like all levels of govt create the problem and then we have to fix it. Time to do some proper planning before we have a problem. No to City rezoning. I have no problem in New subdivisions.
This should not be city wide. Focus on lands near public infrastructure, employment and the suburbs . DO NOT RUIN EXISTING INNER CITY COMMUNITIES. START BY DEFINING AN OPTIMAL LEVEL OF AFFORDABLE POPULATION GROWTH.
1. On-street parking is already a major problem. Require designated parking in residential areas especially for people with mobility issues. Charging for a permit is hard-hearted. 2. Where is the requirement for social housing to be built? Calling something "affordable" is a meaningless term. A \$1MM house is affordable to some; certainly not to most. 3. How do you prevent a new 3-storey house from overshadowing an existing bungalow? 4. Bet luxury homes won't have rowhousing next door to them.
I am 100% in favour of citywide rezoning. Many are challenged by housing and moving to the far edges of the city isn't a viable option. We are sprawled a ridiculous amount already and the sprawl is taxing services. Please carry on with this plan! I get many will be opposed and not want their thoughts about rezoning disturbing their standard of living, but rezoning in my opinion is crucial. Thank you!
This is not a good idea. There is plenty of land on the outskirts of Calgary so it's better to build more houses expanding Calgary outwards.
Disheartened by Calgary's housing crisis, no plans addressing interprovincial migration, immigration, and student visas fuel my frustration. Unchecked demand strains resources, making it impossible to keep pace. Adding more housing amidst a vulnerable power grid risks disaster. Before expanding, we must fortify infrastructure and reassess population influx for a sustainable future. Prioritize stability over growth.
This rezoning initiative is political and ideologically driven mistake. It will result in reduced property values, significantly increased congestion, noise, conflicts, and will undermine the quality of life that Calgarians have worked hard to achieve and maintain. The primary beneficiaries will be the developers, high level bureaucrats and their city council stooges. Neighborhoods will decline and the row houses, duplexes and the like are ghettos-in-the-making. Your plan is garbage.
No more rezoning. Less people entering country, province and city.
I am NOT in favour of this proposal! I have not paid taxes all these year to live in a neighborhood which suddenly has the potential of turning into a high density parking lot or slum. The



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I agree with the rezoning approach. With faster than ever population growth, Calgary need to resolve affordability issues. That been said, housing demand need to be fulfilled by general public demands.
I am totally against rezoning and 15 minute cities, it is up to the homeowners in Calgary to decide this issue not city council, a referendum should be used to determine an issue that affects homeowners to this degree
Not interested areas are already overpopulated and parking is not functional.
“No” to city wide rezoning - I purchased my home in an R1 neighborhood for a reason. If I wanted to live in a high density area, I would have bought in an R2 or R3 zone. If you meddle in rezoning established neighborhoods, expect lawsuits! I have no problem with inner city rezoning, stay away from established R1 neighborhoods.
It can't happen soon enough. A more compact city is a more efficient city, financially and environmentally.
The areas are already too full and parking is too overwhelmed
I totally disagree with that
If the council wants to approve city wide rezoning, it has to be a fair equal approach across the whole city, meaning no exceptions to more expensive neighborhood like Mount Royal.
I have a concern with council approving in areas of development where it will greatly impact the traffic, safety for the community, children, seniors. The city should absolutely not approve any rowhouses with optional basement rental units. These units should only be approved when there is designated parking for these units. These units are currently creating parking nightmares and safety issues for the community.
This seems to be simply an administrative project in an attempt to say that something is being solved/fixed, when in actuality I doubt it does anything. I'm seeing this too many times with our city administrators. I've lost faith in the people that run the city and feel you won't listen to us regardless of what is said. Just like how the red line was pushed on us when logical people knew that ring road would solve all issues in that area. Instead the city spends millions for a bus that's empty.
Build more houses and STOP social engineering.
Yes. I have feedback. I fail to respect the City of Calgary's multidensity plan. I do not know why you are troubling me for an opinion. As historically communities are in opposition with multidensity.  If you really cared, we the people would be allowed to vote by plebiscite. No body wants more people in Calgary, nor Canada.  Within the last several years, here in Calgary, Alberta, the Canadian Air Municipalities an Advanced rate of air toxicity.
I am in overall support of this proposed rezoning. I think a major housing type that is completely under-represented is co-housing. Why is there only one co-housing development in Calgary (Prairie Sky)? This type of housing type would meet so many different kinds of needs for not just housing, but community capacity building, resource sharing, reducing individual household environmental and climate imprint, etc. I would be EVEN MORE in support of rezoning if co-housing was a priority.



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Strongly against rezoning in my community (currently indicated as "infill"). If this is true that existing homes will not be eliminated, there is no additional space where the "affordable housing" could be built, unless every social space is eliminated (playgrounds, sports field/diamonds around the school, a park). In any scenario, rezoning will mean destruction of my community.
Yes, I'm against it. They key to havekore towers, bottom change the current zoning
How does rezoning help the housing crisis? It states that it will make it easier to build and more affordable but how,
The change in rezoning does not consider the effect of an increased number of vehicles in neighborhoods. It does not require those doing redevelopments that increase density to provide adequate on property parking, pushing vehicle parking on the streets which makes parking for residents more difficult and streets less safe for children in the neighborhood. This also comes at a time when council has started charging for street parking passes, and when transit safety and efficiency is dropping.
PARKING! This is an ongoing issue as rental units are "supposed" to provide enough parking for the number of renters. This is not being followed & the city does absolutely nothing about it! Putting up more multi-family units will make the problem even worse! Landlords currently don't ensure their rental properties are being maintained which affects homeowner's property values. The lack of respect is appalling & nothing is being done to change this mindset. City wide rezoning is not the answer!
This will be another disaster! No place to park, wind tunnel, no sunshine, narrow roads with garbage bins everywhere, etc. Etc.
I support zoning change. I would prefer to allow building multiple units on the same lot rather than one secondary suite. Especially on bigger lots.
Absolutely against this strategy. It does nothing to provide housing for the less fortunate, it simply puts more money into the developers pockets and is a money grab from council to increase residential property values. Inner city developments only benefit those affluent enough to build them. This is just another example of city council using bait and switch tactics to make the wealthy wealthier and destroy neighborhood individually.
City of Calgary is ignoring all safety just making money by irresponsibly issuing building permits. Houses in Canada are build from paper so close together if there is a fire in one house, all community will burn down. We live in constant fear of fire. We never see any sunlight shining in, because high rise is built right next to the townhouse. All wildlife is killed because of new developments. Calgary doesn't have housing crisis but immigration crisis. Close the borders!
As a Calgary homeowner in West Hillhurst, I strongly support rezoning that will allow increased densification. My house is currently zoned to allow secondary suites or duplexes, but the proposal would allow rowhouses on my property which I support strongly to open up more affordable housing. It is currently far too difficult for developers to create and build new projects that meet the housing needs of more people in existing neighbourhoods, please remove as many zoning restrictions as possible.
Na
I do not support rezoning in the community of Lakeview. This would add unneeded traffic and our infrastructure could not handle it.



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<p>I'm am absolutely against your reasoning proposal for my neighborhood. People buy in single family neighborhoods because they want to be there. This city needs a serious spending cut not more people crammed in less space. Can't wait to vote you all out.</p>
<p>Na</p>
<p>Why don't you tell the public why and where, how many homes you are planning in Shawnee Slopes and Raddison Heights . This story that you are trying to tell us , has no information .</p>
<p>Having worked on a secondary suite under the City of Calgary program it is evident that the city, its communications, processes and inspectors have a A LOT of improving to do. This rezoning program will be a disaster!!!</p>
<p>Calgary is not landlocked, why are not building extending the city limits? Why rezone and crowd parts of city?</p>
<p>our approach to date had been to fly the plane as we're building it. We need to make sure all re-zoning for high density living has ample parking (which it currently doesn't), infrastructure to support well maintained transit and other critical transportation and all other human need services. At present there are road rage incidents over a parking spot in a street where high density populations live with no supporting infrastructure.</p>
<p>I think this is great! I fully support the proposed changes. I live in Wildwood and lament the lack of amenities and housing choices.</p>
<p>1. Per the current Calgary zoning, which current regulations ("red tape") can be removed to ensure faster building approvals?</p> <p>2. How will the proposed re-zoning actually produce more supply and, therefore, reduce the current prices?</p> <p>3. How is city council factoring in future immigration (demand) levels?</p>
<p>This is a great idea and I fully support allowing more housing types across the entire city. Zoning laws are anti-capitalism. More dense housing can also benefit our communities by making them more walkable and livable places. I would like to see apartment buildings allowed as well.</p>
<p>The creation of these new building guidelines will dramatically and negatively affect my community. I live in a community with single-family homes for this express purpose. The adoption of the R-CG designation would completely ruin the feel and character of our neighbourhood resulting in a myriad of row houses. In our community, this designation would mean that a hodgepodge of housing would destroy the character of our community.</p> <p>I am completely against the classification system as proposed.</p>
<p>Get rid of every single R-1 Zone in this city. This silly Nimby attitude with these folks is outrageous. Not my area because it's so precious.Barf.</p>
<p>Unclear how this will affect secondary suites.</p>



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<p>Considering how completely tone deaf the Gondac lemmings on council are, why bother engaging in this process? 100,000 Calgary residents have already said NO and council still changed the zoning laws.</p>
<p>Why are you wasting my taxpayer dollars sending out mailers to residents who are CLEARLY against any rezoning! You have recently implemented a strategy to reduce waste at local restaurants, taxing us even more by "eliminating waste" at restaurants, yet you create even more waste and unnecessary spending by distributing garbage to taxpayers mailboxes. I think it is time for our city bureaucrats to look in a mirror and resign.</p>
<p>I don't support rezoning change in existing communities. More apartments, townhouses means much more people live in the same community. It needs bigger infrastructure than existing communities can support. Our existing roads aren't ready for increasing traffic. Schools capacities were developed for R-C2 and not ready for bigger number of kids. Water pipelines and canalization are not ready for increasing population in existing communities. Rezoning could be done only in new communities.</p>
<p>Current house owners have chosen their neighborhoods because high density zoning was not allowed. To now violate that is to devalue and destroy what people have worked for and purposely chosen. To change as proposed is to disregard past promises made by city council. Is that the mark of this council? I urge council not to proceed with this strategy as proposed. Density = problems.</p>
<p>We do not want multi family homes in our community. Someone built what may as well be a fourplex on our street and it does not fit the vibe of the community. I would hate to see what builders would cram on a lot since that mess on our street was approved by the city. Parking is an issue in the new congested neighborhoods and it would diminish the appeal of older communities. We paid a lot of money to live where we do and I'd hate to see it turn into Legacy or Mahogany.</p>
<p>We need Jyoti Gone</p>
<p>We purchased a home in Rosedale as two young professionals to live in a single family home in which we could raise a family. The proposed zoning changes would effectively eliminate the intimate neighbourhood feel in one of Calgary's oldest communities. The proposed changes would increase stress on the existing infrastructure of the area in terms of parking, city services and access. A one size fits all rezoning should not be imposed on all neighborhoods without voter and taxpayer approval.</p>
<p>Don't do it.</p>
<p>Please, take care that supplies will be available for setting and new comers the ship could down with too much pressure. Space also means quality and our city is characterised by space. Too many particular interests around but with time the present actions will make sense. GOD blesses your decisions.</p>
<p>Great proposal. This is something that should be implemented immediately. Additionally, the city should remove minimum parking requirements to increase density further (at least in areas in close proximity to rapid transit). Furthermore, the city should implement a Tax Increment Finance (TIF) program similar to other urban areas (such as Carmel Indiana USA) which would incentivize developers to design communities in line with the city's vision, and be economically feasible.</p>
<p>The housing crisis isn't as a result of a lack of housing, the housing crisis is as a result of this municipal government continuously driving up the cost of living, making it harder and harder for Calgarians to afford a home. Rather than prioritizing this, Council instead prefers to focus on other matters, such as our ever-</p>



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more expensive new arena, or trying to take the environment into their own hands with their ridiculous single use bylaw. I write all of this but will council listen? No
Just don't. Focus on affordable multi-family housing units. Not adding basement suits and suites above garages. Three families sharing a space meant for one? Stop.
People are turning the garage in their backyards into a house. The garage is on the bottom with a small house on top. I believe if there was a 10 year loan program with very less interest or 0 interest if possible, that helps people like us with financial to build a home on top of our garages in our backyard. It would create a small home with a living space for 1-3 people.
No
Preservation of existing greenspace has to be a priority as a more density will require more green space for the larger population in that community
This city council does what it wants regardless of public input or what makes sense. Up to a year ago anyone who bought a condo or townhouse was under water if they wished to sell. Calgary is boom and bust. Now we are booming but in a few years all these condos will be empty and taxpayers will have given developers a fortune so they can build these buildings on our parkland or what council considers wasted lands.
The parking and roads many older low density communities can't accommodate this. Even with off-street parking requirements - it is not sufficient, many families have more than 1, or even 2, vehicles. The city should come up with creative solutions for street parking. Especially in winter when people need to plug their vehicles in.
How will this change add housing to affordability inventory? Through older areas of single family Calgary lots are being purchased and then lots being sold at \$300,000 + (Bowness Area). This change will probably allow for easier development without thought given to affordability.
Affordability has more to do than simple purchase of a home or rental... heat, electrical, property tax increases also have a major impact.
Not in my neighborhood. We have so many suites there is no where to park. Properties are not taken care of. My home value is not what it should be. Stop letting so many people in until we can house who is here.
The city council and city administration have repeatedly shown they have no interest in improving the city they are only interested in increasing tax dollars. Approving multi-unit condo complexes in areas that have absolutely no infrastructure to manage the large traffic increases showed they either are out of touch with reality or simply don't care! I say NO to zoning law changes!
I am not in support of the blanket rezoning especially given the 75 units per hectare and 11m height allowance on the new R-CG. This will create "frankensteins" neighbourhoods that will be difficult to plan for and support into the future.
I am really pleased to see proposed zoning changes. Calgary is in desperate need of housing at all levels of affordability and housing form. Every lot in the city should have the flexibility of R-CG, which I'm



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<p>pleased to see in the proposal. Allowing for small scale development and densification (i.e., semi-detached or secondary suite) is critical to the long term success of our communities.</p>
<p>I support any changes that will increase density, diversity of community, and livability of our city. I live in a high rise beltline condo that is not up for rezoning. There is easily room for another 10,000 people to live in the area. For me more residents would mean a safer community. Biggest issue we have is traffic noise from super cars and motorbikes. This will need to be addressed as part of any housing strategy. Move towards inclusive diverse neighborhoods for all members of society.</p>
<p>I can agree that Calgary needs affordable housing. Calgary's attractiveness in terms of affordability will be baselined primarily from other cities in Canada and abroad. It is stated that 20% of Calgarians cannot afford where they live. Defined as costing more than 30% of income. The City defines this as a housing crisis. As with any statistic, this figure doesn't mean anything standing alone. I believe the city should publish how Calgary affordability ranks compared to top cites in Canada</p>
<p>When there was a fire that burst in one unit would spread quickly to the rest of the units</p>
<p>I live in Inglewood. I would love to be able to have a lane home and a basement suite. It baffles me that the city prevents me from doing that, meanwhile my neighbors have 12 boarders in their house and that is acceptable because they share a kitchen... makes absolutely no sense to me</p>
<p>I am totally against the proposed rezoning in my community of Lake Chaparral. The roads and traffic flow in our area are already a problem and increasing the population in this area will only make it worse. There is also inadequate street parking, which will only be worse with the rezoning. Utility demand will also increase and existing transmission methods will likely be inadequate. Our property values will also be reduced. We purchased a single family dwelling for a reason.</p>
<p>There is no need to rezone all of Calgary. New communities need apartment buildings not single family homes or 4 plexes etc. rent cap is needed Landlords only able to increase rent by 1-2 %per year Lower property taxes</p>
<p>Increased density and traffic reduces the safety of our children in the neighbourhood. Being so close to the hospital, there will no doubt be an influx of high density housing. We already have illegal suites being built and retroactively approved, which as it stands presently is unacceptable, and the neighbourhood is worse for it. We don't want more density in this community.</p>
<p>I hope that this exercise will permit and encourage the development of more parks for manufactured homes as these can be established fairly quickly and will provide reasonable shelter for entry level residents. [personal information removed]</p>
<p>Rezoning shouldn't be city wide, it should be targeted to peripheral areas in the single family family communities with community approval prior to development.</p>
<p>I am opposed to rezoning. We don't have the infrastructure for higher density housing.</p>
<p>Make sure that if an area's population density increases, existing infrastructure can deliver without compromise. Make sure extra taxes are collected to pay for infrastructure upgrades and that new</p>



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landlords understand the connection between local taxes and the infrastructure they use. New landlords need to know about the Residential Tenancies Act, aka "Live for Free and be an [removed] to Everyone Act". But, room rentals in the landlord's home: "No pay, no stay, police enforced in 30 minutes".
I'm highly supporting rezoning specially in inner city, this will significantly reduce the costs and timelines for permit approvals, and allow for greater housing variety and options to suit our needs. Thanks
I am all for development but the rate at which inner city high density housing is progressing is at an alarming rate. Does our 100+-year old infrastructure have the capacity to accommodate the increased density? Also, contractors are damaging roads, sidewalks, blocking off traffic at a whim, covering license plates to avoid parking restrictions and leaving debris and garbage everywhere. They need to be held accountable as the damages they are leaving behind are being fixed with my tax dollar.
Yes please advise on where the additional parking is going to come from. I live on a street where garages are used for junk and the street is crowded with cars. I typically cannot park in front of my house due to this. Each house next to me has three cars and don't use their garages. [personal information removed]
Yes. I don't see how the strategy is going to improve affordability. Rezoning in more popular areas such as taking a single home lot and subdividing only makes for two expensive homes vs one. Case in point is Varsity. The 4 massive apartment buildings built by Crowchild Square do not have condo costs are not remotely "affordable". It is making developers rich and is not targeting low or middle income housing. High density has not changed affordability in the least.
Such wholesale, radical changes to zoning should be put to the public in a referendum. This is our city. We should not be "told" what we have to do by unelected administrators. The current city council is doing a poor job of representing electors. Council members are pushing their own agendas. Council and administration need to start listening to the citizens they represent and work for.
Blanket Re zone policies are dangerous and will lead to short and longer term unintended consequences. These will include introducing traffic hazards and congestion in areas not designed for additional loads, overwhelming local services like schools in areas already at capacity, devaluation of adjacent properties in communities specifically designed for single family homes, and increasing crime rates correlated to low cost housing. Rezoning needs to be considered on a case by case basis
This is a great first step to increase Calgary's housing supply! I think we should rezone to even higher density in certain inner city areas like Inglewood along 8th and 10th ave SE, Renfrew, Hillhurst, etc. allowing for 3-4 story apartment buildings. I think we should also apply the same strategy around train stations like Shaganappi Point, Lions Park, and Heritage. I also think we can be more aggressive with the use of H-GO across the city since it doesn't seem like much of a step up from R-CG
I fully support this rezoning initiative. Does this include modifications that would allow for businesses like cafes to be built in existing neighbourhoods zoned for residential?
This a big step to have a more affordable, diverse and welcoming city. The more flexible is the zoning, the more vibrant will the city be. I am 100% in favour of rezoning. It will benefit the whole city. In a personal note, I'm looking forward to adding a secondary suite to my home.



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<p>The City should also consider measures to refrain urban sprawl by not approving new developments that make our taxes always higher. Let's increase density and decrease sprawling, please. Thank you!</p>
<p>This plan does not ensure that these new houses are actually affordable. There is not a shortage of properties to purchase or rent, the problem is the cost of the properties on the market. Rezoning does nothing to lower prices.</p>
<p>I understand that you want to give the illusion that the public has say in what you have already decided to do. What ever seminar that was attended to justify your actions don't make what you are planning to do the correct action.</p>
<p>I am extremely upset with this push to rezoning. I do not like the "spin" that is being put on it in an effort to make people feel as if by saying no, they are saying no to building more houses or don't want people to have affordable housing. I am completely against a rezoning policy. I think it does not take into account the investment current property owners have made and the decisions to buy the property that they did. I purposely chose to live in a community of single, detached home.</p>
<p>Rezoning 37 St. SW to H-GO is ridiculous. It will not be able to handle increased traffic. 37 St. is already stressed and travel times are increasing significantly with the densification that is taking place. Stop sacrificing the same neighborhoods over and over again with your land use changes. It's time for communities outside the core and surrounding area to take on some of these land use changes.</p>
<p>Build anything anywhere is a bad policy. Plus..... if it doesn't drop my tax bill and lower city expenses you should focus elsewhere.</p>
<p>Brentwood is a beautiful old area that is family friendly a multi-generational community that doesn't need to be rezoned to add more housing just because we have bigger lots. That is what makes Brentwood so great the larger properties and space for our families</p>
<p>Once again, the City of Calgary finds themselves in panic mode to satisfy the needs for lack of planning and future looking. This broad based approach, while in concept an easy fix, is far from it. Those who can afford the redevelopment will continue to do so and amplifies the need for the City to broaden its tax base due to an over-reliance of business tax overburden. Had a little forethought be implemented 10-15 yrs ago, this initiative wouldn't be necessary</p>
<p>I think what would be better than this is to create the most density nearest to the core and maybe 1 km outside of the core. Think of neighbourhoods where due to high density, they can support small businesses like pubs, restaurants, etc all within a real walking distance! That is what we need, kind of like how London, England is designed. That is the right solution, not what is currently being proposed via this rezoning, which I do not support.</p>
<p>This page is a misnomer. It is not rezoning for housing; it is rezoning for densification.</p> <ul style="list-style-type: none"><li>- Rezoning will usually take out middle to low income housing, particularly in older areas, and substitute higher density condos, sometimes selling up to a million dollars. Developers are the main beneficiaries of this.</li><li>- This also results in a clearcutting of the urban forest. 33 Ave is a case in point. Where is the environmental advantage in that?</li><li>- Do better but still qualify for federal incentives!</li></ul>



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It's a great idea. Fully support it!
To qualify for other level of government funding, the municipality needs to update and improve the current rezoning in Calgary. However, The City of Calgary should amend the planning developments also. Mandatory 30% of all housing in new communities must be dedicated to rental new builds, senior new builds and lower multi family housing that is affordable. These new communities will have \$550,000. plus homes and residents will remain in the same community & be vibrant and diverse
As a resident of Richmond, I'm very concerned. The main points of egress to my community are already intensely congested. My main concern is that this free-for-all rezoning will create a situation where the infrastructure is not in place to support the housing and the population that will eventually be there. Moreover, I feel it creates a situation where the city will not have the ability to support a process of infrastructure development prior to increasing density in older neighborhoods.
Is there any plans to rezone community parks?
I am strongly opposed to citywide rezoning. I choose to live where I am because it is single family homes and I have absolutely no desire to live next to a multiplex. As well, the average city lot does NOT have room for a multiplex unless it is build right to the property line. And how do you handle parking, especially visitor parking? In addition, most areas do not have adequate sewer or water line capacity to handle doubling the number of residents. This is a very [removed] idea!
I am against this rezoning of R1 residential areas - once again - this council is not in touch with Calgarians. We purchased our home specifically in a neighbourhood with R1 as we don't want this type of overcrowded neighbourhood! I will not be supporting my councilor if they vote for this. Find another solution!
Need to understand the way to submit concerns of a non-permitted renovation which turns a single residential into a rooming house. Concern is the airflow within the building, which may cause low intake of fresh air for the furnace, thus increasing the risk of natural gas build up within the house. Room renters come to neighbouring homes at all times of the day; thus making the area feel less safe than previously. Properly permitted secondary suites are not the issue.
This proposal is concerning due to potential issues with parking density, higher traffic, not adhering to architectural controls and potential increase in crime. Location is important for current residents where they have paid a premium. Property values will probably be negatively impacted.
Many are concerned about being placed in permanent shade. Will developers reimburse immediate neighbours for this?
There is already parking issues inner city. There are always people parked in the neighborhood preventing home owners the ability to park in front or close to their home. I do not support rezoning.
I live in Bowness which is quickly turning into the next area for multihousing projects. I am ok with this and think it is a good idea. I however feel that other areas should be open to redevelopment as well...I really hope they cannot lawyer up as they are wealthy and 'make this go away'. Bowness is a very mixed housing and cultural area and can only benefit from this but it seems unfair if some communities are allowed to back out of plan affecting al Calgarians.



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We believe that this is a positive change, will definitely support this.
<b>DO NOT CHANGE R1 RESIDENTIAL ZONING!</b>
Rezoning is not necessary. Your map clearly shows there is plenty of land in Calgary. Just because there is a housing crisis now does not mean it will remain like this in the future. This is a kneejerk response to the situation. Calgary is not the same as Vancouver or Toronto. Do not attempt to mimic those cities.
I have e mailed 3 times and gotten no response in regard to parking rezoning request. please contact me with a person to whom this situation can be addressed [personal information removed] thank you
I do not support a blanket rezoning of my neighbourhood to allow multi unit buildings to replace single family homes. Scenic Acres.
I think city hall has its mind made up. The mayor is biased and stubborn and will ruin our city. This plan will disrupt and destroy the character of Calgary neighborhoods. It will lead to overcrowding and poorly cared for multiplexes. Developers will benefit. It will be disruptive. It will backfire.
One size fits all rezoning is not appropriate. If there is a housing crisis maybe folks should try and come up with a long term plan and go from there. People bought houses in detached home neighbourhoods knowing what they were and the characteristics of the neighbourhood. Going and changing that after the fact alters what they bought into.
I do not agree with this proposal. It is very costly and does not take into consideration demands on existing infrastructure. It is typical of current social policies which do not take into account all the 'other costs' such as road width, sewer pipe capacity, water line capacity, electrical capacity, traffic models, etc. This should be stopped immediately.
I think this is a terrible idea for low density residential neighborhoods. If I wanted higher density I would have chosen to live in a neighborhood that is designed for that! To drop that into a neighborhood that was designed with single family density in mind is just shortsighted and will negatively impact residents in so many ways! Definitely not in favor of this!
We are against it. Cap immigration. We say NO to city wide rezoning.
I live in a single detached house in Parland, SE Calgary. I support training to increase housing, community diversity, and community livability.
I think this is a knee jerk reaction and poorly planed and thought out. Changing the character of every neighbourhood is not eh answer. This will make all neighbourhoods grow exponentially and not in strategic areas such as main streets that are close to transit and major services. This will benefit the developers most. A referendum should be carried out on something of this nature that will affect communities so dramatically.
I support Citywide rezoning up to the old communities such as Southwood, Canyon Meadows, Braeside where the houses were built in 1960-1970. Those areas have large lots and wider roads than inner city communities so less of problems in terms of density and traffic. Besides the homeowners can upgrades their houses to the current building codes, when rezoning is allowed. Best of all, the current infrastructure are already built, such as schools, shopping centres and medical centres.



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<p>Fully support the effort to allow more building in our city and making the permit process simpler and more efficient. The lack of housing has increased pricing. I hope this effort will allow more competition while maintaining a planned approach.</p>
<p>I am 100% against rezoning for housing. This must stop. I moved to a beautiful community with large lots and paid big money for it. You are devaluing my property. I did live in West Hillhurst and specifically moved because you densified it and turned it into a cesspool. Now there is gun shooting in alleys. You ruined Kilnarny. You ruined the Currie Barricks. City Council has a 30% approval rating. Council are on the wrong path. How dumb can you be? STOP STOP STOP.</p>
<p>Yes - stop. This has not been thought through and the impact to home owners has been ignored. Get your priorities correct. Look after the current homeowner that are being overtaxed and obviously under represented.</p>
<p>It's going to do nothing for the lack of housing. Strictly a "feel-good" move for council and administration.</p>
<p>I am concerned that the City will build on the highly used Yellow Slide Park, I strongly object to any plan to do so.</p>
<p>I am not in support of rezoning. I see this as a punishment for people who chose to (and worked hard enough) to live in a neighborhood with single family dwellings. By taking this away, it is a huge government overreach and infringement on my rights. If rezoning occurs - everyone living in the neighborhood needs to be financially compensated by property tax breaks or otherwise. This definitely needs to be a REFERENDUM issue!</p>
<p>I do receive info at my home about the proposed housing changes. Each one asks for feedback. I do not understand why I am asked for feedback when clearly the decisions have already been made. Asking for feedback about what will happen is a waste of time. In the Glenmore area, the decision was made to sell the property for apartments. There is an appearance of being able to prevent this when in fact there is not.</p>
<p>I think it is an absolute disaster in the making. This is an over reaction to root causes created by multiple levels of government and will destroy the character of our communities. A pendulum swing to the other extreme instead of a proper analysis of what is good for Calgarians. Amsterdam is all high density and they still have a housing crisis, because of the immigration issues and lack of space. We have the space but are opposed to its use.</p>
<p>Absolute NO for City wide rezoning. This would remove existing homeowners rights to object.</p>
<p>Stop approving ANY new developments with detached single homes (including 11? recently approved by council). Make density changes to new developments before changing the single detached zoned established neighbourhoods where individuals choose to pay higher purchase price and higher taxes for the opportunity to live in a lower density zoned neighbourhood. Changing zoning in established neighbourhoods now removes any confidence for home buyers - the city saying "promises will not be honoured".</p>
<p>No rezoning. This is a terrible idea and should not happen. The current city council must go. They are destroying Calgary. Especially Kourtney Penner, the current mayor who we absolutely cannot trust, watch or stand, the other Courtney and Evan Spencer and anyone</p>



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<p>that agrees to selling park land - land that should stay in its natural state / habitat. The removal of parkland is detrimental.</p> <p>I am really starting to hate this city. 🙄👉</p>
<p>In the pantheon of [removed] [removed] ideas, this one is about at the top of the list. Between all of the climate agenda nonsense, eliminating even paper bags from restaurants etc..., bike lanes replacing necessary road lanes, this council is lost and clueless. Zoning has a purpose and always has, stop it with the [removed] ideas. How about reigning in the developers who are overcharging and building generational wealth for themselves every year, and allowing more building of smaller homes on decent lot</p>
<p>This is our ridiculous proposal, and I am not in favour as a homeowner in a community zoned RC1 currently, I am not in favour in any way of it being resigned to RCG.</p>
<p>I fully support this initiatives to have different types of houses in one community and make them affordable</p>
<p>DO NOT FORGET THAT PEOPLE BOUGHT SINGLE FAMILY HOUSES FOR A REASON -----NOT TO HAVE THE HOUSE NEXT DOOR TORE DOWN AND A FOUR PLEX BUILT THERE . PARKING PROBLEMS,CROWDED SCHOOLS, YOUR PRIVACY GONE, TRAFFIC PROBLEMS NEIGHBOURHOODS TURNED INTO A GEHETTO?? I DO NOT AGREE!!!!!!</p>
<p>I do not support citywide rezoning.</p>
<p>Hi there. I'm a hone owner living in the community of varsity. I'm the new [removed] and my family from back home would like to move to canada living with me. Instead of looking for another house I would like my property to be rezoned since I have a quite large lot can turn 1 house into duplex or couple of row houses. So that my family can stay close with relatively lower costs</p>
<p>Allowing for flexible rezoning is critical to allow for new housing options. Whether it's to have an in law suite or to provide cheaper multi - family options. As a home owner in Calgary I know these changes may impact hones near me, but I also know we can't keep doing the same thing and hoping for a miracle housing solution. Do not let the few NIMBY folks over rule the majority who want to see changes.</p>
<p>I purchased my home specifically in a single detached neighborhood. If I wanted to leave in an inner city neighborhood with increased density I would have. Elections are always on the horizon.</p>
<p>If the city wants to improve housing affordability and lower rental costs, then the city should focus on targeted solutions that actually address those issues. Rezoning the city is not going to do either of those. I have yet to meet anyone who owns a home who supports this. Stop it now. This city council is already out of touch with voters, and this will insure none of them are reelected.</p>
<p>Gentrification and ageism. NO to this plan. My street does not need 16 families where there are 2. You ruined Marda Loop and Altadore and now you're going to blow up North Glenmore. Penner I will spend every moment making sure you don't get re-elected. You're [removed] who couldn't run a business now you're on the news pumping your agenda The WEF is wrong.</p>
<p>No, rezoning does not enhance this city, rezoning is destroying every community in this city to the point of every person that I talk to, is talking about moving to smaller community outside calgary. If your goal is to make every community low income housing, you are right on track.</p>



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<p>I am disappointed the City doesn't want to take the time to consider areas based on needs and existing levels of development. Many of us have chosen to live in areas with single family homes because we value the green space, trees, gardens, etc. A blanket one sized fits all (or fits 90% of the city with two other smaller rezonings) is a lazy approach that will only serve to inflame &amp; irritate residents. Surely the City has enough employees to take the time to do this properly.</p>
<p>We already have a parking problem on our street, no more renters or basement suites I'm sick of it. They don't take care of thier properties, the city won't do anything about it, the parking is insane and we are already out fo room and now you want ot rezone to allow more people? Enough is enough. Build new housing to better suite the needs of people leave the existing residential areas alone please.</p>
<p>Plebiscite!! Recall all of the council. Brutal 28% approval and you wonder why. No, no, no to this. There are areas in Calgary you can develop. Your gentrification is wrong on so many levels. You are [removed] the developers and are tax grabbers. If you feel so strongly this is the way to go allow the tax paying citizens o decide. Plebiscite. My guess is you will not ask the opinion of the people as you know you will NEVER win. Horrible city council and the staff who advise you.</p>
<p>I believe rezoning is a positive step. I do agree with the proposed redevelopment at Glenmore Landing and Heritage Plaza as well. The city needs more housing.</p>
<p>I'm in favor of zoning changes to increase density. It's a good alternative to urban sprawl. We need to rein in the expense of expanding, maintaining, and clearing roadways, Hopefully multiple-dwelling properties accommodate their own parking needs wherever possible such as lane-way homes with the 2nd household over garage space. Smaller property options make sense as household size decreases. It may be good for options to age in one's own community after no longer wanting to maintain a house.</p>
<p>The city of Calgary needs to first learn how to spend property tax revenues within their reasonable limits (ie: tax increases not greater than inflation) BEFORE adding the additional burden on it's in infrastructure of additional people.</p>
<p>Adding more people to will certainly lead to increased city spending. This will in turn lead to further increase in property taxes.</p>
<p>Awful idea. If property taxes continue to rise I will be forced to sell my residence and move to somewhere more affordable</p>
<p>Are you joking and it not even April fools day. Sure do that and this entire city will get a ghetto just like other larger cities who don't give a [removed]. There will be no parking, water supply issues, sewer disposal issues, noise issues, neighbour issues, electrical issues, [removed] issues, [removed] issues need I continue. You [removed] better increase the police force at a magnitude of 1000 to start with. You guys must be smoking some [removed]. Just [removed]</p>
<p>I believe my property value will decrease if adjacent properties become multi-housing properties and do not agree with the rezoning plan for our community. It feels like this is being bulldozed through with lip-service public input sessions for good optics.</p>



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<p>Rezoning is not the way to fix housing problems. Start by providing jobs and stop increasing everything that we need to buy to live. We need a hospital or a place for people who have mental issues. And we need city council to stop paying themselves more money and increase taxes to pay for theirs project that are not helping people to live. Green initiatives are not helping people to put food on their tables.</p>
<p>I am very much opposed to the densification the mayor and alderman are proposing, along with the other 95% of Calgarians who voiced their objections to the city’s Guidebook for Great Communities. I am in favour of preserving what little green space and R1 areas that remain in Calgary. We purchased and spend a significant amount of money renovating a house in Elboya specifically so we could enjoy the openness and green space of the R1 zoned area.</p>
<p>I do not believe the proposed rezoning will help solve the housing crises.</p>
<p>Rezoning Calgary would be a huge benefit to the city, hope this goes ahead!</p>
<p>I am against the rezoning the city is planning in my neighbourhood in Hawkwood.</p>
<p>Yes, to more multi-family units,townhouses, condos, high rise towers around C Train Lines and Transit Hubs, &amp; close to Post Secondary Locations. Extend C Train to Airport. Build C Train above ground or below ground only, to shorten traffic driving time for people's commute to work and back to their housing. Thanks!</p>
<p>As most home owners are not able to save due to increase in CPP, mortgage rates , inflation , and carbon tax. Please provide interest free loans for home owners to develop their basements with a specific pay back time period.</p>
<p>Win-win situation for all the parties involved. This will immediately add supply to calgary housing market to accomodate the growing rental market. Homeowners will be incentivized to develop basements as this add value to their property.</p>
<p>I absolutely think the city should approve re-zoning. We are in a housing crisis and need more housing diversity. I also believe increases in home types and diversity are better overall for neighbourhoods.</p>
<p>I oppose the rezoning from R-C1N to R-CG in my community as it disregards existing community design covenants, lax enforcement of bylaws and questionable high-density placements in inadequately equipped areas. Historically, many communities we have been grappling with the influx of high-density developments causing traffic and crime concerns, as well as unaffordable pricing. As a tax payer, I am totally opposed to the rezoning.</p>
<p>Your rezoning proposal is preposterous. Your proposal exposes current land owners to reduced property values, roads and other infrastructure to use exceeding their capacity, and a reduction to the quality of life that many of us have paid dearly for. In my view your are a municipal government that is trying to cure woes mostly created by a flawed federal immigration policy. Focus on the municipal issues of most concern to the majority of Calgarians - Get your spending under control .</p>
<p>Calgary has a few beautiful neighborhoods, Lake Bonavista is one of them. I am absolutely against R-CG rezoning for this area. I have witnessed the destruction of the Pandonsey area in Kelowna. I don't want that mess happening in Calgary. My quality of life would be diminished if a four-plex was built next</p>



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door. Parking and traffic would be worse than what it is now. I will vote against my alderman should they vote for this plan and will actively support another candidate. Out of characters
Propose a grant or free interest loan to help homeowners to build secondary suite / backyard suite .
Please do NOT go through with this proposal. Blanket rezoning is destructive to existing communities, does not address the differences in areas, specific qualities of local zones and is very very [removed] of council. Please continue to hear each proposal on its merits, it's one of the only things elected councils do
I do not agree with the rezoning proposal in my area for infills. This changes the dynamic and look of the neighbourhood in a negative way. It looks terrible and cheap and turns the area into an area of rental properties which turns the neighbourhood into a very transient area. I would not be in favour of ruining beautiful neighborhoods with infills I cannot think of one neighbourhood in the city where they have done this that has resulted in an improvement. NO to REZoning!!
Use common sense rather than a mayor / council driven poorly thought out, knee jerk reaction to a problem. A blanket solution may not be the right answer. Welcome open debate and consider all options - use quality decision best practises - unbiased and objective methodologies.
I have seen how neighborhoods are destroyed the area where they have allowed infills in and I have to say in my opinion they destroy the look of the area. The reason we bought into this area in the first place was because there were no infills. This is NOT a good idea. It will ruin the area.
I support the all forms of housing. Upzonig the entire city, so yes all r-1 to rcg, etc. Plus up zoning existing m-1 to m-c2, etc. Allowing mixed use building at mall parking lots, etc. And, ensuring that there are lots of greenfield development for those who want, need, lower density housing in newer neighborhoods. Neighborhoods have always changed, intensified as cities grew. It is only government zoning restrictions that has prevented this natural process from happening.
I do not agree with changing the single family home areas to multi of any sort. 1. The infrastructure was not designed for cars, congestion and waste etc and your mitigation comment is not believable. 2. I do not agree that property values will not go down, of course they will, it's only logical.
I will vote for council that keeps single family home communities for families. Thank you.
Generally, 'zoning' is in place to maintain the unique characteristics of a neighbourhood or local community. While the City's published information is well organized and colourful, it does not deal with the potential impact on communities like Valley Ridge or Scenic Acres for example. Why is the City taking the lazy way out and proposing a city wide rezoning. Me thinks the so called 'housing crisis' is just like the 'climate crisis' that has never materialized.
None of this helps with "affordable" housing. Developers will buy \$700k single residential homes and build two or three (or more) 700k homes on the same plot. The only winners here will be developers. I also would like to see ALL councillors swear that they will not benefit financially from developers now or in the future or else this rezoning becomes tantamount to <b>bribe taking</b> .
Rezoning wont help the buyer frenzy come down. So ban bidding war and over asking prices



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I live in Canyon Meadows. You have already turned the water off in Babbling Brook Park so we no longer have the wildlife we have come to love. Now you plan to allow developers to replace single family homes with multi-family buildings. If his happens on my quiet cul-disac my quality of life will be seriously damaged. I worked hard to get where I am now. Don't damage my quality of life. Don't allow some greedy developer to damage my neighbourhood.
Rezoning negatively affects property values. Are you prepared to lower my property taxes when the value of my house drops?
Bot a sound decision unless reducing the assessed value of the current houses.
I do not support rezoning as a method to fix this problem. Investors will gobble up land, create expensive and too high density condos and we'll have the same issue as we already do with developers better off financially. This proposal has some many potential loop holes that will not facilitate affordable housing
Hi. We previously lived at [personal information removed]. this neighborhood had many secondary garage suites. It was great. But over time investors started to buy the homes and rent the house and garage suites as they could immediately cash flow it. We had problems with partying, yards not being maintained. Muddy rig pig trucks parked on lawns. We ended up moving. It was great when owners were in the houses and just rented the suites. Just our lived experience.
Allowing only 500 words to deal with the abuse of power from this government (elected and hired) is insufficient to explain the position of someone who struggled to buy a home and is now seeing their efforts stomped on by government that hates the very people who enable its spending. An 8% tax hike will NOT make housing more affordable in recessionary times. This increase in housing costs will force more people OUT of their home and will increase rents to recover the cost of property expenses.
Allowing everything to increase density will not result in an attractive place to live. Calgary is already overburdened by high density properties with inadequate parking, City policy that we should use bike paths is not working (80% of bike paths have less than 10 cyclists per month) European communities add parks, open spaces, etc to their high density, this does not appear to be part of policy. I dont want to live amongst a horde of people when they do not care for their surroundings.
This is amazing, we need to make the city less sprawled and more concentrated so we have better transit and more walkable
Here we go again ramming down the throats of Calgarians Secondary suites which Calgarians do not want. People have purchased houses in areas to avoid such issues. Leave the zones of existing areas as is! City hall is so out of touch with Calgarians and it shows in their popularity which is at an all time low. These councils keep regurgitating issues like secondary suites, fluoride in the water, etc. Need to address other issues solving the water and power problems!
I do NOT support rezoning of my community (Rosedale) to include row-housing. Virtually all of the homes are 'detached' single homes, but I would support splitting lots for infill detached and duplex homes.
Instead worry about building homes. Worry about making life affordable to live and make it he rents more affordable for low income .



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<p>I m happy that Calgary is taking initiative where cities like Vancouver and Toronto to nyo fails. Rezoning us important especially around lines of transit.</p>
<p>This is not a solution for the housing situation, rezoning will only line the pockets of landlords, create parking issues, increase demand on our electrical grid, increase rents and eliminate single family homes! There needs to be a balanced solution, not everyone wants to live in a condo, basement apartment or shared accommodation. Too many issues can arise, conflicts regarding utilities, shared laundry, parking, etc.</p>
<p>We have an immigration issue which is creating a housing issue. And we have a Tax issue which is creating an Inflation issue. Focus on the cause and not the effect or you will be creating a big mess for all Calgarians.</p>
<p>Not sure this is the answer long term. We keep talking about the “best and brightest”. We want to attract them to the city, businesses and organizations. But the best and brightest likely envisions a small family living in a detached home with at least a small fenced yard for children. Detached prices are already \$700,000 in the city, ~\$850,000 west of Deerfoot and over \$1,000,000 in desirable neighborhoods. We can build affordable detached homes or someone else will. Take it to the bank!!!</p>
<p>I am concerned about parking, it is an issue on my street , thank goodness my neighbors do not all drive pick-up trucks, there would be no room for me to park my unit in front of my house. We have issues when visitors are parking infront of homes that are not where they are visiting, I'm in Huntington, where there are townhouses already. We have just enough to fit a car. My neighbor does have an SUV that is long, my car butts on my other neighbor lot, to fit. Hard to live without a car.</p>
<p>Rezoning must come with: extra garbage removal services, new rules to limit vehicle street parking, &amp; revisions to existing 311 assistance. It can be very difficult to know how to contact a landlord regarding parking, rubbish and other unneighbourly conduct. Our neighbourhood has experienced all manner of bad behaviour that we never expected to deal with when we bought in this area. Our taxes keep going up but the condition of the neighbourhood has gone down, largely due to rental homes.</p>
<p>For multi-unit housing, sufficient approach roads to the community are needed. In some of the existing communities, we are seeing regular traffic bottle-necks in some places even out of work rush-hours. Road planning needs more attention.</p>
<p>I believe that this proposal can really transform Calgary into a much more affordable city to live in. I think that building higher-density housing, such as townhouses and mid-rises, can be mandated near C-train stations similar to the transit-oriented development policy in BC. This helps lower-income households to travel around the city much more easily without having to drive. Having much more mixed-use zonings would also help make the city much more walkable.</p>
<p>I support the proposed rezoning facilitated by City of Calgary.</p>
<p>Can the infrastructure handle this project? The answer seems to be yes and it refers to “ roads, transit stops, water and wastewater management, etc. to handle more types of housing.” The electricity grid needs to be considered first, for all the communities proposed for re-zoning, but with priority for the those developed before 1980. The grid was designed for that level of consumption and now it will grow exponentially, with the growth of population and the increase of the EVs.</p>



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I feel more neighbourhoods should allow for carriage house type small suites above the garage. We would like to use this model as we age on our daughter's home location in Lakeview but this is not zoning approved. It would provide a wonderful option for privacy for aging parents while allowing them to be close to help with childcare for grandchildren
Leave existing zoning alone. Create more housing by shortening your time for approvals. These should take days, not months/ years.
This "strategy" is unacceptable in it's entirety. Clueless politicians of all stripes at all levels of government created this fiasco. I will not lift a finger to help them bail themselves out. Luckily, current city council hasn't got the guts to vote this knee-jerk, hare-brained sceme into effect anyway.
Our mayor and council seem determined to turn our beautiful semi-suburban neighborhoods into slums. We didn't vote for this. You will destroy our property values and ruin our lifestyle by allowing our R1 neighborhoods to turn into high density "project housing".
Please lower the prices of house and make it feasible for buyer having employment to get qualified for detached houses.
I feel the rezoning of the inner city properites is going to result in lots of parking problems. Already during the evening there is hardly any parking available and with the ability to double to quadruple the units in the same area will severely impact the enjoyment of the neighborhood. There needs to be though in how the parking will be done and affected. I find it very inappropriate when they city allows changes that affects the livability of a house that has been there for many years.
We should rezone and create more dutch style complexes this will also mean being mindful on how we create our street usage. I believe that would be better than lifeless multistorey 5+ apartments. Access to some form of green space in forms of small yards can be benificail like you find in the small houses and townhouses around my neighborhood. But also public green spaces too. We can also support local small businesses by having these places more accessible for bikes, walking and busses
How will supporting infrastructure be aligned with this plan. Our schools are already over capacity - will the province be ensuring enough schools are built for increased density? How about parking? Will higher density buildings be required to provide at least two stalls per home, on the property? Many streets already have limited parking and it's a huge headache. Same for things like parks. Our neighbourhood didn't get one when it was built - now we'll need it even more.
instead of rezoning. we still have lots of undeveloped lands which can be used for building homes, crate new communities. rezoning existing communities means it could change the community drastically and could be more crimes in communities.
Other cities where this was done without preplanning for facilities to handle additional population loading e.g. parking, sports, schools, retirees, green areas, etc. we are now seeing on media as examples of decrepit slums or worse. Calgarians should be told what to expect rather than your glossy promotion.
I support rezoning.
How is it possible that secondary suite is not listed as a discretionary use for townhomes in CC-mh?
Blanket rezoning is not a solution. Root cause of issue is unsustainable immigration policies. People that cannot afford to live here should not be allowed to come and collect welfare.



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<p>As a Calgarian for 45 years, I've watched homes be built bigger &amp; bigger with escalating prices &amp; limited smaller home construction. We need a surge building smaller homes. Many homes are capable of holding large families but only 1 - 2 people live there, with families grown &amp; gone. Retirees hang on to our huge homes in the neighbourhoods we love; we have no smaller home choices. I support removing zoning restrictions so appropriate homes will be available for everyone including retirees.</p>
<p>Yes. Please don't do this. I live in an already extremely highly dense neighborhood. Yards are small, houses are small, distance between houses is non existent. Parking is already a huge issue. I have seen a few houses in my neighborhood build a living suite above their garage and it 100% blocks all light out from their neighbors yards, and makes a not very private space very much less so. Also for neighborhoods where this is not an issue I can't even believe how terrible this would be for them</p>
<p>It will take over 10 or 15 years for this rezoning to have any impact on the housing situation. Rent control is the answer.</p>
<p>I look forward to the zoning changes with hopes it will streamline (fastback development on multifamily projects.</p>
<p>We need greater social density if Calgary is truly to be a livable city with walkable neighborhoods. As it stands now, we are far too spread out; the suburban sprawl is just ugly! The City needs to work with developers in building more affordable inner city housing of all types.</p>
<p>Not in favour of the rezoning as described in the CoC Housing Strategy.</p>
<p>NO!</p>
<p>Maybe you should petition the federal government to lower immigration instead of destroying beautiful traditional neighbourhood s.</p>
<p>Please go ahead with the rezoning ASAP</p>
<p>I think this initiative is welcome and long overdue. We need greater flexibility and simpler planning processes.</p>
<p>We do not agree with reasoning when it allows buildings over 2 stories in our area. Parking becomes a big challenge plus population density. We bought in this area 30 years ago because of the existing structures &amp; demographics. We have already seen too many changes &amp; it is not fair to us to allow further rezoning allowances. [personal information removed]</p>
<p>Yes</p>
<p>When an area gets too many people, it no longer functions as a close-knit community and everyone is anonymous. Quality of life will go down as too many people are taxing the same resources (grocery stores, retail), which you are not planning to grow at the same rate as housing. What about health care? 1 million more people added without adding doctors or hospitals &amp; our health care system will collapse. You care only about the UN agenda without a care given to the people who live in this city.</p>
<p>I think this is a fantastic shift and we should do more upzoning in the future, especially around transit nodes like BC has done.</p>



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<p>As a single person who owns a small home on a 60x120 ft lot, I'd love to put a modular rental unit on my property. I will retire in a few years and having a tenant/rental income will allow me to stay in my own home.</p> <p>I'd love to see some modular home builders/developers collaborate with the City to make backyard suites easier &amp; less expensive to develop.</p> <p>My neighbor tried to build a backyard suite 2 yrs ago but gave up as he couldn't afford \$50k to move an enmax utility pole. 🙄</p>
<p>I am completely against any proposed parks and natural areas to be filled with multi unit properties. I disagree with the re-zoning of residential areas. There is so much empty space in downtown Calgary - I, and most others do not welcome these huge multi-unit monstrosities. I like to be able to see around my property. I like the trees and other natural areas. I like to have a vegetable garden, without huge buildings shading it. Rezone to create more parks and natural areas instead.</p>
<p>Walkable communities? NO ONE is walking to a grocery store in Calgary. People need a vehicle to get their groceries home.</p> <p>Cramming more people in small spaces creates anonymity not connection.</p> <p>Access to pathways? Only get used in the good weather. Increasing transit options? No one wants to take crappy transit</p>
<p>You are pushing the UN Climate Agenda while taking away all of the green spaces scattered throughout the city that make this city liveable. Shame on you city of Calgary! You should protect every green space.</p>
<p>Rezoning residential areas creates unhappy long term residents due to the increase in crime, fewer green spaces, parking issues and the emotional stress of losing the feel of openness / space. When you put to many rats in a cage they become unhappy and begin eating each other. Land around Calgary is owned by home builder who are experts in developing communities and affordable housing. I think this community should be careful and study how to get a mix of both. Tax dollar gained is the same.</p>
<p>I do understand the need of housing. But this is showing bad planing from the government.</p> <p>About rezoning and accepting secondary units, i have a few concerns: makes the neighbourhood more crowded with a lot of people coming in out ( also brings an unknown crowd). In the end, it makes it more unsafe, less tidy, more dirty. I love peace and quiet. I love knowing my neighbours, i love nice friendly neighbours.</p> <p>Im not in favor of rezoning my neighbourhood.</p>
<p>I have applied to have secondary unit in my basement at address of [personal information removed] in 2021. I have a city inspector come, inspected and given me a list of things I have to do. I finished the list of work after spending decent about it capital and notified the city in 2023. The new inspector (not the one that gave me the list in 2021) didn't even look at the list of work I had done said" separate entrance can't be from garage door".Why waste time?It wasn't t in the list of ur concern in2021</p>
<p>Take a look a cities in the US that have adopted this thing we call Calgary Planet.</p> <p>Many have major issues and unhappy residents. They regret doing these changes that are unchangeable. The cost of infrastructure to support density out weighs the tax gain. Urban sprawl in here to stay and the builder community that own the sounding land will pay for the supporting infrastructure.</p>



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<p>These homes/communities are beautiful. Include ammonites for people to work and play. Affordable + Property tax win.</p>
<p>I live in ward 7 and 100% approve of this upzoning. Neighbourhoods change. All neighbourhoods in ward 7 have changed over the last 70 years and current residents do not buy the right to either prevent natural change or to prevent new people from living in the neighbourhoods. We need to prioritize all types of homes for people and stop screaming so much about how much space we set aside for cars. And all neighbourhoods are prime locations for renters especially ward 7, close to so many amenities.</p>
<p>I do not agree to just blindly rezone areas. Example is you allowed secondary suites in my area and now I'm facing 12 people living next door with 7 vehicles. Streets are crowded neighbours fighting over parking. No thought or enforcement being done. Need to rethink numbers allowed for immigration. City will be going down hill, looking terrible with the wild mix of housing your proposing.</p>
<p>Rezoning in some areas, bad idea. ie, Bowness. Multi-family would definitely increase crime and eventually a [removed].          Highend Single-family and Duplex would create a better atmosphere for those living there and increase values. More tax dollars.          More green space is critical to keeping an area feel spacious and less crowded.          Happy people. It's important to study how rezoning impacts the entire community.          Some spots might benefit by it. Not a blanket approach across the complete community.</p>
<p>Please rezone the city. As a millennial, I'm sick of seeing my less fortunate peers locked out of the housing market.</p> <p>Furthermore, in my career as a psychiatrist, individuals seeking mental health supports related to financial stressors is staggering and only increasing with the housing crisis.</p> <p>To answer the crass question, 'What's wrong with the kids these days?' Generational hopelessness about being unable to support themselves is a big part. Not avocado toast.</p> <p>[personal information removed]</p>
<p>I don't trust the city to make good development decisions. Particularly in the city's "permitting process" that is (inferred) to provide community protections. I don't trust the city to make good choices - there are ample examples of the city overruling residents in favour of development. I simply don't trust them to do a good job on it. I'm all for increasing affordability and decreasing sprawl. Put more caveats and protections in place for residents against over-riding city decision making.</p>
<p>It shouldn't be the cities strategy to accept any volume of population growth which is what's causing this housing issue. I am unaware of any resident that is wanting a bigger city with bigger city problems and crowding. We have a really beautiful city, services and shopping are easy to get to but it's feeling harder and more expensive as population increases. Why are we so intent on degrading our quality of lives for the sake of growth? I totally disagree with these zoning changes.</p>



# Rezoning for Housing

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<p>I am opposed to the rezoning of my neighborhood of Parkland. I feel it is not in the best interest of Calgary neighborhoods to be rezoned in order to address the so called housing crisis. The City of Calgary should have other alternatives rather than partake in this process. Again, I am totally opposed to this process. [personal information removed]</p>
<p>I am highly supportive of R-CG zoning, provided that it does not put neighbours yards in permanent shade. Zone heights need to be contextual.</p>
<p>Reduced taxes would help make city living more affordable for most. Wasteful city spending have made it difficult for many to afford available housing. Also, cramming many people into small areas to legitimize the BRT is a poor strategy.</p>
<p>I am all for rezoning to help increase density, and also remove artificial constraints on the market. There is no reason to keep areas to single family homes and that only increases pricing for the rest of us by forcing specific land use.</p>
<p>Your plan has a fatal flaw. The tax paying citizens do not agree with your mass change. Your using this to push out the older citizens in neighbourhoods near your low ridership transit. You'll charge more property tax, no one will ride transit. This is part of the global reset plan. If you believe so strongly let's vote in it. Plebiscite. I'm ashamed of our council as apparently are the majority. You should not be allowed to make this change with so little support of the citizens. NO, NO, NO!!!!</p>
<p>For a city council and mayor who couldn't wait to call a climate emergency, why are you allowing developers to destroy green spaces and trees for more housing? We choose neighbourhoods for their quality of life and now you're taking our quality of life away from us with more people, traffic, noise, rubbish and less green space, trees and space. Shame on you - then stop the climate emergency. You obviously don't care about the climate, only making money from developers.</p>
<p>Why don't you undertake this rezoning on a more targeted basis, rather than city-wide? There are obviously areas where this makes more sense to start: built before the 1980's, as you point out. Engage those neighborhoods first, ensure their needs are met, and then expand this initiative further when you have evidence to show its value. A stepped approach makes more sense than broad-brush.</p>
<p>I think it's a good idea</p>
<p>Start with this rezoning in smaller areas, build community confidence in the city's approach? This city-wide rezoning initiative asks a lot of communities: to trust the city development department, to trust the developers, to trust the big picture and long term impacts. Big ask. Not much in it for existing homeowners other than increased uncertainty on their largest asset.</p>
<p>I'm concerned about losing the history and heritage of these communities by having monstrous infills/duplexes built in. I've seen what has happened to communities like Crescent Heights/Rosedale and Killarney and they are an eyesore. Also concerned about parking and traffic considerations, especially for emergency vehicles to get into communities.</p>
<p>I do not support this strategy. I believe it will ceartenly support builders but will not necessarily create affordable housing. In the meantime it will encourage intensive building in established communities. I do not support this initiative in its current form and hope to vote the existing council out at the next election!</p>



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<p>“No zoning will change without Council approval”. No comfort in those words. Don’t trust city council to make good decisions on my behalf. They have a long standing track record of imposing their will irrespective of the feedback they receive from communities and residents. Consider independent arbitrators that work with community groups instead.</p>
<p>I disagree with city-wide rezoning. I think that these rezoning requests should be evaluated on an individual applicant basis. Applying blanket approval on rezoning in neighborhoods is ruining neighborhoods, overwhelming infrastructure and schools. These rezoning applications should continue to be assessed individually.</p>
<p>Rezoning will only cause overcrowding. You already have overcrowding you just can’t see it. Controlling population is key yet we have open borders! Asylum seekers are jumping the list and stopping educated/trained people entering this country. Start at the source, control and evict the losers just here to seek loopholes in our system which are many!</p>
<p>Parking must be considered with any rezoning. People that live in the area should be able to enjoy the property they have with turning it over populated</p>
<p>I am strongly in support of measures to increase the ability to build more homes in the Calgary area. A greater number and range of homes will benefit all socioeconomic groups and family types, increase economic opportunity by making life more affordable, make for more vibrant neighborhoods and help us meet our climate goals.</p>
<p>This won’t help people save for a down payment and buy homes when just rent per month on a single income for a 1 bedroom is over \$2000.</p>
<p>The proposed rezoning is a practical, reasonable way to expedite increasing density, while decreasing the administrative burden. I am fully supportive.</p>
<p>I am completely against the blanket rezoning proposal. It feels like a cope out for administration to take the easy routes vs reviewing individual proposals on their own merit. I feel neighborhoods will become inconsistent in their housing appearance and values will diminish. It also does not respect restrictive covenants that have been in place for years. The proposal does not communicate risks or unintended consequences. I vote NO</p>
<p>This reasoning will decimate the heart of established older communities. Especially since there does not appear to be, by past practice, any real appreciation of the surrounding height levels of existing dwellings. The effects privacy, sunshine, and the quality of life in older communities. Also, the street parking is for all, RPP, is a total failure if you live adjacent to a school or other high use building. There is no enforcement of anything at the peak times when the problems exist.</p>
<p>I am in full support of this rezoning plan. Bravo to Councillors and Administration that have supported and advocated for these changes. We cannot solve our housing crisis without full approval of this most basic step. No community group should be able to stop reasonable, incremental development in their vicinity strictly due to the fact that they were there first. Such arguments are incredibly ageist approaches that restrict transfer of wealth and resources to younger generations.</p>
<p>Regarding the designation R-CG which is supposed “to ensure infill buildings fit into the context of the existing homes on the street.” The communities and adjacent owners should have a bigger say on this</p>



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since planners do not seem to consider existing height restrictions, overshadow, privacy etc when they allow 2 and now 3 story buildings adjacent to single family bungalows in the heart of older neighborhoods. This will result in totally unplanned, inconsistent, hodgepodge communities.

How is this tiny box providing input ??? Another sneaky way this city gets the outcome of surveys they want. Why even bother .. council ignored a 2007 to 6 NO for Glenmore Landing development and went ahead anyway. None of you can be trusted.. and this destruction of our suburban communities for the Mayor's virtue signaling woke crap is just gonna be rescinded when citizens have had enough tax and spend and nanny state rules and all of council gets tossed out on its butt in the next election.

This is an incredibly short-sighted and impulsive change that will change the entire fabric of this city. I have yet to encounter a fellow resident who feels that this is a positive direction for the city. There are better ways to address housing affordability than to blanket re-zone the city.

Altadore, Marda loop area are examples of the destruction of quality neighbourhoods by over zealous development that increases density. Turning a single family corner lot into row housing up to 5 units leaves limited space to live, walk and park vehicles, increases noise and overcrowding decreasing the objective/subjective value of dwellings. Road infrastructure is/was designed for original neighbourhood not to accommodate additional thousands of cars going to/from the overdeveloped one.

this is issue is massive. game changer. It must be put to a vote or have council run on that platform in the next election. Changing to have row housing or duplex's in my neighborhood was never an election issue and is a surprise. This council is really struggling with how run the city. This issue is a must for a plebiscite. We voted on the Olympics, this issue is way bigger than bidding on the winter games. Take it to vote or resign!

Myself and other members in my community are not in favour of the zoning changes for Calgary. I urge you to look at other more reasonable and effective measures to address housing and affordability rather than implementing a strategy that is short sighted and will have the potential to negatively impact communities across the city. This is to the benefit of developers who want to deepen their pockets and and not to the benefit of the citizens of Calgary.

I have no problem with the rezoning. It's great that there will be more housing, just make it affordable. Stop allowing foreign investors to outbid people who have been searching for homes for years. We will have lots of new homes that will be empty waiting for someone to rent or listed as airbnbs.

Don't agree at all! I don't want apartments or suites built on top of garages looking into my yard. Your building to many in the NE and pineridge community being one. Two homes tore down and now apartment buildings go up in a already congested area full of apartments! And 4 plexes! Glenmore landing should be getting redeveloped as it's already a blank green space and it makes sense and would not be effecting homes around there directly from what I could see from  
The proposed plans

More [removed] will help for sure. Let's keep the doors open so the real Canadians will be in minority soon. What a soft country of [removed].

Demolishing single family homes to allow for larger multi family dwellings would eradicate the safe, comfortable and close communities where people know each other. It would also create massive parking



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problems. Tall structures block sunlight. Added density requires increased protective services. We think council is naive to think that this would help to create affordable housing. We doubt that developers are going to reduce their profits to provide affordable accommodations.

I completely support this initiative and feel it's overdue. Preserving single detached housing through government regulation is definitely part of the affordable housing challenges in most North American cities, including Calgary. Lets gooooo!!!

This city wide rezoning must be rejected

When purchasing a home in Calgary the purchaser did so based upon the current zoning Changing it will lead to property values being destroyed and density going up (hurting homeowners) Single family community's (R-C1) is the zoning that people chose for a community to live in This city-wide rezoning must be rejected by council. They need to listen to the voters/citizens of Calgary and say no to this bad idea for which there is no justifiable reason

We do NOT support blanket rezoning to high density for all neighbourhoods and specifically Fairview. We bought a bungalow specifically to age in place on one floor because of the the RC-1 designation, so we could raise our children on a large lot within a green space neighbourhood. The RC1 designation is the covenant we have with the City. This area does not have the infrastructure building codes to safely accommodate more density. Density should be through the planning process not blanket.

This will in no way increase affordability. Nor does it seem to address or respect existing residents who have made a conscious decision to live in a low-density, stable, quiet, peaceful and therefore relatively expensive neighbourhood. What will happen to existing property values in current single family neighbourhoods? 4 storey or more building next to single storey? Shadowing, overlooking, congestion, construction noise and mess, block d views, infrastructure overload, parking problems? Stop!

I am opposed to R-CG becoming the base land use for our City. Not every street needs to be filled with townhomes-- sensitive density is better. 60% lot coverage will have a huge negative impact on our urban canopy. Encouraging the removal of our older bungalows actually removes a significant number of affordable units. There is no requirement for affordability in a new build. Units are too small for families and schools will close. Density is being added to older communities, not amenities

I do not support rezoning to address the housing issue! By the time this is completed we will not have an issue. The city needs to be keeping the parkland & green space which we currently have very few. Follow your on strategic plan!

yes stop taking in more [removed] our infrastructure can't handle it.We have so many [removed] that are coming here with moms and dads and children and its hurting our health system.

I like the idea of looking out my window and see neighbours,rather then seeing some 3 or 4 story building that blocks my sun light in mornings and afternoons.Our zone restrictions are perfect the way it is so leave it alone.thats my vote don't change this bylaw.As a city home owner i don't some 6 Plex next to me

I am completely against the blanket rezoning of the entire city. It will not significantly address the need for affordable and low income housing. We will seriously consider moving from Calgary as a result.

Please rezone to more green spaces. I'm in Mount Pleasant and what used to be large lots with small bungalow houses and lots of greenery has now been replaced by tall duplexes, townhouses and condo



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buildings. It's great to have more density, but these new homes are now full of children without green spaces to play as their yards are the size of postage stamps, and while hundreds of new residences have been created, no new public park/green spaces have been added over the last decade.

It's really important to not restrict single family home creation, while allowing much higher density. to support that it would be best to tax based on land value and allow all types of housing up to the zoned allowance rather than restricting to only high/medium density or low density. This would give the financial incentive to build denser while allowing less dense since the single family would be paying higher taxes if they are zoned higher. It would also dramatically streamlining taxation.

I am just concerned that adding many basement suites if there isn't adequate parking available. Some of the snow routes in older areas like Brentwood have multiple cars parked when the plows come and the plow has to weave in and out constantly. Many streets have no ally so residents park on the street.

There are more opportunities for HGO properties, along 24th avenue NW from 19th ST to Crowchild Tr (This is a busier strip than 14th street to 19th St), as well as all along 20th avenue from 19th ST to Edmonton trail. I'm curious as to why some of these properties - on the busier locations of these streets are showing RCG instead of HGO. For context, we live on 21st Ave where our backyard would be across from a potential HGO development, and we're ok with that. We need more housing.

The jump from RC2 to HGO is too much along 26 St sw despite the Westbrook LAP. 26 St has a very different look and feel from 33 St SW, has a significantly reduced carriage way width and a designated bike lane. It's too narrow to handle the targetted density. I would be OK with RCG but HGO is too much!

We need more density, but why where the neighbourhoods don't want it? I bought R1 for the historic character of my community, knowing that I wouldn't live beside high density. Do it going forward, do it where people want it. Leave the R1 alone. This is a divisive issue with varied viewpoints. Please stop with the propaganda and listen to citizens rather than ramming this ideology driven communication at us. There is plenty of existing higher density zoning. When that's full, then we can talk.

I support this plan.

I am totally against this rezoning. I have a home in an area that is single family and I want it to stay that way. I don't want a condo built on my street. My area is 30+years old. Rezone the new areas so when someone chooses an area to live in they know exactly what it is. It should not be possible to change that at councils whim. A lot of time and money goes into choosing a place to live in. You need to speed up the development process not make this our problem.

"How will this impact me?" section is misleading. The City can't say it will not reduce the property value! Each case will be different and you can't know. PH's will be eliminated from the rezoning process therefore effectively removing the democratic right of homeowners (of any style) to have a voice. The DP process allows you to submit comments, but it is entirely up to the file manager to decide and permitted uses will go through regardless of your input. RCG has a place, but not everywhere!

I disagree with allowing for greater high density home building around the Foothills Hospital than what currently exists. There is no room for improving the road infrastructure around this area to accommodate a larger number of vehicles. Ambulances and medical staff require smooth unobstructed access to the hospital. This area cannot become another Marda loop.



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<p>Our household is strongly opposed to a blanket conversion of zoning from R1/R2 to R-CG. We believe that this is a heavy handed approach to what is generally a city of Calgary issue with regards to slow processing and review of zoning request changes by developers. This approach to changing zoning removes any rights, consultation and input from affected property owners, without input on potentially impactful changes to neighborhoods with potential row housing and higher density populations.</p>
<p>I am against rezoning of residential neighbourhoods for increased density. I will definitely oppose during an election any council member who supports this rezoning.</p>
<p>CONCERNS 1) existing infrastructure capacity does NOT exist in MacEwan for high density housing (ie parking, transit, electricity supply) 2) Blanket rezoning will not streamline the process as developers still need to apply for (re)development and building permits to ensure the proposed new home(s) remain compatible with the surrounding community. Concerned how "compatibility" is decided. 3) Property values will decrease if infrastructure and ambiance are inadequate for new developments.</p>
<p>I bought in Scarboro and received no communication re: the Anderson Caveat. My interest in buying a single family home in the inner city was the potential for redevelopment. I feel SCAMMED by my neighbours.</p> <p>I am 100% in favour of the rezoning plans and think that a private caveat from a century ago should have no bearing on how a city develops. Force the community to abandon the caveat, or start taxing us at a rate commensurate with the density that should exist.</p> <p>Onward and upward YYC!</p>
<p>LOC2023-0414 Redesignation of the Carwash Land on Sarcee Road. Residents absolutely need a car wash. Finding a car wash living in Currie is frustrating.</p>
<p>This is a disastrous plan for the city of Calgary. People have bought property and paid taxes based on the city's planning. Now a new mayor and council walks in and over turns everything. When I build a house and got a title, I made a contract with the city. To now change zoning, you are breaking the contract I made with the city. Additionally, this would turn the city into such a mismatch of housing people would have no desire to come live here.</p>
<p>I think you are missing a HUGE factor, we do not necessarily have a housing crisis, we have an AFFORDABLE housing crisis. When secondary suites are being offered at the exorbitant prices we are seeing now, changing the ability to have a secondary suite does not fill that need. Calgary Housing and other low income options are hard to find and extremely hard to find decent low income that is not full of drugs and crime. Please do not offer band aid solutions lets address the real needs</p>
<p>Please proceed with caution rezoning properties take into consideration all stakeholders. Rezoning should come with a reduction in property taxes for R-1 properties as this will devalue these properties. Rezoning should be done with a great deal of long term planning and information sharing. Perhaps as the city should be looking at the root causes of a lack of housing and address those issues prior to rezoning properties of long time residents.</p>



# Rezoning for Housing

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Do not call this a housing crisis - it is an affordability crisis. Rezoning is not going to magically allow people to be able to afford houses. It will just mean developers will build more houses and make more profits because the price of houses will remain high. Find a way to reduce the price of houses.
I am not sure if I will be able to be at the Public Hearing, so I just wanted to say somehow that I am extremely in favour of this. If nothing else, less-restrictive zoning laws should be the norm for *all* new neighbourhoods.
No
Kindly get it through your thick skulls that people want a choice in the density of their neighborhoods. I spent a ton of money on my house in a "single" family neighborhood and I want to keep it that way. Our neighborhood is already over run with cars and the parking and roads can't handle double the amount if you numbskulls get your way. How about for once in your careers on council you actually consider what "all" the people who elected you want.
How will city council ensure that the proposed mass influx of residents within legacy communities doesn't overrun the utilities and services base, as already seen within Marda Loop, Altadore and North Glenmore? Who is going to be stuck with footing the bill to upgrade these systems? Through our already exponentially inflated property taxes?
Re-zoning in single dwelling neighborhoods is a detriment to the Calgarians who specifically chose to build and/or move there. If they wanted to live where multi-family units are, that's where they'd choose. You can't play this game of housing roulette. Give your head a shake and wake up or remove yourself from council.
Yes
I am confused as to why a notice was received in my mailbox on Friday 19 and the discussion with council is Monday 22. Leaves no time for input or was that your plan? Just tick the box we've asked and take no notice of what is said by residents. What you seem to be missing is affordable housing. One house is knocked down and replaced by two or sometimes four homes and each individual new build costs more than the house they were replacing. How is that creating more housing affordability?
This plan disregards all of us who have bought in these older neighborhoods because of the lot size, low population, ample road space etc. Slowly the city has crept up our assessment values and property tax rate. However, this will not prevent the doubling of population and traffic. I live in Southwood and am vehemently against a plan that allows for a perfectly good condition home to be replaced with two taller homes. Even the privacy associated with our land is in jeopardy.
Inc lot size req
The proposed rezoning treats many diverse areas as being the same when they are not. There has been little attention paid to community input. There is no mandate to force developers to plant trees or use innovative design features such as roof top gardens. Both have been shown to reduce temperature making them ideal for meeting the city's climate change plans. There is no mention of increased green space which is critical for our well-being (both physical and mental).
I support rezoning. We must densify.



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<p>My family lives in inner city Scarboro. This community has a lot of history and I believe that rezoning the entire community will without question destroy the character. I believe that focusing on certain areas within Scarboro on re-zoning makes more sense. Eg - along 17th ave or some of the outer areas of the neighborhood. It would be very unfortunate to see row housing popping up in the middle of a community over 100 years old with such character. Will be a sad day for Calgary if this occurred</p>
<p>Infrastructure has been designed for existing zoning. Calgary is doing a great job of planning, designing, and implementing all infrastructure. Rezoning after the fact will disrupt this. It has taken a whole lifetime of saving, scrimping, doing without, to afford to live in a home, and area that is quiet. Everyone around has the same goal. Quiet nights. Rezoning to this extent will ruin this city. It removes a basis of investment and lifestyle. I wholeheartedly oppose this. Doable solutions exist</p>
<p>I'm in favour of the city wide re-zoning outlined in The City's Housing Strategy.</p>
<p>My concerns:  1) increased volume of traffic through communities that were not designed for it  2) inadequate parking, new housing may not have garages so this will increase the pressure on street parking. Many households have 2 cars so that may mean 4,6,8 cars per row housing unit or more for apartments  3) cutting off sunlight in the yards of existing homes affecting the ability to have a vegetable garden</p>
<p>STOP!!! Building like you and the Federal govt want is just encouraging OVERPOPULATION. Calgarys into structure can not support MORE PEOPLE OR MORE HOUSES so why build them?! You charge a carbon tax on emission etc but why ENCOURAGE OVERPOPULATION. STOP</p>
<p>Are these affordable housing that is being provided? All the new homes and apartments around me that are being built are 'luxury' rentals. Which isn't solving the housing crisis.</p>
<p>The zoning isn't the issue that's limiting housing in our city. It's the administration doing what appears to be everything they can to limit development and taking forever to do it. If administration was more supportive and less bloated with process and employee fiefdoms this would not be an issue.</p>
<p>I own 2 properties in city. One in Vista heights and one in Sundance. I support increased density in our area of vista heights but not in our area of Sundance. Vista heights is more central and enjoys better access to transit, supportive of pedestrian friendly transport, access to commercial &amp; industrial places of work that work very well for density. To add greater density in Sundance is to remove larger homes and space that families with children need and increase commuter challenges.</p>
<p>The initial engagement for this initiative was done improperly. Had the city distributed transparent materials such as "coming soon:duplexes to your community" it would have garnered greater reader interest.I It is disingenuous to amend the type of community people have chosen to live in after the fact. Just how and where in these areas the City plans to introduce change lacks transparency in the information shared so far. It is like we are being told to sit back and trust the developer.ha!</p>
<p>Foolish idea. Yet another poor city plan to inconvenience/frustrate/irritate those who have chosen an established area. We intentionally chose to purchase and pay for, over many years, a single family home in a single family area. If we wanted high density rentals next door, we would have moved there. It's a</p>



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<p>well known fact that redevelopment in older areas is being invaded by low quality builders. This will only accelerate the ruin of Calgary. Can we wait until this council is tossed?</p>
<p>This is not the way to address the “housing crisis”. If any of you councillors actually came and talked with the residents of elbow park, Mount Royal or Britannia you would know we do not want the neighborhood to change. Altidore/Marta Loop have been destroyed. We need to keep the the heritage of these old neighbourhoods. Letting developers put up multi row housing units for about \$1 million a piece doesn't address affordable housing.</p>
<p>I disagree with the rezoning. Part of Calgary's appeal is the large yards, mature trees and quiet residential neighbourhoods. Putting 2 homes on one lot just makes it like every other newer neighbourhood. No privacy in your yard, crammed streets for parking, houses crammed in together... it's not appealing! It makes Calgary like every other major city in Canada.... cramped and crowded neighbourhoods.</p>
<p>Having enough housing for everyone is extremely important. The city should definitely make it easier to build more housing and should be building housing in order to support those that can't afford to pay for housing at market rates - the private sector isn't going to be able to serve them well enough.</p>
<p>I agree with densification and these new zoning plans. My only comment is that in order to make increased density work, we need to rethink transportation. Many of Calgary's streets and roads are already frequently clogged. Increased population will strain this further. In order for this new plan to work, de-prioritizing the personal vehicle and prioritizing active transportation and new types of transit is key. Streetcars, separated and plowed bike lanes, more bus service, all needs priority.</p>
<p>I'm Very concerned about the lack of available parking when houses built in single residential zones are suddenly doubled, tripled, quadruped in occupancy! I really hate the way Calgary is growing too fast.</p>
<p>Please do NOT Proceed with rezoning. It will devalue neighboring properties and increase traffic congestion in residential areas devoid of requisite street infrastructure to adequately support it.</p>
<p>Parking congestion is an afterthought. Times zones and paid parking do not help residents; it hinders them further. Reasoning needs to include parkades, parking lots or other expanded parking as well. Neighniurhoods are being overcrowded.</p>
<p>Existing neighborhoods with many years of history should be left alone. R1 and R2 should be left alone. The housing strategy is in response to a weak Federal Government mistake that will change in the near future and Calgary does not need to be changed permanently for a temporary mistake.</p>
<p>Reasoning does not solve the problem of existing infrastructure for lower density housing. Rezoning only benefits the developers, and creates lower value and congested neighborhoods, lowering the standard of living.</p>
<p>We need faster approvals.</p>
<p>The existing city infrastructure does not support higher density housing. To solve the housing issue, make it difficult to purchase a second residential or investment property, cap rental rates and do not allow major company's to purchase residential property for making profit.</p>



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I believe it may be more effective if governments worked together to reestablish a supply of publicly funded affordable housing. Also, I think there should be restrictions on short-term rentals and ownership of homes for non-residential purposes. In particular, I think the rezoning and potential redevelopment may result in higher property values and increased business opportunities for short-term renters rather than contributing to affordable supply.

I am in favour of providing housing that is affordable. I am vehemently opposed to developers charging \$650000 for a unit in a four plex...it increases density only for those who can afford it. We want vibrant, diverse neighbourhoods as Renfrew is/was. We have seniors, [removed], executives on our street...this will only remain so if the city curbs the developers' insatiable appetite for quick, shoddy construction homes and shows that the vision of a diverse city is translated into reality.

Not in favour of rezoning traditional single family communities by adding suites, lane homes and higher density. Zoning changes create parking and traffic issues in communities/areas without proper infrastructure negatively impacts communities. Housing is an affordability issue partially caused by fees, permitting delays, new infrastructure requirements that won't be solved by zoning changes.

There is a housing crisis in our city and people need to be flexible with zoning. You can't complain about unhoused people in one breath and express concern for them, but then not accept that your neighbourhood might change slightly with rezoning. I live adjacent to a low income Calgary housing unit and we have had almost no issues over the past 20 years. You need to move forward boldly with this initiative. I'm tired of seeing million dollar homes going up in my community.

Hoping that the housing rentals get reduced this year as it has been too expensive.

The rezoning should be done to allow any property to have an additional suite.

Calgary housing in traditional neighborhoods are becoming stressed because outside investors and developers are able to obtain preferential treatment by real estate agents to find opportunities that the average young family cannot negotiate their way in - which is ruining the ability of young future tax payers to afford Calgary. The developments are putting a lot of pressure on parking and crime in such a manner that I am considering other options outside the city.

I support the idea and I am sure it will resolve 60% of the house crisis.

- City wide Rezoning does not take into consideration all of the following:
1. Parking (day to day or/or Winter)
  2. Snow removal when extra vehicles are parked
  3. no parking available in areas such as cul de sacs
  4. Increased demands on all infrastructure such as power, gas, sewer and water, and school zones designed for single family zoning
  5. People, residents, citizens, your constituents bought their homes in a single family zone - worked hard and saved and do not want to live in high density

No parking and more congestion. Create jobs and make more houses; stop this madness.

why ruin the existing neighborhoods??? Quality of life goes down. Infrastructure will not handle added density.

rezoning makes sense. it's the morally responsible choice



# Rezoning for Housing

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I am against the proposed rezoning because it is not sustainable and will lead to making the whole city look ugly. I have seen how it has made Marda Loop community look so bad aesthetically!
We should not develop beyond available resources. We already have water restrictions, sewer capacity issues, landfill limits, and other resource limitations. Increased development density will only put more stress on land and its resources.
Rezoning benefits the city and developers with a streamlined process and doesn't result in affordable housing. In the inner city, developers are making profits tearing down single family homes and replacing them with way more expensive housing - more choice but not affordable. Why not require developers to offer some homes at subsidized prices? I unequivocally do NOT support rezoning. [personal information removed]
I am strongly in favour of rezoning neighborhoods in the inner city part of Calgary. There are so many areas where single family homes should be replaced by multi-family dwellings. We've done more than enough urban sprawl. It's time to make our more central communities livable, accessible to excellent transit, vibrant and walkable. Bring on densification
I do not feel that the Douglas Glen/ Quarry Park should be rezone. There are to many apartments and row houses/condos in this area . The roads are way to busy for the amount of housing the city has allowed already and will only get worse if a rezoning is passed .. It already takes upward of half an hour to leave the area at peak times of congestion, never mind during poor weather or a accident situation which delay times are much worse in all directions.. Quarry Park offices are enough.
Adding row housing in our community would not improve your goal it would simply add traffic issues on a street that has no ability to host additional vehicles. We allow for multiple use properties now and row housing would decrease existing property values, lowering your tax base on existing home owners.
Test
What a steaming pile of bovine waste! I live in Highland Park, and all the city councillors and mayor have done is allow the home developers who finance their election campaigns, free reign to make as much money as they can.  The city talks about sustainable living, yet you allow houses with gardens to be replaced with huge houses with zero yard space. Then there are the parking issues.... EPIC FAIL, Calgary.
Rezoning will not solve the issue around Calgary' s supposedly housing crisis. This term is misleading the problem is affordability of accommodations. When I drive around Calgary I see a large number of all types of expensive housing being built - the issue is that there is a shortage of low cost housing - both private and rental. Rezoning will only lead to expensive housing developments some of which will end up as commercial AirB&B - this should be restricted even banned in Calgary
I would love for the opportunity to be able to possibly add a mother in law suite to the large back yard property I currently have. It would add more housing and keep family near me. It alternatively provide more housing if I were to sell in the future with 2 dwellings on the property.



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... please build affordable micro condos so that poor people can afford to buy a home instead of being forced to rent their whole life ...
Building energy efficient, no frills, affordable 100K micro condos would allow low wage earners the chance of owning a property instead of being forced to rent.
I live in Elbow Park and am excited for these changes. I look forward to a slow shift in the nature of my community! My opinion is not so rare as our community association projects and I wish your project success.
This "Rezoning for Housing" plan is disgusting, disingenuous, property-value destroying, wealth destroying and thinly disguised overt attempt at creating social "equity" across the city at the expense of those like myself that have worked hard and long to provide for a single detached house in an RC-1 zoned neighborhood. This zoning plan is a self-serving socialist experiment (no surprise as it comes from City Administration) to transfer wealth and destroy the beauty and serenity of Calgary. [personal information removed]
Our city's charm lies in its diverse neighborhoods, each with its own unique character and personality. Imposing new city-wide development guidelines would risk homogenizing the distinct features that make our community special. I am also very concerned about property value decreases.
I implore you to consider alternative approaches that prioritize preserving the uniqueness of our neighborhoods while addressing the need for responsible development. Collaborative efforts between the city council, developers, and residents can result in thoughtful, context-sensitive plans that enhance our community's livability without sacrificing its character.
This is a terrible plan that will have longterm consequences for infrastructure and related spending. This plan is ill-conceived in every way and reflects how completely out of touch the mayor and city council are to the needs of Calgarians.
Please do not do this. People who buy a single family house in a district that is only zoned for this need for this zoning to remain. Allowing row houses or condo's in such a district DOES reduce the property value of the nearby single family houses. Ask a real estate agent! Your website falsely claims this is not true. Calgary has good roads, and now a full ring road. Build new communities, expanding at the city edges is fine.
I am a home owner in NW Calgary. I am opposed to Rezoning For Housing, and I am opposed to densification. I do not want to live in a denser neighborhood. I do not want to deal with increased pressure of parking, traffic, on schools, of more people packed tightly together.  I do not want to walk to a grocery store, and then carry four bags of groceries home.
NO to zoning changes in existing neighborhoods. High density, more renters means more crime, garbage in alleys & public areas, no parking. NO to 1000's of new [removed]! Not enough infrastructure & resources to integrate them into our society. They NEED to integrate, So we don't have machete brawls



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<p>when they bring their wars here! They need to learn English, so the education sys isn't degraded. I'm 4th gen. born &amp; raised Calgarian &amp; I'm scared to go out at night don't squeeze me out of my city!</p>
<p>Having governments that spends less and taxes less increases affordability. Rezoning for density is just a slight of hand and increases city revenue tax revenue so they can spend more.</p>
<p>If you truly cared about the climate and housing crisis you'd petition the federal government to slow immigration. Destroying thousands of homes for infills is incredibly wasteful!.but hey no single use bags from McDonald's.</p>
<p>Calgary is a great City despite having a municipal government that is run as a petty dictatorship. This City's communications with citizens are consistently non-transparent, deceptive and unreliable. Fake engagement like this is propaganda designed to create the illusion that this government listens to citizens.</p>
<p>This is a huge opportunity to increase walkability of the city by adding some mixed use zoning. Allow communities to have commercial intermingled with residential! Check out the YouTube channel "Not Just Bikes" for videos explaining why and showing examples of how this can work and make a community more liveable</p>
<p>We do not agree with the new re-zoning proposal. The city does not need to be re-zoned. Faster approvals and less red tape are needed to give construction companies the ability to develop new communities. We need more common-sense development, not packed housing.</p>
<p>Have studied macro, micro &amp; land economics in for real estate valuation designations AMAA from AAA and CAE from IAAO I fail to understand how the rezoning strategy will deliver the stated results. Typically "the sum of the parts will be greater than that of the whole", how that will provide more affordable housing on a meaningful scale is unexplained. The broad brush density strategy runs counter to what I/we were seeking when we moved from a high density area to the present "livable" nbhd.</p>
<p>No to rezoning in Lakeview. Too much traffic now, not enough parking.</p>
<p>I think this is a bad idea. These areas that are proposed to be rezoned were not designed from an infrastructure point of view as high density neighborhoods. Parking, extra traffic, demand for water sewer, etc. were developed with the zoning type at the time. Changing this would put undo strain on the current development and stress on residents.</p>
<p>I support this rezoning. I wish it would go a step further and allow the construction/opening of corners stores, cafes, restaurants, and other small businesses. Mixed use in more areas.</p>
<p>I believe Inner City is not set up for rezoning in any significant way. The roads will not accommodate more vehicles. People bought in Inner City to enjoy what it currently offers. I disagree with Inner City rezoning.</p>
<p>On street parking will need to be considered. Already I see speculative foreign investors buying all around me and first action is to add secondary suites in a current R-1 zone. Don't like this, I bought in the suburbs to not be dense zoning.</p>
<p>Do it! Having gone through the purpose of buying my first home last year it was awful. Going through multiple offers only to be outbid time and time again. A lack of inventory feels like an obvious reason behind the hyper competitive market. I don't want other people to have to go through that too so if we can</p>



# Rezoning for Housing

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<p>change zoning to allow for more homes that we be great! Then allow small businesses in communities next.</p>
<p>I think there's a few to many golf courses perhaps turning two of these into residential areas would create more housing and increase the residential tax base substantially</p>
<p>No additional feedback, I like this and look forward to the changes.</p>
<p>The rezoning is important however it doesn't take into consideration the local services and commercial spaces a community needs. This will just create car dependent dense neighbourhoods that don't have as many amenities as they should, which is incredibly bad. RCG should also include small scale commercial like restaurants and cafes in it.</p>
<p>I have significant concerns about the broad base rezoning. Any and all Land Use Bylaw changes NEED to have stakeholders input. This upzoning proposes to allow for full free for all to developers and residents of communities will be left holding the bag of higher concentrations, out of character and a multitude of parking, traffic and infrastructure issues. I am opposed to this initiative.</p>
<p>Rezoning is a square peg round hole solution. It creates mass congestion on all the streets in neighborhoods designed originally for a fraction of the parking. A lot of these infill throw up are of low quality and have little concern for the adjacent existing property. I live in one of these neighborhoods.</p>
<p>With the increased density other concerns are, inefficient garbage collection, snow removal, crime, increased burden on utilities, road ware and tear, higher density means higher fire risk.</p>
<p>The City has given no information on plans to date and so far as can be seen it is not at all thought through and this is arbitrary, high-handed, and completely against the sanctity of contracts and the rule of law. Full information should be provided and at a minimum, there should be votes by individual neighborhoods to properly assess the will of the people living in each area. This is an affront to the democratic process and is as ill-conceived as cancellation of fireworks for July 1st</p>
<p>How will this affect the development and building process for laneway homes? We are looking at building a laneway home in the near future.</p>
<p>Should we stop and wait for the rezoning to complete? Should we accelerate our laneway home development to grandfather it into the new rezoning? Will laneway homes be impossible with the new rezoning?</p>
<p>I strongly oppose the proposed higher density rezoning in Mount Royal. This change risks compromising the neighborhood's historic charm, exacerbating traffic issues, and diminishing green spaces. Increased density will lead to heightened traffic congestion, impacting both safety and the quality of life for residents. I urge you to prioritize the preservation of Mount Royal's unique character.</p>
<p>Test submission</p>
<p>I absolutely support re-zoning to support more diverse communities. I think we benefit greatly from higher density/ mixed use communities rather than endless suburban sprawl where we need a car to go anywhere</p>



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<p>We do not like the rezoning because that means that if we are zoned single housing the rezoning can change that so that we have multi dwellings in our neighborhood. Single family bungalows are torn down and huge, ugly buildings are built on that once a single family property. Of course this makes the street ugly and not desirable and the whole community ugly. What was once a beautiful neighborhood now resembles and downtown street in the middle of any city. We do not want that.</p>
<p>There is no need to rezone. We need the green space. To many homes will make congested.</p>
<p>Re-zoning is needed</p>
<p>Where is the school census data on each calgary neighbourhood before a blanket rezoning is applied? It is easy to obtain. Currently Rideau school, elboya, western high school are all implementing a lottery system for admission in Sept 2024 and this is when the catchment for the school zone is single family zoned. What happens when you remove zoning???? I believe this has not been considered. Please provide the factual evidence of each community and the school capacity and enrolment. True Planning</p>
<p>I am against this</p>
<p>City Council is out of touch with the average Calgarian and home owners. STOP this rezoning nonsense. I am 100% against it. Every home owner I have talked to is 100% against it. Time to listen to the people. Do NOT push this down our throats. If Madonna can be sued by its ticket purchasers. If the homeless can sue in Edmonton, I am sure your opening yourself to litigation by the people of Calgary.</p>
<p>I support. I recommend the City to review standard drawings such as a standard construction drawing for a backyard suite. I think the Federal or BC government are looking into these kind of initiatives. This will encourage mom and pop landlord to redevelop by lowering costs and provide much needed guidance. The City can probably prequalify some design firms for the homeowner to choose from for site specific modifications that will be required and variances to the standard drawings.</p>
<p>No</p>
<p>I have lived in Calgary all of my life and am greatly saddened to see the plan the council wants to implement. It will ruin the feel of residential neighborhoods that exist and possibly reduce green spaces. As well, when trying to implement these ideas, nobody thinks about how increasing the density creates parking nightmares and traffic congestion in these neighborhoods. Every person now owns a car and that is not going to change. The transit in our city is not sufficient to replace vehicles.</p>
<p>I would like to emphasize that the city-wide rezoning *removes* barriers and enhances property rights. There are lots of bad actors out there who suffer the delusion that this will *restrict* their ability to build single family homes. Please focus your messaging on this.</p>
<p>This a bad idea in every aspect. It's unclear how this can directly help the housing crisis. Seems like you are prioritizing this over other solutions. Dad to see the city do this at this time. Please do not proceed with this.</p>
<p>Upper Mount Royal already has a problem with how many people drive through the community as a cut through. Increasing the property density will make the traffic situation worse. Mount Royal is also home to many historic homes as one of Calgary's oldest communities; increasing the density will lead to less green spaces and changing the character of the community.</p>



# Rezoning for Housing

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<p>PLEASE MAKE CALGARY HOUSING MORE AFFORDABLE!! PLEASE DO NOT MAKE PEOPLE TO PAY RENT MORE THAN \$1,200 PLEASE!! My family can't even move to a new home because we can't pay \$2,300 for 3 bedroom townhouse rent. Our house is cracking, cold air comes through our windows and door, we have mole on the roof and we can't move because of how expensive housing is. JYOTI PLEASE MAKE HOUSING RENT MUCH MORE AFFORDABLE PLEASE!! When building townhouse PLEASE MAKE THEM SPACIOUS AND BIG, NOT SMALL!! PLEASE!!!!</p>
<p>I am a senior that owns a large inner city house In Bankview. Applications for RCG have been and continue to be submitted on my street long before any of this current city campaign to green light all row housing in my area using RCG zoning. There is potential to put as many as ten units with additional suites on two lots adjacent to million dollar and up single family homes . This will obviously being down the value of higher end homes .Would you buy a \$1.5 mil home between 2 10 unit builds?</p>
<p>You rezone, cut down all the trees except for the odd city trees and plug the roads with traffic! The new houses block the sun and remove privacy for people who have been in neighborhoods for years. Property taxes go up and the new houses are not affordable. You need to be more selective in the properties that are built no standards no building quality, this is an awful plan!!</p>
<p>I am opposed to your rezoning initiative. Many of us purchased our homes at least partially on the basis of City of Calgary zoning. For the city to unilaterally change the zoning is, I believe a breach of the implied contractual agreement we had with the City. As a result, I question the legality of your plan.</p>
<p>I think this is a great idea, which should have been implemented a long time ago. My only concern at this point is that communities/neighborhoods that are currently home to McMansions will continue to be home to the elite and continue to create a have/have not city. It would be nice to find some way to add density to these areas!!!</p>
<p>Do NOT rezone. [personal information removed] [removed] MISTAKES and [personal information removed] are not my problem! Leave R1 alone. [personal information removed] is desperately looking for a way out of his [removed] mistakes.</p>
<p>I don't agree with the proposed zoning as it will affect the area we live in negatively. More density, more traffic, more safety concerns. This is was not the case when we invested our lifetime saving in a property to live in safely</p>
<p>Redone for permission to erect laneway homes or homes on top of garages. This can be in any neighbourhood and not visible except from backyards. People who've paid high prices for homes did so with reason and they should not have to deal with what wasn't decided before they bought. Also, lessen rules for basement suites, but keep safety paramount.</p>
<p>I live in a single family home in SW Calgary and I live there for the extra space, parking and feeling of owning my own space, if infills in my neighbour hood start taking place, then I will be forced to move outside of the City limits. I DO NOT agree with the strategy of high density in older areas - the roads,</p>



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sewers and water access were not meant to have 4 homes in the space of 1 or 2. Driving through the older areas of Bowness shows how ridiculous allowing massive infills looks.
Densification is fine when there is the room for it. Especially tall towers can be built on land that does not currently serve another purpose (e.g. around Heritage). There are tons of other unused areas in the city. I would love to see parkland saved while doing so! Please don't compromise our green space. Rezoning has to include proper parking requirements. So many areas in the city have not enough parking for the residents already (becomes a danger to safely cross the road)
Densification can be achieved elsewhere then downtown. Workforce is not only downtown. Densification in new built areas from the start would be helpful for those wanting to work and live in that area, especially as it would be more affordable then inner city for young couples and families.  Downtown has so many empty towers that they can be converted for those who want to live downtown. This would bring back some live to the city. Right now I avoid the area as it is rough and I don't feel safe.
The comment on this website stating that row housing will not affect the value of adjacent single family homes is absurd. I am vehemently opposed to rezoning the entire city. I bought in a neighborhood with single family homes for a reason and do not want my property value to decrease because of this proposal.
Densification is ok, when there is the room for it. Densification in the inner city creates other challenges.  Parking becomes a problem for residents and families have a hard time sending their kids to the same school. The time those families loose on bringing their kids to different schools can't be put towards economical growth. We would need plenty of new schools in these areas to address the school crisis first. I will only get worse through more densification.
Leave zoning as is & tackle the overpopulation issues instead. The root of the problem is that there has been too much population growth, too fast. Existing Calgaryans are suffering, in terms of affordable housing, health care, education, cost of living, etc. And now the city is increasing taxes to try to deal with these issues, placing even more stain on people. And we have issues with water/drought and electricity generation to deal with. Leave park land and neighbourhoods alone.
Aurora business Park should not be considered due to the high number of indigenous historical artifacts. And active wildlife reproducing in this area. Nose Creek and Aurora Park need to be preserved for cultural historical reasons. The influx of people and housing in this area will destroy the creek displace countless wildlife including rare birds. And take away from the natural beauty of the area.
My wife and I support this concept. We currently own a house in Lakeview village and realize how lucky we are. But many others are less fortunate and need more affordable housing in the central areas of the city.
This proposal is nonsensical, there is already an issue with too many vehicles parked on the streets at all times, with more people working from home this proposal becomes even more questionable. The amount



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<p>of people living per house has already increased, this would simply amplify that. When we can't afford needed infrastructure, why would we be trying to increase density?</p>
<p>Trudeau created this crisis so that he could get this pushed through our Trudeau friendly council. You are taking away our rights and destroying our communities. Why do you ask for feedback when you do not listen anyway? When you lose in court you simply push through a rezoning.</p>
<p>The city needs more density and less urban sprawl. I'm fully in favour of rezoning to higher density in all areas of the city. No exceptions.</p>
<p>I strongly disagree with blanket rezoning in Calgary. I have opposed secondary suites on my block due to parking concerns (neighbours with roommates taking up 5 parking spaces on our street). I bought in a low density area by design and the City should not be entitled to veto my choice, after the fact. The city should build more low income housing to support our aging population and the working poor. Secondary suites aren't the solution. Safety is a concern when these sites are developed.</p>
<p>I have significant concerns with mass blanket rezoning that doesn't put context or appropriate use as a priority. There are massive amounts of land close to transit, LRT stations, shopping, amenities, etc that are not being used to maximize density, yet this change allows for fourplex properties in areas that are primarily single family homes. These blanket changes do not recognize infrastructure limits, quality of life, parking, quality of use of existing outdoor space in homes and more.</p>
<p>This is outrageous. The rezoning allows for 0.5 or 1 parking spot per unit!! Unless it is a family with only 1 car, there will be not enough parking! Because of the cost of housing, both condo or house, people are having to share accommodations. This means that even a 2 bedroom condo has 2 drivers - more if couples share those rooms. Multigenerational homes in my neighborhood have more than 4 cars per household!! Where is everyone going to park? We bought in these communities for a reason!</p>
<p>In other words, "rezoning" is polite code for "densification", isn't it? My household strongly disagrees with additional densification. It creates nothing but problems (traffic, parking, overcrowded amenities, etc), and social tensions. Studies found a clear correlation between higher urban density and unhappiness. Very bad idea.</p>
<p>This policy may result in additional housing but it will do nothing to decrease the prices of homes in established areas. It will also lead to major changes in established communities such has happened in Altadore and Killarney. The big plus will be for developers who will no doubt reap significant profits.</p>
<p>I strongly support building up instead of out. We need more affordable apartment buildings.</p>
<p>Rezoning can be very disruptive if it is not done well as we see in various inner city communities. The new demand for parking and increased traffic does not seem to be considered during the densification. Marda Loop is a nightmare to drive through ever since the densification increased to a level that is not in line with its capacity. Wrong densification leads to decrease of home values at it is way less attractive to live in an area like this.</p>
<p>Please consider densification in locations where traffic impacts can be minimized and where there is enough schooling / and access to amenities like doctors and grocery stores. Inner city living is not attractive any longer. It is unsafe and utterly expensive. Densifying more suburban areas will help create more centres of interests with lots of jobs and affordable housing.</p>



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<p>I completely disagree with the need for additional housing in Calgary. This is actually about increasing the cities tax base not helping the younger citizens or the homeless. How are we going to supply water, electricity to all these extra houses? Calgary's water supply(the Bow and Elbow) was meant for a lot less houses not more but of course the city will say its a drought and we must conserve. Total crap from a crappy city counsel and mayor.</p>
<p>I am concerned about how this will impact another core objective of maintaining and growing the urban canopy. I live in Altadore and have observed many large, mature trees removed due to upzoning. The impact of tiny replacement trees (or none at all in some instances) vs. large mature ones materially changes the character of the street for the worse. Please consider how to prioritize the urban canopy and not make it a victim of densification.</p>
<p>I am not in favour of the rezoning proposal. I bought property in the community I have lived in since 1991 because of its R-C1 zoning. Since the most recent election, I have lost confidence and trust in the city council to make decisions on my behalf.</p>
<p>Don't do this.</p>
<p>In my opinion, Calgary does not need more housing. We are going to run out of water and I feel that the city should not grow any larger. I was born in Lakeview and continue to live here, 60 years later. The community is like a small town. I would like it to stay this way. I respectfully would like to state that I do not have faith in these surveys as the Council appears not to listen to what Calgarians say. I am a very positive person, but Council seems to think it's all about money.</p>
<p>I think this is a great idea and the city should do it. It gives us the right to do what we want with our own land!</p>
<p>While I appreciate that this cuts costs and timelines for the city, I don't think this is a solution for the housing crisis. I live in a neighbourhood where older bungalows with mature trees and green spaces (some in good shape) are being torn down for infills. There is no variety, only 4 and 8-plexes. Yes, more housing options but no, they are not affordable. And is destructive to the innercity animal population. There needs to be more variety and consideration for habitats.</p>
<p>Rezoning for higher concentration in higher value residential areas hurts single family home value. As it is now in Marda Loop, we are going to have a clear lack of parking and roadways that cannot be expanded to handle higher volume (no, biking is not the answer). That will push street parking onto adjacent streets and reduce the availability for existing homeowners. Permitted parking (as in Mission) does not help with addressing this issue. Stop multifamily developments in high value areas!</p>
<p>Please preserve green space. Where possible make sure developers provide space for parking and garbage bins on site. Ensure housing is scalable on the site eg do not developers build on every last inch of the property</p>
<p>Based on the council's appalling track record for managing the zoning debacle related to the R-CG re-designations since introduced in Bylaw 24P2014, I am completely and absolutely opposed to the "Rezoning for Housing" effort. Council's complete disregard for the MDP, ARPs, and the character of communities has degraded every community where developers have been allowed egregious bylaw "relaxations". Council needs to step back and start to reign in these blights on our communities.</p>



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<p>I am very much against this. This will be bad for the city. Please do not proceed with this.</p>
<p>This proposal is a massive over correction and completely misses the point. Nuanced approaches to communities are needed. Infrastructure, parking (yes families have cars and take their kids places) parks, schools etc are all effected. Also not counting secondary suites in the definition of R1 is insane. This council needs listen to the majority of the people it represents not developers.</p>
<p>I am totally against this proposed rezoning. It will only profit the developers and will not assist with low cost housing. Vote NO</p>
<p>I specifically sought a house based on zoning as I did not want to live in an area with no consistency . rezoning my area the city has granted itself an option on development, how does the city plan to compensate me for the option they have provided themselves ? The city claims there is no downside to the rezoning. How do they plan to measure that and compensate me if there is ? [personal information removed]</p>
<p>I am not in favour of this blanket rezoning proposal at all.</p>
<p>In the older neighbourhoods the streets were not built for doubling of the population. Other things have to be put into place. Parking on only one side of the street. Our street - you have to wait for the other vehicle when meeting someone. What about sewer and water? I do not want Calgary to become like Vancouver - that is why I moved from Vancouver to Calgary. Our transit would also have to improve by 100% to handle the extra population.</p>
<p>Rezoning is required yes. But, I hope that context will be taken into account whereby, for example... our corner has single family homes on 3 of the 4 corner lots. There is one that looks like it can be redeveloped soon. It would contextually make no sense to put a row of townhomes or anything larger than a duplex (split the lot). Context is key.</p>
<p>Step down now you are all swamp creatures</p>
<p>Good day sir/Madam, For me my input is if do u have affordable housing for low income no need for credit checks that's why a lot of Cargarians no more house only renting it's a better all Canadian there have a owne house because no.1 your requirements your Annual income 2. Do you have a money for Down payment 3. Is credit score,for me no need this one that's my input thanks</p>
<p>I am very concerned with the rezoning. In the area where we live it its already so congested in terms of parking and tariff flow. Without expanding the existing road infrastructure I think it would be a disaster. There is so lot of new construction in the area how do incorporate all the development before rezoning the existing areas.</p>
<p>Proposed rezoning would see a dramatic impact on my property values. I invested in my home, in the neighborhood I chose for the RC-1 zoning. Now the city proposed an RC-G high density zoning allowing anyone to develop whatever they want and split lots? DO MY PROPERTY TAXES GO DOWN? DO I GET A REFUND for the property taxes I OVERPAID to the CITY OF CALGARY???? Stop changing the game!!! Homes are our largest personal investments. I will vote against any council member who votes for this.</p>



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<p>This reining is crap!          Many homeowners have worked hard to build up equity in their homes.          The city needs only rezone within 1 mile is any LRT station NOT city wide          Stop the woke crap and use common sense!!!</p>
<p>The infrastructure in my area (almost 100 yrs old inner city) is not set up to handle even the larger new built homes in the area, let alone high density.</p>
<p>Allowing for over-garage suites/second floors more generally as part of development permits should be more straight forward and potentially some relaxation of lot coverage as well as trailer parking (more of a bylaw issue there but does affect usable space especially in newer areas with no back lane).</p>
<p>Considerations of solar generation impact is an additional consideration on property use and development as more of a direct financial impact, but soft-impact NIMBYism needs to be restricted.</p>
<p>In older neighbourhoods please keep the re-zoning areas to the ends of streets for multi dwellings of any kind. And, if there's not enough parking availability for the number of units, reduce the number of units allowed. I live in an older neighborhood and do so PRIMARILY for the very reason that it is less dense, quieter, safer and has less traffic. Quality of life is still an important factor of overall health.</p>
<p>Major concerns about this proposal, it will NOT create affordable housing, only gives developers freedom. Destruction of RC-1 &amp; RC-2 neighbourhoods is not appropriate. City Council is being held captive to the funding from the Feds. No one can tell us what will be built, are rules in place to ensure a proposal is appropriate for the lot? LAP's were intended to designate RCG lots. Developers state it's not financially viable to create affordable housing. Increase the Calgary Housing portfolio.</p>
<p>This is a fantastic idea that will benefit all Calgarians long-term by creating a more financially sustainable city. More property rights for owners, more tax dollars for the City, more density to support local businesses.</p>
<p>I do not believe that implementing a blanket city wide zoning policy is warranted. As a renter, I would like to be able to afford a nicer home in a better neighborhood without fear of a 4, 6 or 8 plex being built next door. Where are those people going to park?          Calgary has lots of land available for development. The City could work promptly &amp; closely with developers to ensure an orderly supply of land. The City could limit the supply of AirBNB's that could otherwise go into long term rentals.</p>
<p>I own an inner city, single family home and fully support the rezoning approach to simplify (even incentivize) the process to increase housing density and provide more housing options in Calgary.</p>
<p>I am in strong disagreement of Re-zoning in existing R-1 and similar neighborhoods. This is the worst idea presented by council ever. Why not put high density housing in the inner city City Owned sites and relocate City yards out by the waste disposal lands. I now have a caveat on my home to prevent the destruction of my neighborhood!</p>
<p>Frankly, I'm all for anything which will reduce this housing shortage - with one condition. It is the normal order of things for developers to try to maximize returns on their investments. That's fine; that's what makes the world really turn. My concern is that the infills and redevelopments made easier with this will</p>



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<p>be more swanky than affordable. How does Council intend to make sure this actually provides *affordable* housing for Calgarians?</p>
<p>I am against this type of rezoning, I do not agree that it is a good idea to remove a few single houses and put in their place a 2,3,4 storey bldg, it greatly takes away from from a quiet neighborhood</p>
<p>I do not believe it is right to rezone all lots as existing homeowners want to know that when they live in a single family area that their neighboring home won't be a 4 Plex or 8 unit home. We still want to be able to have single family homes on our street and as neighbors.</p>
<p>I see lots of parking problems arising if R1 properties are rezoned to multi-family. Nothing I detest more than driving into neighbourhoods with restricted parking permits in place, and I would hate that my R1 community should become one of those!</p>
<p>As residents of Willow Park Estates we would have strong objections to the construction of multi family housing in our neighbourhood. We purchased here because of the single family concept and have paid a considerable amount of money to do so. All Willow Park Estates property would be devalued if this plan was implemented, and it is unfair to change an area after the fact. This concept belongs in new areas where people are aware of what they are buying into. Not well thought out.</p>
<p>The city is decimating neighborhoods. This proposal is another blow for Calgarians.</p>
<p>I fully support the proposed rezoning initiative. It would be great to see provisions for incorporating solar and batteries for new builds, as rezoning brings a prime opportunity to also address energy affordability and meeting our climate goals. Additionally, rezoning and increasing density should consider affordability, with incentives for builders to make units more affordable. Thanks!</p>
<p>This problem could easily be solved by merely reducing Canada's very high immigration levels and allowing development outwards. Instead, our city is intent on destroying all of the nice remaining neighborhoods to bring their standards of living down to that of new neighborhoods that are only high density crucibles. Joe Stalin would be impressed by Calgary's current planning goals. Next up - subdivide every apartment unit or house to permit one whole family per bedroom. Progress!</p>
<p>We are totally against Citywide blanket rezoning. We lived in Houston and saw the chaotic construction that lack of zoning brought to neighbourhoods. This is not the answer to building more homes. The politicians have got this all wrong. Current zoning laws work well in a civilized society with rules-based order. Please, please do not create a fee for all in building by bringing in blanket rezoning. [personal information removed]</p>
<p>Why is Calgary growing so much, when jobs are not? Stop bringing people to places where there's no housing or jobs available. All you want to do is take more green space and build more communities, then you wonder why wildlife is found in communities searching for food? What you need to bring is more doctors! Lower food prices! Calgary is almost unliveable for normal people like me!</p>
<p>The city is planning on changing the zoning in current private single residence neighborhoods, thus reducing the value of the properties of the existing owners. What compensation is being made for this reduction in value. The city seems to have no problem increasing property taxes while simultaneously reducing property value through increased density.</p>



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<p>I do not think rezoning is a magic solution. I do not see any numbers from the City (ie. add 'x' number of homes of this type, that type etc.) The bottom line is the demand / supply relationship across greater Calgary has driven up rents and house prices. Why ? because a like of supply. You folks need to figure out how to close that gap and how you are going to get builders onside to do that .</p>
<p>No</p>
<p>Why move all neighborhoods to the same zoning. Why not provide for more density by moving from r1 to r2 and r2 to r-c (ie up zone all neighborhoods). This leaves room for different neighborhoods to have different character (ie family neighborhoods with 2 homes with yards vs 8 unit townhomes on a 50 ft lot in a currently r1 area)</p>
<p>Build density, less sprawl!</p>
<p>I don't believe rezoning is the answer. Having higher density multiple family structures is not a viable solution. Also, this is problematic to those who would like to live a more peaceful city life. With more people it becomes crowded, causing disturbances, lost green spaces, more parking issues. Perhaps speaking to federal officials regarding this matter could help. There are other cities, other towns, other areas that could see more growth.</p>
<p>We do not need rezoning in any community in Calgary. Parking is bad in most communities as it is. The city should find other more important things to do in the city. That actually help Calgary's citizens and not the mayor or council members. The mayor and council should step down.</p>
<p>we do. not want high density housing in Lakview. It is designed for single family and lets keep it that way. There are only 2 ways in and out. Traffic would be unbearable. Its hard enough if there is any construction on glenmore or crow. now.. it wold be a nightmare with increase in people.</p>
<p>Please do not ruin peaceful Acadia with re-zoning!! There's no room for parking, there's no room for more cars. There's so many schools in the area that already struggle with the amount of traffic.</p>
<p>I think this is a terrible idea. Infrastructure - streets, sewage, water, etc. were never intended for multi-family housing in my neighborhood.</p>
<p>Rezoning is NOT the answer! Existing neighborhoods are already overcrowded with no parking available which simply leads to neighbor disputes. I bought my home in this neighborhood for a reason because of the zoning and no basement Suites allowed! If you want to allow that do so in new neighborhoods where people can choose that type of living. Find a better way. We all know having rentals in a neighborhood diminishes the property value so no no no no to rezoning</p>
<p>We live in an older neighbourhood where many single family homes have been torn down. These homes have been replaced by duplexes. Each side of the duplex now sells for \$1 million. The old bungalows recently were selling for \$500,000. Homes in our neighbourhood are therefore more expensive and also have fewer people (often the old bungalow had someone living in basement). The city gets more property taxes (expensive new homes), people density decreases, and vehicle parking issues increase.</p>
<p>I'm disgusted at the contempt of this council toward the middle class and pandering to property developers. Don't pretend we're [removed] and can't do the math that a 1 000 000\$ townhouse is MORE expensive than a 600 000\$ detached home. Give yourself another raise, mail out more glossy ads and pile on more property taxes while you're busy making our lives more affordable</p>



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<p>I am for this strategy. I understand a few areas may be a problem, but calgary needs more places to live. Townhouses and apartments are much-needed. I rent my place and my rent has increased 900\$ to 2550. I use my grocery money to pay this rent now. Please help with allowing my places to be built.</p>
<p>The city is decreasing green spaces for housing. Residents of formerly OK density homes on their streets are not going to accept densification and the problems which ensue. Building taller structures like apartments and fourplexes beside homes means that shadowing occurs and the existing home is deprived of sunlight. Mixing commercial with residential doesn't work well. There has to be some quality of life and preservation of capital for those who have already invested in a house.</p>
<p>Terrible idea.</p>
<p>Density is more than building more houses. For example, I live in Elboya and have had a full sewage back up in my home. City tells me the sewage lines are in poor shape and the sewage came from Windsor Park community as well as mine. City is always flushing the line cause it gets plugged. How can these aging pipes accommodate higher density. It can't unless city completely rebuilds the CITY's lines. I had to repair my line but city has never fixed theirs. Older communities will suffer</p>
<p>Blanket rezoning to R-CG will not address issues of affordability. In fact, it will likely do the opposite as developers take advantage of all this density bonusing. In addition exactly what are the conditions under which Calgary will receive the \$228 million from the Federal government? With a shortage of skilled tradespeople, we will likely not meet the conditions and will miss out on the funds, In addition, a huge demand for building materials will drive the price of everything up.NO to RCG</p>
<p>The addition of secondary suites has already created an antagonistic atmosphere. Renters have much less connection to the community and often do not mow lawns, shovel snow or get involved in bonding community events. The parking situation has become extremely contentious and has led to many Confrontations. But the city says this will ALL make things better somehow? Not for me, Not for Homeowners that just want to continue to be able to live the peaceful lives we had. CITY is creating Anarchy!</p>
<p>I strongly support rezoning for higher density housing. I did notice on the map that there is no proposed housing for the downtown area. As more people move to work from home I feel that down town is an obvious location to allow for old office buildings to be rezoned to allow apartments in the space.</p>
<p>Until the City of Calgary can solve the street parking problem, why is increased density be touted? Don't do it. Get [personal information removed] out of office.</p>
<p>This rezoning proposal does not take into account the opinions of residents or the communities. There does not appear to be any process if the vast majority of residents oppose a lot redevelopment. Developers are the primary beneficiary to this plan. I am opposed to this plan for city wide zoning change.</p>
<p>Are you kidding me? Row houses in Diamond Cove and other similar communities??? Has anyone been to Diamond Cove to see what kind of impact that will make? Totally out of touch council. I will be voting my first time in the next council election if something like this passes. Perhaps more areas should be excluded from this kind of rezoning as I'm sure lots of Calgarians will think "not in my back yard" Same on you!</p>



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<p>I just don't want this massive heavy/dense neighborhood to take place especially when all this "boulevard" concepts that I'm seeing all around where there is no safe space for vehicles when we get snow. This not California and need to think about how will people move around.</p>
<p>The proposed rezoning is one of the best ideas for housing the many people who need good housing now and in the future.</p>
<p>Do not rezone existing residential neighborhoods to higher density. Many people like myself paid additional money to purchase a house in a neighborhood with well distributed green space. This green space will inevitably be replaced not just with housing, but will also result in more clogged roads with cars and traffic. Only neighborhoods near the c-train line which can handle additional throughput should be rezoned.</p>
<p>No to this. Where are my rights to live in an RC1 where I bought into and paid taxes on for the past 25 plus years? Who gave council the idea this will solve housing? It will only increase the amount of tax collected. I should pitch a tent next to the Elbow River. Premium property, tax free. Penner how about I tent in your front yard? Wait would that infringe on your rights?? Less than 30% approval. Plebiscite or no</p>
<p>I would like to see the density applied to all communities. I live inner city and the typical approach was bungalow is replaced with an infill or duplex. Now that is becoming large multifamily complexes. In Altadore cars are parked right up to curbs leaving blind spots for traffic and pedestrians. There are consequences to to these decisions I hope they are well though out.</p>
<p>Hello, First of all, thanks a lot for these good initiatives to help make housing more affordable in Calgary. I have a concern, as a young professional with a modest income, which is how can this initiative or future initiatives help people like me buy a small apartment as the first home with a single source of income? This initiative seems to be targeted to help families buy townhouses. Looking forward to more housing options and affordability!</p>
<p>Not in favour of City zoning changes in Mount Pleasant. Infrastructure improvements to our neighbourhood does not keep pace with suggested changes. Our roadways are experiencing increased traffic with more children at risk with limited traffic measure changes to keep safety at the forefront or our citizens. These zoning changes help private developers, not the residents who currently reside in these areas.</p>
<p>I am fully supportive of making these areas more dense. I would like to see areas where small home communities are integrated into a community. A great example is on 8th Ave SW and 36 street [offensive remark removed] the Homes for Heros build. We need more of these!!!</p>
<p>I have huge concerns with rezoning increasing density in the inner city, particularly in my SW communities. With the existing zoning, the public school system is over capacity and families that live in these communities so that their children can attend community schools are facing lotteries to attend their designated schools - even if they are within walking distance! It is completely unacceptable that kids in the SW should have to go to school in the NW! Rezoning will just make this worse</p>



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Don't broadly rezone. The roads in the low density neighborhoods were never intended/designed for adding a bunch of infills. Those roads will be clogged with cars both for driving and parking. I don't see how that's green friendly.
I disagree with the proposed increase of densification because more people always means more social problems. Alberta's electrical grid couldn't handle the demand this past cold snap. What makes you think we can handle more demand? Calgary should partner with Alberta to discourage migration and encourage repatriation of undesirable residents back to foreign countries like BC, Ontario, et al. The economy will likely enter a recession and house/rental prices will drop once again anyways.
YIMBY
I am totally opposed to the rezoning proposals. Go back to the drawing board because increased density is not the answer to housing affordability.
Rezoning is a crazy idea. Please stop this insanity.
This exercise is seriously overdue. As a new arrivals we are struggling to find affordable homes (even in the \$700k bracket). Every property we visit seems to get 6-7 offers in the first 24 hours. Compared to Europe it is very difficult to find homes close to the city centre or transit.
I am not for city wide rezoning. Zoning was put in for many reasons those reasons are still valid. Thanks [personal information removed]
Enough is enough and the greed of the city in the last few years has no limits; rezoning parks and green space into residual is destroying our communities, heritage and on top of that destruction to wildlife and habibt. Calgary is becoming the new wild desert. The is less and less green space every year. In the NW in sage meadows park, the city sold a piece of land in the middle of the park for townhomes. How is that logical?
I'm against this draconian approach to zoning. This proposal will rip apart existing communities, serve developer interests and pit neighbours against each other. Calgary currently benefits from having high, medium and low density communities all within walking distance. This effectively turns all communities into high-density and removes that inherent diversity.
The nature of this survey and the questions asked shows you don't care about feedback and have a set agenda. That isn't democratic.
Great initiative, can't happen soon enough.
Do not even think of rezoning Haysboro. You will be increasing the density of a beautiful, quiet neighbourhood and lowering market value. And I absolutely do not buy into City Hall con job of the reasons why rezoning is required. It is purely 2030 propaganda and if you really want to address the housing crisis make it less costly for new community builds (ie lower taxes) and put a limit on the amount of immigration into Canada - it's that simple!
Who are kidding? This is part of the 2030 agenda



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<p>Britannia area: if the city wants to build affordable housing in this location, should they not look at building more public schools in the area? With the cities current action plan to increase housing in this area, this will increase the volume of traffic, reduce sight lines and I don't see how it'll increase affordability options in this area. If the city wants to build affordable housing then it should look to other areas of the city, where the cost of land is a lot lower.</p>
<p>In favor of rezoning</p>
<p>Living in a single family neighborhood, I would not like Council to rezone it for higher density other than allowing us at pour discretion to rent out a room or a basement. I think it is a disgrace that Council has the right to rezone wonderful old neighborhoods without a plebiscite among the house and building owners. A public hearing is just an excuse that residents were consulted, the council making a rezoning decision based on potentially non-representative hearing attendance.</p>
<p>I am opposed to rezoning our neighborhood in Charleswood to RC-G. I can understand doing this in areas where they tear down old wartime (small) houses but all of the houses in our area are large with large lots. I agree with densification and we have an affordability crisis but I'd like to see how this isn't just a developers dream. I don't see how it will make things affordable for anyone. How about cooperatives?</p>
<p>I am a resident of Garrison Green as well as a born &amp; raise Calgarian. I am absolutely against this citywide rezoning concept. Perhaps it's finally time that city council recognizes that Calgarians are fed up with the mismanagement by this current city council. My own city councilor, Ms. Penner, seems to also be ignoring all the comments and significant community push back on this issue.</p>
<p>I am in favor of the proposed citywide rezoning</p>
<p>"Existing single-detached homes will also not be removed" This is happening all over my neighborhood.</p>
<p>One FAQ has not been answered, quote: "Can my neighbourhood manage the additional parking required [...] as a result of growth [...] we ensure that there is enough parking available by managing the space with permit parking, time restricted parking, or paid parking. We also [...] make it easier to use different [...] transportation". These 'solutions' only restrict the use of current spaces, but do NOT ensure growth (i.e., the need for additional parking). Some planners live in Utopia.</p>
<p>I live in Killarney which (close to Richmond Road) and now that area is going to be so dense it will be impossible to find a parking, schools are already full and one of the key busses that ran along Richmond road (108) going fast to town is gone/cancelled. It is sad to see how you have densified this area without much thought other then provide is with these sketches. There is zero urban planning this is truly just controlled by developer who will only get wealthier. You have destroyed it</p>
<p>Yes</p>
<p>How are you going to accommodate all these extra houses/people on the existing infrastructure? We are about to go into another summer or water restrictions, we have warnings about power, water mains breaking all over. I think a blanket reasoning only puts money into developers and governments pockets not decreases cost of living. When you don't have the utilities and infrastructure how do you suppose the systems will handle this??</p>



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<p>I think this is an excellent first step to creating a healthy city without constant suburban sprawl. Mid-density housing has been missing throughout Calgary for far too long, and while people don't like change, it seems that people love the charm of neighborhoods with duplexes and townhouses that already exist. Please don't let the NIMBYs of Calgary stop this plan. People need housing.</p>
<p>If this goes through, can we get mixed-use commercial allowed in all neighbourhoods too?</p>
<p>Would you kindly explain why the majority of (H-GO) are found in the South West region of the City?</p>
<p>My family, who recently bought our home, specifically chose an area where town houses weren't zoned. We would certainly oppose our area being rezoned. Please leave our neighborhood alone. 7 ave nw</p>
<p>Rezoning will definitely help increase the availability of houses for rent and will generate an income stream for existing homeowners in form of rent. The city and community will have to scale up the existing infrastructure to accommodate additional new and diverse families so that we as citizens keep enjoying the benefits and develop the culture of city of Calgary.</p>
<p>Communities like Marda Loop have already been destroyed by too much high density housing. The city needs to stop building too many apartment complexes in established communities. They tower over single homes, block out the sun and negatively impact property values of people that may have been in the community for many years. Very poor decisions are being made to cram high density into existing residential communities.</p>
<p>Secondary suites are already a problem in the community. Keep us zoned as we are.</p>
<p>I am in favour of City wide Re-zoning to RCG or RG. We need to densify and provide more people houses in sought after inner city areas.</p>
<p>No</p>
<p>We need rezoning! I want the option to walk to a grocery store!</p>
<p>This city wide rezoning proposal is a major change that will impact the majority of Calgarians and could affect the use and enjoyment of their existing home. It was not an issue that was discussed in the last election and should be the subject of a public referendum before it is decided on by Council.</p>
<p>City rezoning is the right way to proceed. Housing affordability and City of Calgary service sustainability require increased density and a move away from current zoning approach. We, as a community, must rethink what it means to have a home. The traditional single detached home as 'normal' is antiquated thinking and will exclude many Calgarians. We need a bold approach to our current crisis and to sustain our community.</p>
<p>Will there be community standards by-laws that will actually be enforced? I have no problem with higher density housing so long as properties are not allowed to become unkempt, yards neglected. drug use a problem, etc. How will this be managed?</p>
<p>take care new housing built with quality materials. It would be shame to create new to only to find out builders and trades were rushing and unscrupulous. also be bad for the environment not to build with enduring materials (think poly B pipe). Can we create a new city or expand a smaller town if calagry starts</p>



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<p>sprawling? think about the domino effect of densification- effect on traffic, healthcare, schools. Older schools don't have much room to grow. Demolish old houses and make more parks.</p>
<p>I do not support these changes in any manner. I believe there will be more red tape and citizen unrest with these blanket changes to zoning.</p>
<p>I do NOT support citywide zoning changes.We purchased our home in a quiet family neighbourhood.We do not want that to change.The city has chosen NOT to invest/build new inner city schools of all levels &amp; has routinely ignored calls for efficient transit.Without schools for kids of all ages &amp; transit for additional population growth it is hugely irresponsible to blanket zoning changes.Until there are controls for how many rentals landlords and corporations own this zoning change will not help.</p>
<p>Yes</p>
<p>Hello. i DO NOT support rezoning. Increasing density will ruin the peacefulness of quiet neighborhoods where many have bought home specifically because of existing zoning</p>
<p>100% do not rezoning in my community where I have lived for 15 years, I do not support this. Parkland/Bonavista</p>
<p>I do NOT support citywide zoning changes.We purchased our home in a quiet family neighbourhood.We do not want that to change.The city has chosen NOT to invest/build new inner city schools of all levels &amp; has routinely ignored calls for efficient transit.Without schools for kids of all ages &amp; transit for additional population growth it is hugely irresponsible to blanket zoning changes.Until there are controls for how many rentals landlords and corporations own this zoning change will not help.</p>
<p>Addressing the root cause of the housing situation is needed, not just symptoms. This cause is excessive migration. The federal govt has greatly increased immigration in recent years. Calgary must lobby the federal govt, together with the provincial govt, to reduce immigration to a level that the country can comfortably absorb. I don't want the congestion that now characterizes Calgary brought into my R1 neighbourhood. No to rezoning. Changing the rules is wrong. For new neighbourhoods perhaps.</p>
<p>Paying 50% salary for rent. Eating 1 time in a day. Rent shouldn't be greater than 20% of total salary</p>
<p>I am firmly opposed to rezoning. People made their investment in their homes and choices of neighborhoods specifically due to the zoning. Changing the rules in the middle of game is unethical at best and ignores the wishes of the people who bought in those neighborhoods. It is shameful that the city is trying to cover up its own policy failures by rezoning and negatively impacting the current residents of Calgary.</p>
<p>I am not happy with this rezoning proposal. We purchased our house in a quiet residential neighborhood and did not expect the city of Calgary to change the rules thereafter. With all the huge condo buildings being built at present in our area, the traffic is already congested. These proposals that are being forced upon us are unacceptable. Canada is a vast country. There is no reason for Canadians to be crammed into small areas.</p>
<p>Reducing the number of parking spaces that developers are required to include in their developments will mean the streets will be packed with parked cars. Today's family units (including roommates) have more than one car. Look at Bankview. What a mess that neighbourhood is with all the cars parked on the</p>



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streets. Speaking of Bankview, it is an example of building choices that have not "fit in" with the character of the neighbourhood. The result is such an ugly neighbourhood.
The rezoning needs to be passed. Canadians need to shift their thinking to be more like Europe. As North Americans, we have grown entitled to detached houses, far from the norm in Europe. The outspoken individuals who do not want dense housing simultaneously don't want tax increases. More dense housing decreases taxes (or reduces tax increases) and creates more affordability. This must pass.
I think this is a great and innovative solution to the housing crunch and housing affordability crisis. We just need to make sure it's done right and the feel of certain neighbourhoods is maintained. Also, empty plots of land in the inner city need to be utilized (there are quite a few ie. 16th Ave near centre street) and projects housing projects need to be allowed to move quicker. Also, transit needs to be maintained, if not improved, in areas that are being densified to avoid traffic increase
Your statement that "Landowners still need to apply for (re)development and building permits to ensure the proposed new home(s) remain compatible with the surrounding community." is just lip service. My area was protected with a restrictive covenant to keep all housing compatible. Developers easily got around that. Opening the entire city to rezoning is a very greasy slope (way past slippery). We do need more housing, but not this way.
No rezoning in Banff trail! You are pushing an agenda for an already overflowing neighborhood. Everyone living here does not want this and you keep pushing it through so you can get more taxes. If you need to build more houses build out because the infrastructure in the area does not support this. There is no parking already in front of my house and you're trying to up zone to RCG. There is so much traffic and crime has increased rapidly. Start listening to your constituents!
I'm pleased to accept that Coventry Hills community get rezoned into R-CG.
For decades this type of restructuring was never needed. What mistakes were made to get it in this state? This should not be necessary. A better idea would be to simplify the permit process and reduce regulations.
As a new homeowner, I fully support City of Calgary's initiative to provide more housing through increased density. Hopefully it will lower housing price and make the city more affordable for newcomers and young adults alike. Thanks.
With the state of the roads and the absolutely ridiculous nature in which Calgary builds roads it's no wonder that densification is required. The waste of taxpayer money on roads simply far to wide is part of the reason for urban sprawl. How about maybe building houses to last 200-300 years as opposed to [offensive remark removed] wooden boxes. Take a lesson from the Victorians book about how to build urban homes. The over fear more educated than the goons on the council.
As a property owner in Sunnyside, I approve of this rezoning to a encourage densification. Thank you. Keep it up; more density is still required.
I strongly support this rezoning. I believe this is a step in mending the environmental, economic, and social damage done by low density sprawl. I grew up in Calgary and plan to live here the rest of my life. My partner and I are saving up for our first home and are struggling to find anything somewhat affordable in the missing middle of housing types.



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<p>I understand there may be people who oppose this change, but I truly believe this is the right move for the city's future.</p>
<p>Absolutely not. This is a terrible idea for existing homeowners.</p>
<p>Blanket upzoning does not adhere to existing Planning guidelines which emphasize sensitive development that takes into account community context. The MDP, Infill Guidelines, Established Areas Guidelines.....documents that show what respectful development looks like. Plunking down a 3-storey R-CG with 8-10 dwellings (including suites) next to an existing bungalow is not contextual or sensitive --it is intrusive &amp; destroys privacy, takes away sunlight. Calgary already has rules-please follow them!</p>
<p>It's not a crisis. Enough with the drama. Its a reflection of the income, the global economic affect of wealth and the desire to live in a prosperous place in a safe country. Layer on Canada's immigration policy which is incredibly high and you have hi housing demands. People in this city have built their entire lives around purchasing a home in a neighbourhood that does NOT allow multi family rentals.</p>
<p>Rezoning should be done by ward, and community, and should be included in the local area plans that are being rolled out. Doing a citywide rezoning does not help anyone and will only cause unrest with some communities being for it and some against. It also needs to take in account the heritage properties and value of the city in some areas.</p>
<p>There are socioeconmic reasons (who wants renters next to your VERY expensive home), parking, double the traffic, not invested in the area, don't pay the taxes, the list goes on. No one wants renters never mind house with multiple rental units in their family based residential neighborhoods. Keep it to the inner city locals where it is an obvious fit and parking is already a nightmare. IF you need someone to spell out the issues you should not be managing these things on behalf of tax payers.</p>
<p>This will Not help the "housing crisis". It's only going to help home developers put more money in there pocket and city of calgary collect more property tax. Banff Trail should not be rezoned for several reasons. The home price will not decrease unless you build these budget homes, increasing population in areas that are already getting too busy and devalue home owners property value. Build your multi family budget row homes in New communities where it makes sense.</p>
<p>I am deeply disappointed in "Calgary needs more homes. Will citywide rezoning help?" Leaflet that arrived in my mailbox.</p> <p>The three bullets only manipulate to believe all is positive with your decision which is already made. I to watched the "conditions" placed on the federal governments financial assistance in housing announced a few month's prior.</p> <p>Our mayor's approach..yes...yes..yes WITHOUT true public consultation on our thoughts...not hers as an INDIVIDUAL</p> <p>Get to the root cause on housing</p>
<p>I object to re-zoning the Charleswood area to R-CG. The neighborhood already has enough residents and increasing the number of people/homes in this area will result in even less parking on streets and</p>



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<p>strain on school systems. Traffic routes are congested as is with current population density. You can expect a petition against this reclassification and our councilor Sean Chu will be getting a phone call.</p>
<p>I think it will be great for housing and the population increase in Calgary</p>
<p>As a builder/developer who would benefit from this proposal. However, in my opinion it is too broad as published. The integrity of many estate areas within districts throughout the city need to be maintained as a testament to the architecture and history of the city. I will need to study this proposal further to understand how broad zoning benefits current and future home owners.</p>
<p>The housing crisis is caused by the mass immigration policy of the liberals. The solution is not to dump millions of foreigners into dense neighborhoods which will cause it's own problems such as crime, lack of amenities, loss of Western culture, loss of quality of life etc. I oppose to any change to zoning until the mass immigration policy is stopped and mass deportation policy has started.</p>
<p>Yes! Rezoning to allow for multi-family and gentle density is key! City must use its resources to ensure that market and below market housing and a variety os use cases is key. Considering aging in place (not just young family and singles) and community amenities to allow for whole service neighborhoods. AND SCHOOL FUNDING from province to meet increased population in neighborhoods.</p>
<p>I fully support context sensitive higher density housing. I own and live in the Penbrooke Meadows area, and would like to see more townhouses and apartment buildings. I know it's not impacted by this rezoning, but I would also like to see apartment/commercial mixed buildings at intersections such as Memorial and 52nd/68th.</p>
<p>I will agree for the rezoning it will help for the booming population of Calgary.</p>
<p>Calgary absolutely needs to work on rezoning so we can get more housing build quickly but also so we can reduce the long term financial disaster that awaits us due to suburban sprawl.</p>
<p>Leveraging on the mass influx of people from immigration as a crisis and not pushing back against the federal government for insane immigration policy just so they can buy votes when the system is straining heavily is morally corrupt. Keep using it to your advantage and greasing your pockets from your developer friends.</p>
<p>How do you plan to keep up with city services and infrastructure and the thousands of new comers.</p>
<p>The power grid can hardly support the current system. Removing old homes to build multi unit family homes will only make this worse.</p>
<p>The City sought input on the Glenmore landing redevelopment. The City chose to do what the developer wants instead of what over 99% of citizens want. Aside from trying to create the illusion that this City listens to citizens, there is no point to the City requesting input from citizens.</p>
<p>My biggest concern is that there will be not enough trees. The trees keep the earth cool in the summer. I've noticed that walking in the sun on a street with trees is much cooler than walking in the sun on a street without trees.</p>
<p>Rezoning will not bring more affordable houses. People already struggling to buy a first time home will now be competing against developers who have enough equity to outbid most normal families trying to buy a home. This will also make established neighborhoods look terrible when you start having brand</p>



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<p>new builds that are 3 stories high with smaller homes. This happened at my old house and the new house was so tall they could see into my skylight in the roof of my 2 storey home.</p>
<p>Consider increasing density further, especially along transit corridors. Consider upzoning the baseline across the entire city.</p>
<p>This is a horrible idea. Desperate for federal money. You're going to destroy the face and feel of peoples communities with rezoning. There is also major concerns with road and utility infrastructure. I feel sorry for any home owner that will have their areas opened up to high density. I'm looking forward to a new major and council in the future that hopefully will be more conservative in approach and rational in their mission to make calgary a better city to live in</p>
<p>As a property owner of 2 properties, I do not support city wide rezoning. People of invested their life savings to live in communities with specific attributes. Rezoning risks home values and the established communities. This should have gone to a referendum, and will now give power to developers who will drive up prices of properties. We have seen this in inner city communities.</p>
<p>I would like to know what defines a 'crisis', as that word seems to be used without stats to push this change on citizens. Relative to other wCanadian cities, Calgary affordability (net income/house price) is above average.</p>
<p>Blanket rezoning of inner city neighborhoods should not be allowed. Preserve the history, beauty, desierability and character of R1 zoned neighborhoods. Consider developing other available zones (impacting no existing single family zoning) for higher density without ruining the character of older R1 inner city neighborhoods.</p>
<p>Blanket rezoning entire neighborhoods to encourage increased density, is very shortsighted. It will create high levels of dissatisfaction for current home owners and has the ability to ruin the character of a neighborhood, all for money</p>
<p>Yes</p>
<p>Happy the have single family properties turned into duplexes and row houses. my concern is when a builder buys rows of houses and builds a huge condo complex. That had significant impacts on neighborhoods: congestion, lack of parking, services get overwhelmed, and honestly, most of them are huge eye sores.</p>
<p>We need to stop listening to developers and old rich "not in my backyard" views. It's crucial to foster a collective mindset and shared responsibility for addressing the challenges we face. I appreciate the effort to overcome outdated perspectives and promote a more inclusive and united community. I look forward to witnessing the positive impact of this rezoning initiative and the positive changes it will bring to our community.</p>
<p>This is a terrible idea. We need subsidized / economic options. We were home owners in McKenzie towne with an apartment over the garage. We were one of few owners that lived in the house and rented out the apartment. Ideally we would have stayed in the house so we could have a multi generational home.</p>



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<p>The neighbourhood was plagued with home owners renting main house an apartment with some renting out garage for space. Parking became a nightmare and crime increased significantly.</p>
<p>Please just get this done. All of this taxpayer money wasted on something that is common sense. We needed more density 10 years ago and opening this up to public consultation is a waste of time and money. It also encourages NIMBYs and those who don't understand city planning to have undue influence on how we should be growing our city.</p>
<p>I believe there should be special price for first time home buyer for only one in family,, sale should be clear without realtor monopoly, realtor played huge role to spoil housing market Thank you</p>
<p>Why do you say "Yes!" on your flyer??? You list 3 positives but there are also many negatives. And for that reason I say No! I do not want to sacrifice my established area because of terrible federal immigration policies that are destroying the fabric of Canadian culture. I will take the higher housing values like Vancouver and Toronto. Long term residents and established areas should not be forced to face radical change. NO!!!!!!!!!!</p>
<p>The rezoning efforts are a step in the right direction. There needs to be continued densification within all neighborhoods. Integrated neighborhoods with mixed housing and incomes are foundational to inclusive and equitable societies. Development of the high-density housing needs to be a priority moving forward. It aligns directly with addressing climate change challenges, creating affordable housing for an entire generation struggling to afford homes.</p>
<p>I believe that the City pushing for rezoning would be beneficial to increasing the density and affordability as a whole, particularly in the space for RC-G zoning.</p>
<p>City wide rezoning is a short sighted approach that fails to balance the need for change and densification with site-specific considerations and impact mitigation. This will become open-season for developers to exploit existing communities for profit without the constraints and engagement processes that are needed to foster better long term solutions. Council must do better than simply pander to the special interest groups promoting this deeply flawed proposal, and the City isn't listening.</p>
<p>I strongly hope that Council approves rezoning for much of the city to accommodate more density that encourages multi-family and co-operative housing. It would address the housing crisis AND contribute to better community-building and density that is accessible without introducing more skyscrapers.</p>
<p>I'd like to see restrictions put back in R1 neighbourhoods on how much permanent development can be done on a given lot. Trees and backyard/front yard spaces are being lost. Making less space for birds/squirrels and the like. I believe if a 6-8 unit block or a 6000 sq ft home was planned next door, my property value and way of life will suffer without any compensation from anyone. [personal information removed]</p>
<p>Not in support. Your current approach to housing is unrealistic, as you are increasing density in existing communities without increasing the availability of schools. The condos you are also allowing to get built are out of touch. I am not sure who the demographic you are building this for is as space limitations mean</p>



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they are not suitable for families and prices they are being listed for mean they are out of reach for young adults. There is land, build suitable homes for people.
I am opposed to blanket rezoning across Calgary communities. Re-zoning of this type robs people of the ability to choose to live on established streets of single family homes with decent sized yards and low traffic with the comfort that it will remain that way. It is important that this remains an option available to those that want to raise families in this type of community. I strongly encourage council to vote against this blanket rezoning and vote for the freedom of choice for Calgarians.
Yes I support city-wide rezoning!!! We need more medium density housing in Calgary! I believe in the city to make the right decisions and take the city in the right direction. We also need more trains so hoping that the green line gets completed which will be an incredible addition to an already great city. Walkability, public transport, bike lanes, density.
I am 100% opposed to this in established neighbourhoods. Put it to a vote in each community and if 75% of the residents agree, then change it. People buy in a neighbourhood based on knowledge of zoning, bureaucrats should not change the rules without agreement of people affected
I am opposed to proposed rezoning plan as this will make the city crowded, we dont have enough infrastructure to provide facilities like schools and hospitals to additional crowd that city is looking for to accommodate. The roads are conjunction already, there is no parking space. Most of the major roads are blocked during peak times right now, making rezoning will make the situation worse.
This is the most offensive proposal that I've ever seen from the city and my observations go back to when Don Mackay was mayor.
Do not Rezone. Expand the city. It is a small city new [removed] will need cheaper place, Rezoning will decrease the quality of life.
I am concerned about parking. My street is already difficult to park on because of Air B and B's. I am concerned about the way my neighbourhood will look with all of this high density living (getting rid of mature trees, clutter, blocking natural views like Nose Hill Park). I am concerned about have transient people coming and going (traffic wise and moving in/out). I am wondering about crime rates increasing with increased density living and low income housing. I worry about my kids safety.
I am opposed to R-CG across the low density section of my community. Less than 1/3 of our community is 1 or 2 homes. Not all of our community has to be townhomes and apartments. Families prefer a home with a yard, and you will be chasing families from our community, then our schools will close. You will also be chasing a lot of seniors out of our community. We can age in place here in a small bungalow. Ask communities if they want this R-CG. If not, leave the bungalows in some areas.
This is a fabulous idea and we should have done it as a city two decades ago. Let's get this back on track and do it in a CONCLUSIVE and MEANINGFUL way! You will be heavily pressured by self-interest groups to take limited steps. IGNORE THEM AND DO THE FULL JOB! If people are going to be unhappy with you anyways, let it be because you've done the RIGHT THING.
apposed to rezoning
I totally disagree with the concept of rezoning existing R-CI communities to R-CG. We do not want to turn our communities into slums and ghettos like they have in cities in the Unites States of America, drive



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down the prices of houses, destroy the beauty of our communities by removing mature trees and reduce the safety our communities!
Interesting how there is no change for the general Mount Royal area which is city centre and would be ideal for high density.
In the ancient cities of Europe, green space is absolutely treasured. We NEED a bylaw that stops all current and future green spaces from being rezoned. Learn from those that went before us.
Calgary has always grown by design. Infrastructure is integral to the design. Rezoning must not exceed the designed capability of the infrastructure. Yup, this includes roads and parking... [personal information removed]
mpregjqpg
I absolutely support this. This will allow to build more for more people to hopefully increase the supply of housing. People ultimately should be free to build what they want on the land they onw (without it possessing immediate danger to the public, of course)
The city council should not sell out to the feds for money, this strategy will fail, infrastructure will deteriorate and services for Calgary will suffer. I am worried quick approvals will allow for poor quality builds and potential hazardous living conditions to present itself as time proceeds which current services of fire, police and medical cannot cope with. As well city infrastructure is being overlooked which would need to be upgraded to meet the needs, like transit roads and recreation
One size fits all is not a good strategy. Rezoning for some streets will work particularly if there are back alleys to accommodate the increase in cars and bins that are the things that impact those who already live there. There needs to be regulations built in that ensure any design makes ample accommodations for an increase in vehicles and bins. These things can't just be absorbed on the road.
Brentwood,Iam opposed to duplexes! I am for secondary suites. Duplexes do not create affordable housing!! You only need to look at Banff Tr area. Builders buy the single houses for \$600-700 tear them down and build 2 very tall duplexes then sell for over million each. Low to middle income earners are forced out of the market as they cannot afford those house prices. Duplexes do not address the crisis.They do the opposite! Just drives the price of homes higher. Suites address the crisis!
Any plan and/or changes made by city hall is a complete exercise in frustration to try to change. I love my city and community and have got involved many times to try and help plan and/or improve things.CITY HALL DOES NOT LISTEN.I feel extremely frustrated reading these emails that make it sound like a regular citizen actually has some chance in influencing change.YYC council/administration has a plan and sends these emails to make you feel like you can have an impact.It's all smoke and mirrors.
Extremely disappointed that The City has changed the rules for existing neighbourhoods. People bought into these neighbourhoods based on the zoning, proximity to amenities, home age and other real estate factors. Let market determine change, and improve your review process to allow for these changes if desired, vs blanket rezoning.
I bought into a high end community that was zoned for single family residential. The cost of that purchase reflected that choice and now the city is wanting to rezone my area. It is not in my best interest



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<p>to want to change the zoning. I find city council will do as they want anyway and this feedback is just window dressing. So frustrating as I'm not sure this is acting in my best interest</p>
<p>I am completely opposed to this blanket rezoning of communities. Areas with older housing stock will be preyed on by the developers and the fabric of our communities will be completely destroyed. Talk to any long term residents of areas like Marda Loop, what a disaster. What right does the city and the developers have to change the rules once we, the homeowners, have made our investments in our properties.</p>
<p>Being a native Calagarian I am opposed to the blanket re-zoning of our City. In purchasing our home we ententionaly looked at districts that were zoned R-C1L for the open space and like minded Community as a whole. By removing the requirement for rezoning, and changing the process, no longer having a public hearing to change zones, you are taking away the abliity for communities to decide what is right for there community. This needs to go to a plebiscite and not decided by council.</p>
<p>Blanket rezoning is absolutely not acceptable. Neighbourhoods all have different character, and making the whole city the same is ridiculous. If this happens in my neighbourhood, I will be doing an appraisal of the value of my home now vs. after rezoning. I will then be suing the City of Calgary for the difference. Rezoning strategy? 3 words, NO, NO, and NO!</p>
<p>Put this to a plebiscite we live here so if you think it will pas then put it to a vote</p>
<p>I do not agree with any decision to "rezone" the community of Mapleridge, Thank you.</p>
<p>We're all aware of the lack of housing for Calgarians. I'm not apposed to putting up 4-plex or 8-plex housing developments in the suburbs, my concern is adequate parking for the new residents. Traffic overload for the neighborhood and lack of parking is a real problem. where do kids ride their bike safely if the roads are jammed with cars. Affordable rental apartments make more sense right now, since no one can afford a house.</p>
<p>While I agree with re zoning in core areas, I think that re-zoning in smaller communities- such as Mapleridge that have very few amenities will place a strain on the community and ultimately raise prices. These communities have very few large new builds and most homes are lower to middle income families in single dwellings. I also would like to know how the city is prepared to defend our urban forest since re-zoning almost always means taking down trees.</p>
<p>Thanks for pretending to listen to the tax payers. Where 2 single family homes use to be, a 22 unit complex is being built, parking for 11 units, which we know city council has no concerns about. I'm sure this will not be affordable housing, just another rental. I know there's a reason for rezoning, but let's not over do it. We know what over population in a small area causes.</p>
<p>People that have chosen a property with a particular zoning have the reasonable expectation that they will be able to continue to enjoy it. At the very least this zoning strategy must be put to a referendum.</p>
<p>I am against this as it increases crime. Also there is not enough parking and it will make it more difficult</p>



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<p>Creating higher density areas to accommodate increased population is treating the symptom only. Calgary should lobby the federal gov't to restrict all types of immigration/migration to a much, much lower level. That is the responsible thing to do.</p>
<p>No</p>
<p>This is absolutely the wrong approach to housing, the only people this will help is the developers and house flippers who will now be able to double, triple, quadruple or more their profits, with no concern for "affordable housing". I also think there will be lawsuits from citizens who bought their property because the area is zoned single family only. Please get your heads out of your backsides and quit trying to con the citizens of Calgary!!!</p>
<p>I actually think townhouses isn't going far enough. We need to be less car-dependent, and that means taking cues from thriving cities which were largely developed before the automobile. That means low-rise mixed-use.</p>
<p>Any single-family home that changes to multi-family must provide Off-Street parking!</p>
<p>I think this is a crucial piece of the puzzle for making Calgary a more sustainable place to live - environmentally and economically. I am optimistic that Council will approve the upzoning of the city.</p>
<p>I think it's a great idea. Should provide more affordable housing.</p>
<p>There are certain neighborhoods where rezoning makes sense. There are other neighbourhoods where it won't work. I live in Parkland SE. This neighbourhood has only 3 ways in/out. Our neighbourhood has no more room for more traffic. We are not near the LRT. More cars will end up in our neighbourhood causing more congestion when coming and going from here.</p>
<p>I do not support. I purchased my home in an area that is zoned for single family homes. I do not want and I do not support rezoning in my area to allow row housing, infills, duplexes and secondary suites</p>
<p>I absolutely support these rezoning plans. We need more affordable, middle housing and building densely in existing neighbourhoods is much faster and more cost effective than building communities from scratch. This is an essential step to relieving our housing shortage.</p>
<p>I'm all for rezoning to support more housing choices. Why did we late so long? We should also consider trying to change attitudes so that people are satisfied with apartments as in other big cities like Paris and LONDON. And, let's not forget affordable housing for people on extremely low incomes so mothers aren't having to make the decision to buy food or pay the rent. [personal information removed]</p>
<p>Don't rezone. We purchased the home under the assumption we would have a certain amount of space and for the city to take that from us is a type of theft. You can densify new communities that haven't been misled when buying or areas that are not zoned single detached homes.</p>
<p>No positive feedback. More like you should be asking for any feedback, not just the opinion that vibes with your point of view. Not sure what kind of socialist utopia you people are trying to create but people in the districts affected should have been contacted before hand not after the fact to give "positive" feedback. That's what the communists would have said. This city is going one way and that's down hill with the Marxist mentality that permeates the city's culture. Very unfortunate.</p>
<p>I live in Killarney and your multi unit infills are an eyesore. The one building has 16 bins in the ally. Four are tipped over, six are full. There are always homeless digging through the trash masking a mess</p>



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<p>looking for cans. What is your proposed solution more people? We pay for recycling and garbage service which doesn't even show up half the time to collect.</p>
<p>I am concerned about housing density in some neighbourhoods. Parking is already hard to find, throughways are congested, large houses and complexes are impeding privacy, pedestrian safety is compromised, etc. I do not support city-wide rezoning as it hinders people's ability to choose the type of neighbourhood environment they want to live in.</p>
<p>I don't like the idea because it changes the neighborhood characteristic.</p>
<p>I fully support the rezoning and other housing strategy measures and hope that with continued commitment to improved transit and infrastructure to support non-motorized transit, the concerns around parking / congestion can be eased. I'm concerned that a small group of residents with a lot of power / money are going to determine Calgary's future and this isn't right. Council needs to be courageous and consider the needs of the majority of the people and not just a vocal few.</p>
<p>Find another solution! People purchase a home, the biggest expenditure of their life, knowing what they have and what may impact the value at the time of purchase. This is a democratic country not a socialist country. You cannot change the rules and negatively impact the value of a person's home - especially without compensation. If you seek this change - go area by area in the city and have a democratic vote for each community on rezoning. This municipal government keeps going to far!!</p>
<p>I'm not convinced that my property value wouldn't be impacted negatively if a row of townhouses were built on one side of me and duplexes on the other side. Not to mention street parking would become more congested and traffic would generally be higher. Transit frequency in the suburbs is not good enough for people to give up their cars.</p>
<p>I object to a blanket rezoning strategy. It fails to consider, at least in our neighborhood, the additional infrastructure costs, the increased congestion from cars and people (we already have a crime issue with people accessing off 14th street) and the fact that affordability of new denser units is likely not going to happen (see Altadore experience where 2 townhomes on a 50ft lot are pushing \$1mm each!</p>
<p>Calgary needs more density. I support this rezoning plan to allow for more housing, including secondary suites.</p>
<p>We pay much for single where builders get huge benefits. increasing house tax city is benefited too. Now you want to take our privacy out and keep property value low thou we create income to city with huge taxes. Why do people have to stay here if they're get to pay more taxes and still uncomfortable. concentrate on creating jobs rather than taking off from someone plate and giving it to other. think of electricity while it's-50 outside, water, jobs, recreation facilities</p>
<p>I can't support this rezoning. It just makes less work for the city employees. Issues like parking, building spacing/layout/orientation are not addressed ??? no thank-you</p>
<p>I have concerns about rezoning increasing community populations such that the local schools cannot accommodate the increases in students. Many inner city elementary schools have already closed and been sold off or otherwise repurposed. Having to bus students to suburban schools would certainly defeat the purpose of providing more urban housing.</p>



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<p>In general I have no issue with changing to a citywide rezoning. Two things I am concerned about: Some of the nicest areas are not subject to this, eg Upper Mount Royal, Lower Mount Royal and Hillhurst. That feels like wealthier people get special privilege. All of Calgary, should be all residential properties, not all except the nicest ones. Parking is a also a concern. Even with permits, parking can be challenging in higher density areas. Any unit built should require off street parking.</p>
<p>Just thank you for your hard work :) I believe this is needed - and I support denser development, more transit and housing for all!</p>
<p>I support this proposed change</p>
<p>Great initiative and proactive approach by City to handle the future demand of housing. Looking at the amount of migration, it's the right call by City.</p>
<p>What is not being addressed is parking or infrastructure. There isn't enough parking for the housing that currently exists, let alone more density. With every new multi unit building the parking wars increase exponentially - and that is now! And infrastructure- there is one way in and out of my community and it is logjammed every day with vehicles trying to get in or out. (Or you can try waiting for the wildly inconsistent bus that often never arrives at all).</p>
<p>I am not in favorof the blanket rezoning proposal. You are taking away peoples' rights to live in a neighborhood of their choice. This is the City's way of rubberstamping everything. The only ones who benefit are the developers.</p>
<p>Nice propaganda mail out that states only the pros of rezoning. What are the cons? Why don't you tell these to the people whose quality of life you will be changing! And way to continue spending / wasting our tax dollars on this. Just what we need to be doing right now. Dismissed with a laugh.</p>
<p>I want residential streets and sidewalks cleared off snow. I need more schools in North East calgary's communities such as cityscape, cornerstone, and so on.</p>
<p>I do not support the rezoning. I purchased our house based on location and single family zoning. I do not want row houses, duplexes and infills in my neighborhood.</p>
<p>Hello, my name is [personal information removed]. I am not a home owner, but a renter here in Calgary. I am totally against the rezoning plan. Higher density decreases quality of life. Canada as a whole became Canada as we know it because of its way of life, living mostly in a detached single family homes. Please, do not turn Calgary into Manila. Thanks</p>
<p>I am against rezoning in Parkland community!</p>
<p>I support rezoning, but oppose removing parking requirements for new builds. Claiming ample street parking disregards lived experiences. Navigating Mardaloop is challenging for pedestrians/drivers and this neighborhood was developed before the parking requirements were reduced.</p>
<p>We also need to mandate/incentivizing affordable housing from developers, more homelessness prevention, investment in transit, and Air BnB restrictions similar to BC, while still preserving/expanding the tree canopy.</p>
<p>It is time for Calgary to allow mixed use housing everywhere in the city. Do away with parking mandates and prioritize active transport and public transit. I am fully in favour of the new zoning designations.</p>



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<p>I believe rezoning especially in city centre areas is essential in adding more housing to our growing city. This should have been put forward a long time ago. It really doesn't make sense to have one dwelling on a big lot.</p>
<p>This city council and administration can't do anything right. Now they want to take existing vibrant neighborhoods that have existed for decades under consistent zoning laws. People have invested significant money and lifestyle to live in these neighborhoods. Now they want to completely throw that out and make a further burden to tax payers. We have unlimited land. You are not going to make cheaper houses in existing neighborhoods</p>
<p>I'm totally against the city wide rezoning idea. For starters, knocking down existing buildings is not at all environmentally friendly. If something substantially different is going to be built, neighbours that are going to be the most impacted should have the most say. There are ample places to build high density. Communities should not be ruined by developers that are just trying to maximize profits.</p>
<p>Good idea! Rezoning makes sense</p>
<p>Rezoning in established neighborhoods is not a good idea. Why disrupt the sense of community &amp; cohesiveness which gives a sense of safety for children. Increased traffic &amp; reduced privacy is another negative. Why not build additional houses/condos/townhouses on commercial property? Driving along Macleod Trail, I noticed many one story bldgs/businesses ...surely these properties could be better utilized by building up?</p>
<p>Couldn't come soon enough! Those who oppose can head to rural zones if they do not want to be in a city! Thank you for making steps to make it easier for the market to respond to housing shortage.</p>
<p>My stance is firm: strongly against it! There are many things the government can do, such as expediting the approval process for new housing, preventing developers from leaving land vacant for years. Encouraging developers to build more affordable housing and fostering innovation in construction techniques and materials – this is clearly a misguided idea! Urban planning is a science, and it's crucial for the government to maintain control with long-term development goals.</p>
<p>With increased density in neighborhoods leading to more infills, we need to ensure building standards are being met. Many small builders cut corners and will leave homeowners in trouble in the future.</p>
<p>I think that rezoning to allow for more residential units is great and would love to see more of it. Increase the supply of housing in all capacities. :)</p>
<p>Yeah, we need more housing but not more land lords. How about some affordable rent controlled housing?</p>
<p>This is a real positive stepping stone to building more density in our communities. Realistically though, I think it should go even further in building more mixed density in our inner city communities. Particularly rezoning single-detached and attached to allow for more low-level condo building. Coming from Altadore, I'm curious if building low-level condo building with underground parking instead of duplex/quadplex housing would alleviate the street parking scarcity in the community present</p>
<p>I do not agree with rezoning. Our community in panorama is good as it is! Please do not do this to our community</p>



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<p>There is no such thing as a "one solution fits all" yet this is the approach being taken with respect to rezoning. The infrastructure, history, composition (industry / residential / mixed / future plans PREVIOUSLY MADE ETC.) are not consistent city wide, and the solution is not consistent either. BE CREATIVE - STOP LOOKING FOR AN EASY BLANKET SOLUTION.</p>
<p>There is quite a bit of misinformation on this page. Of course rezoning itself doesn't affect property values or the feel of communities but as developers take advantage of this there most certainly will be. I'm all for higher density in communities that are designed for that but many existing communities don't have the infrastructure to support that. In short, this is a horrible idea - think it's also lazy to do this in a blanket manner like this - one size does not fit all.</p>
<p>when i built a number of years ago i paid a premium for the site chosen. wanted to be in a neighborhood of single detached. not high density which includes more people, vehicles, litter, noise polution, crime, and the list goes on. SO IF ARBITRARY CHANGES ARE MADE NOW WHO IS GOING TO REIMBUSE ME FOR THE PREMIUM I PAID. yes higher density results in lower devt costs but I RECOMMEND THE CITY COUNCIL REDUCE OP COSTS instead of dropping problems on citizens. Eliminate the waste. NOT HAPPY</p>
<p>This government has lost citizens trust and respect in large part because public feedback appears to be sought after decisions are already made behind closed doors. This current engagement process appears to be all form and no substance. This is a great city and its citizens deserve a municipal government that is more honest, fair and transparent.</p>
<p>I do not agree with the reasoning for Willow park area. This area is for single detached homes, which is why we invested in this property in 2022. If a rare down is required a new single detached should be added. I appreciate more housing is required. We are fortunate in Calgary to have lots of land. Keep the row homes and duplexes in the areas they already exist. Thank you</p>
<p>I don't know why you even ask for people's feedback when you clearly have an agenda that you are pushing (mass densification by any means necessary) regardless of how much your citizens protest. This city council should be ashamed of the way they are going about passing bylaws with blatant disregard for its citizens wishes.</p>
<p>Our family has put countless hours trying to have an impact in our community and impress on the city how the rampant development in the inner city is having little impact on affordability. The city continues to allow homes to get bigger and higher on less space at the same price this is not affordable. It's simply more dense and reduces the tree canopy and heats up the inner city requiring installation of energy guzzling AC units perpetuating the cycle. The consultation process is fake.</p>
<p>Citywide rezoning may seem a quick fix for Calgary's housing shortage, but it's a flawed idea. High property taxes and increased building levies have already burdened developers and homeowners. Rather than addressing these financial hurdles, rezoning could exacerbate them, potentially making homes even less affordable. A more thoughtful approach, focusing on reducing financial barriers and fostering sustainable development, is essential to truly tackle the housing crisis</p>
<p>This re-zoning will not only destroy our heritage neighborhoods but create traffic issues, parking issues and over crowding issues. Additionally this re-zoning will not stop the sprawl of the city. Instead we are</p>



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trying to create a Toronto and Vancouver situation. This proposal is to the diminishing of the beautiful city of Calgary.
I believe city wide refining is excessive. We need to preserve the sanctity of our neighborhoods which are designed for the single detached homes and preserve the beauty and peaceful environment it was set out to be. The rezoning efforts should be focussed in the areas in proximity to public transportation as that is where increasing density makes sense. Let's preserve our quiet peaceful neighborhoods.
This is a zero cost for Council to offload the problem of housing onto homeowners whose home is often their largest financial investment. Why would you destroy the investment value of a single family home by allowing a multifamily building to be built next door. These new builds will be luxury in order for the builder to maximize profit from his/her land investment. Build new ctrain transit infrastructure to make lasting change, making new communities on the outskirts of Calgary more accessible.
This is a housing crisis and we need more housing. Rezone away!
I think that there needs to be more blanket HIGH DENSITY residential (apartment style) approved for all areas closer to c-train stations. Everywhere within a 10 minute walk should be zoned for higher density.
I am against the rezoning. I have a question about natural light:  Natural Light: In the older neighbourhoods, there is a lot of natural light for small bungalows that is not blocked by big houses. In some European countries they have laws against building houses and you have to ensure that you are not blocking your neighbour's natural light. What laws are in place here? how will you ensure that small bungalows are not completely blocked off by the big row housing and multi-housing development?
The problem is the infrastructure to support this housing. Schools are WAY over capacity, roads don't exist, with the problem only to worsen. This chaotic planning, and sneaky tax increase is making the middle class extinct. Improve conditions for those already living/paying the obscene taxes here. This is as a way to add more tax payers to further line city council/administrations pockets. No to rezoning, no to density, yes to common sense, yes to infrastructure to then support housing growth.
Parking solutions such as having timed parking are not a solution for guests and older homes where adult children may be living. This will not work for multi-generation families living in smaller households. Street parking is needed for caregivers for older residents, people with disabilities etc but with lots of housing, this will increase congestion on these streets making accessibility for older folks an issue. How will the city address this?
One has to ask, what is your outcome to this initiative? If the main objective is affordable housing, all re-developments that are occurring in established neighborhoods do not meet this. If it is to increase your tax base (which will be an outcome), then this is based on money as opposed to vision, which is quite sad. We are fortunate to have land in our region, that you do not wish to expand out to allow more affordable housing is placing your values on a society, which is not your job.
Part 1 Rezoning concerns me greatly. You claim that this will make housing more affordable but how does that help me when I already own a home?The amount I paid is not going to decrease if you decide to add



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more people to my neighbourhood. If you claim that my property assessment value will decrease which correlates to a decrease in property taxes, how long would that last? The increases in property taxes are getting bigger each year so any decrease will be swallowed up by yearly tax increases.

Part 2

If you rezone, we will also be getting less quality of life in our neighbourhood for the high taxes we pay because you are cramming more families into the same area. The roads in older neighbourhoods were designed to handle the number of dwellings in that neighbourhood. You would be increasing wear and tear on the roads and frustration for the existing residents with the increase in traffic from large multi-family dwellings.

Part 3

People choose to purchase a home in a neighbourhood based on the current design, look and feel of the neighbourhood. They choose to buy a home based on the quality of life they will have by living in that neighbourhood. By rezoning you open the possibility of ruining the neighbourhood for the people that already live there. Don't the existing residents matter?

Part 4

You claim to want to make housing more affordable and that this rezoning change will allow that. In order to make housing more affordable builders will produce lower quality houses and multi-family dwellings. I have seen new, multi-family dwellings being built in other neighbourhoods and they are eye sores in the community. I am sick with the idea that this could happen in my neighbourhood.

Part 5

The possibility of taking existing green space to build multi-family dwellings is another idea that upsets me greatly. We have seen this happen in the city already. We need more greenspace. We need more livable neighbourhoods where people can walk and kids can play in parks. Obesity is an epidemic and the new neighbourhoods have not been designed to promote active living.

Part 6

New neighbourhoods in Calgary are already horrific and now you want to ruin older neighbourhoods as well? Many new houses are so close together they don't even have their own gate to their backyard. They SHARE a gate! Is this the type of cost cutting you want to do and expand on to make housing more affordable for people? This is appalling.

END

Off street parking is an issue now in parts of Silver Springs and any R-CG building without off street parking is a mistake along with safety and snow ban routes. Also, another mistake would be if a tall R-CG building would be built blocking views of existing homes and solar panel access to the sun.

I am against the proposed rezoning. Calgary green spaces are being transformed into housing and commercial uses. Calgary's identity as a beautiful, livable city is being deteriorated. The city is proposing increased housing without additional services, like recreation centres and schools. If density increases in a specific area, then the percentage of municipal reserve for that area should also be increased. I will be voting against any candidate who supports the proposed rezoning.



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<p>Absolutely not!! I bought my home 35 years ago, to be in an area that did NOT have multiple housing options. I paid a premium price to buy in my area. We have a low crime rate &amp; I wish it to continue that way. Multiple housing brings many many different types of people, mostly renters who for the most part have no invested interest in their property or community. Leave my neighborhood alone!!!</p>
<p>I live in discovery ridge. Our street has only single detached homes. There is a FAQ that says there is no evidence that building a rowhouse next to a single detached home would reduce the value of the single detached home. I don't believe that for a second. Maybe this is true in an older redeveloping community but not in a community and street like ours. I don't trust the city to make these redevelopment decisions on an ongoing basis. Leave the zoning as it is.</p>
<p>I am completely against this! Unfettered immigration created our housing shortage. Problem, reaction, oh and here is your solution already well planned. Squeeze as many people as you can into all available space - 15 minute cities shoved down our throats. NO! There needs to be a citizen vote on this.</p>
<p>Not enough information to make an informed opinion. I see that my area is R-CG but I think for the public the LUB changes and density need to be explained better. I see that we can do 75 units per hectare (~185 acres) but means nothing to general public. So an example of each lot size and what you can do would be better. Does it increase if close to LRT, shopping, mall etc. Dumb it down for people.</p>
<p>Q. Can I build a lane way house above a garage in R-CG (Varsity)? I don't see parcel coverage in the R-CG information.</p>
<p>I do not agree with the new rezoning plan. It will result in high density housing built in the middle of single family housing ruining family neighbor hoods. I do not believe that this city council can make proper decisions on what and where new development is to be built. Glenmore Landing is a prime example of that. There is 6 residential towers to be built in a very small area. The density is far to large for the area; the traffic will be a nightmare. This is an ex. of poor decision making.</p>
<p>It is unfortunate the City is railroading these changes. Turning RC-1 into row houses is not sustainable. It will cause numerous issues - these neighbourhoods were not designed for such density. Go RC-G in RC-2 areas only. This is cleaner, and more appropriate.</p>
<p>If your answer to the residential parking problems this rezoning will cause is to make residents pay for permit parking in the area then this is totally unacceptable. You need to ensure new builds provide sufficient parking for the new properties</p>
<p>I am very concerned about parking. The comment about charging for parking and having developers make it easier for biking etc is great for the summer. Right now, the newer areas are crowded, little or no parking and I consider them high density residential areas, even though they ar single home families. The amount of disputes in these neighbourhoods is horrendous over who parks in from of whose house. All public transportation leads to downtown. Not good if your going across town.</p>
<p>I strongly do not support this rezoning idea. We already do not have enough parking in our area and this will only make it worse. Same goes for the increased traffic that my neighborhood was not designed for. The federal government is responsible for this mess, they need to clean it up. This is where your efforts should be focused.</p>



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<p>Directionally, I'm supportive of citywide rezoning - and urge city planners and council to advance it in an integrated fashion with transit, social services, parks, community centre/library access, schools, utilities etc. This requires coordination with our provincial govt and is complicated, messy and necessary. Please don't leave us hanging with only parts of the puzzle put into place. Calgary has been built on a "car only design", and it's really hard to adapt - but we must.</p>
<p>Though I understand a need for more housing, and certainly there could be some simplifying of the zoning process, I don't agree a blanket zoning is the answer. I would fear the developers could build some highly dense, awful housing that will indeed reduce property values even though it is mentioned it will not. Power grids, utilities won't keep up, there will not be enough parking. Fire hazards will be greater. Nature will be affected, less trees to help clear the air. Please rethink this.</p>
<p>I am vehemently opposed to any initiative that changes my community (Lake Bonavista) from R1. If I wanted to live in a high density ghetto I would have already relocated to one of Calgary's new communities, or perhaps to some communist country.</p>
<p>Adding more housing without the correct infrastructure for electricity and the power grid is irresponsible. When it's cold we have to cut back to save electricity but your plan is to add more people and usage - how is this proactive??</p>
<p>Yes</p>
<p>Hi there,</p> <p>I live in a 1912 heritage home in Inglewood. Unfortunately, the owners have chosen to rezone and bulldoze the heritage home to build 4 infills. The owners plan to charge \$2,500/unit in rent. I currently pay \$1,700 which is affordable for me. So I ask the city, how does rezoning protect renters and how does this result in affordability? I see how this benefits developers, but I do not see how building more luxury condos/infills will result in affordability.</p>
<p>This is a good start, but it does not go far enough. There is still a strict split of housing and retail. Where are the stores with housing above? The many 1-story strip malls should also be rezoned to allow housing above. 3-4 story.</p>
<p>I do not support the city's proposed citywide rezoning. Despite the fact that the city states 'no zoning will change without Council approval', we all know that majority of the time, the Council will approve rezoning as it leads to more money for the city. I disagree with this proposal because it can increase density in areas where it does not belong, resulting in noise pollution, safety concerns, community disruption, and much more.</p>
<p>People choosing to live in suburban environments do not want densification. That is why they choose to live in these regions, among other factors. Focus on densification in future developments but leave the existing alone!</p>
<p>I live in Capitol Hill where the zoning was changed a few years ago. Now there are duplexes everywhere and four or six plexes on almost every corner. It has created chaotic traffic, serious parking shortage and extremely busy malls (more parking problems). These new builds are still cost prohibitive to most people,</p>



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<p>so only the wealthy can buy here. What Calgary needs is to build AFFORDABLE housing for lower income families and FUNDED housing for the homeless population. Rezoning won't help !!</p>
<p>We have lived in Charleswood since 1982 and purchased with R1 zoning. We DO NOT agree with the proposed rezoning to allow duplexes and infill houses, along with secondary suites. Parking issues, potential noise issues, loss of green space, backyard privacy, loss of sun in backyard, fire hazards with buildings closer together, given the low material building code standards and increased traffic.</p>
<p>I am in complete favour of the proposed rezoning. The option to increase the density of our inner city will definitely help the housing crisis.</p>
<p>I live in Glenbrook and I moved to this area 30 years ago. When I moved here, the traffic was reasonable and I enjoyed the relative quietness of the neighbourhood. Now, there is too much traffic and it takes twice as long to get to my destination. I DO NOT WANT ANYMORE DEVELOPMENT IN MY NEIGHBOURHOOD!!!! !</p>
<p>I am in favour of rezoning our community of Kelvin Grove. I strongly believe that strategic rezoning of our city will help us to curb the urban sprawl that we currently see in Calgary.</p>
<p>Rezoning alone will not help affordable housing. Ex. A house near me sold to a developer + rezoned. The house that sold to a developer rather than a family, had a legal suit in the basement. The new infills will offer 2 dwellings same the lot had before but is unaffordable to people who could afford to rent the units of the house that existed before. Without rent control or resale increase limits rezoning will only continue to destroy affordable infrastructure in favour of developers profit.</p>
<p>Typical [personal information removed] style DEI compliance nonsense. My neighborhood is single family only for the last 60 years and you have no business trying to change that. This is socialism disguised as inclusiveness. Cannot wait until the current Mayor and council are gone! they are dangerous to common sense and rationality.</p>
<p>Every lot should be individually scrutinized not just a blanket change. Not in favour at all of proposed changes.</p>
<p>I think this a great step for Calgary, and critical for a modern, growing city. Hopefully we see a greater housing mix in the future!</p>
<p>The current zoning plan may worsen housing unaffordability by potentially leading to more high-value homes. I suggest implementing price restraints, such as a tiered system where developers building expensive homes must also construct affordable ones (e.g., under \$300,000). A housing lottery system could ensure a fair distribution of affordable housing citywide, fostering inclusivity and addressing the affordability crisis more directly.</p>
<p>Great idea. We need more flexible options for housing and higher densities. However, parking on the street should not cost or be restricted.</p>
<p>Rezoning is necessity</p>
<p>We don't need post-industrial monolithic housing, but slight increases to density, with commercial (high streets), much like European or locally, Mackenzie town; livable spaces that both decrease infrastructure costs on a per-capita and decrease car reliance, while still providing options for a wide variety of housing options would be great.</p>



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I am in favor of more density and housing options. Please do not let "NIMBYs" block this important change.
I am deeply concerned that the greenspaces in Strathcona will be removed and replaced with new housing. Please provide assurances that our green areas will not be mowed down.
I am adamantly opposed to rezoning.
Please make more affordable housing!!!
Do not rezone, some of us spent a lot of extra money on houses in low density areas because of the ample green space. You'll destroy that investment if you fill in that space with cramped residences, driveways, garages, etc.
Make sure any rezoning has done proper environmental impact assessments Especially for projects near natural areas: fish creek, glenmore, bow river parks Have seen some concerning plans near inglewood bird sanctuary
I don't trust city management or city council not to screw this up. As history has proven, they hate Calgary.
Yes ! Build outside Calgary ! We have less green areas, more people, more traffic ! DEERFOOT is garbage , it would be worst. The city is almost at it's maximum capacity , BUILD OUTSIDE CALGARY, Airdrie, chestermer, okotoks, the city can not handle more people, car . Building more houses , or build UP , is not a solution , it will create more problems ! DON'T YOU SEE THE TRAFFIC. ENTIRE CALGARY WILL BECOME another N.E. ! Where 20 people live in 1 house! Traffic is terrible! Too many people.
Poor decisions by council yet again. The experience locally with allowing suites has been horrible as turns our street into an AirBnb mess with different people coming all the time. ZERO sense of community. With this, they have removed on-street parking that anyone could use and the suites have parking just for themselves. Then add-in the allowing of RVs to be parked on the driveways now short term renters take up any available street parking while the absent landlord parks his trailer all year
Go rezoning! Not all of Calgary is vocal nimbys!
Please go through with this. Restrictive zoning laws are detrimental to society and any one who ascribes to the NIMBY attitude shouldn't be included in this survey as they are actively preventing other people from getting affordable shelter which should be a basic human right.
Removing rules on densities within established communities without any foresight or thoughtful planning benefits nobody except for greedy developers. It will eliminate existing affordable rental homes and reduce homeowners right to enjoy property purchased in a quiet neighbourhood within pre-existing controlled zoning. Instead, consider creating high density in new neighbourhoods, so they can be thoughtfully planned with considerations for traffic, existing roadways, street parking, schools.
I am in support of smart, practical, common sense rezoning to solve some of the housing crisis BUT I also think a major issue is getting AFFORDABLE housing for people. I am not sure building million dollar infills in inner city neighborhood's is the answer. You need to emphasize affordable in this solution. I am very concerned about parking with this densification and you only have to look at parts of Marda Loop to see the result, parking on many streets of that neighborhood is terrible.



# Rezoning for Housing

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<p>I'm very, very supportive of the rezoning to promote higher density in neighborhoods. Many people and organization have hinder the development of new housing. They are thinking of themselves and not the broader benefit to Calgary.</p>
<p>Rezoning is a waste of government time and tax dollars that could be better utilized. Rezoning should only be done case by case which frees up other people's time to be utilized else we're. Large group rezoning will also impact the sparse and cramped street parking areas as there is already not enough space for people to park on the street by their houses. Rental suits and low income housing will also depreciate the value surrounding homes.</p>
<p>I do not support proposed rezoning. 1)Communities where multi-unit homes exist already struggle for parking space.</p> <p>2)I believe that the city, given their actions over the last two years, would use this decision to increase property tax revenues, contributing to more housing affordability issues in Calgary.</p> <p>3)The ability of builder to build multi unit properties on a property will also create a scarcity issue with detached homes.</p>
<p>There is a legitimate public interest and value to the city in keeping historical communities (built before 1950) currently zoned as single-family as-is. This would not adversely affect the City's goal of increasing housing options in any meaningful way, yet would preserve the character of historical residential communities that have been single family for over 70 years.</p>
<p>I am looking for apartment at sw area</p>
<p>The City's expropriation of the downtown, waterfront River Run townhouse complex speaks volumes regarding how much this City actually cares about the environment, housing and citizens. Tossing an entire townhouse complex in a landfill in order for a developer to make something shiny and new and earn huge profit. Shameful. This municipal government does not deserve citizen's trust or respect.</p>
<p>This Rezoning is punishing Calgarian homeowners who have saved and worked hard for their properties in spacious neighborhoods. Rezoning to row houses:</p> <ul style="list-style-type: none"> <li>*will bring down our property values</li> <li>*without proper policing is a danger to residents of the community.</li> <li>*will decrease parking</li> <li>*Speeding up permits will allow shady construction companies to get in and out quick.</li> <li>*new row houses are occupying over 90% of the footprint with no lawns)</li> <li>*Homes close together have higher risk of bigger fires</li> </ul>
<p>This is not well thought out. On my tiny street there are 2 lots where now 2 families live and there will be 16. Now truthfully how is this reasonable? The streets are already plugged during school hours, there are no amenities close so a car is a must. These developments will take every square inch of the lot, destroying trees planted in 1959. Penner can't tax a tree so destroy a neighbourhood to collect tax. Screw my rights and destroy my way of life and take away my choice. It's a Dictatorship</p>
<p>Vast areas on single detached homes is outdated and leaves citizens out. Instead of NIMBY I think this is a good idea.</p>



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<p>I do NOT support this blanket rezoning. Many homeowners purchased R1 lots on the understanding that their neighbours would also be R1. For a neighbour to tear down a single family home and build a fourplex in an established R1 neighborhood is not acceptable.</p> <p>How about less policy!</p>
<p>I am NOT in favor of rezoning.</p>
<p>Just adding density is not going to create good neighbourhoods. You need to get away from residential-only zoning and allow mixed development. Additionally, in established neighbourhoods, you need to ensure the existing urban forest is protected and enhanced by planting, which means leaving enough space for trees and ensuring new development includes tree planting to replace trees removed during construction.</p>
<p>Add a cap to rent increases</p>
<p>Rezoning becomes personal to those of us who are already considered old, useless and of little value to society as we get older. Is the city waiting for us to age out and then revitalize the old and decrepit neighbourhoods once all the old folks are gone. I'm getting really tired of this societal sentiment and those who reinforce it. Thanks.</p>
<p>With all of the talk about rezoning and affordability why doesn't the City consider zoning to include parcels of land for Mobile Home Parks or Modular Homes development? These could certainly help with affordability of homes for first time buyers.</p>
<p>I do not support this. I believe that the communities should remain as they are and have similar housing together. We don't need every area in Calgary to be over populated. The new houses and new builds already give you so little space. I also think it would not look nice to have random other types of houses in a detached home community.</p>
<p>This is a positive step forward for Calgary, which has long needed higher densities and varieties of housing. Increasing density throughout the city rather than concentrating it into a few inner city areas will boost transit ridership, help distribute the tax burden, and allow for more efficient utilization of our infrastructure (underground, fire halls, schools, etc.). Town/row housing is also one of the most underrepresented housing types in the city - a big part of the missing middle.</p>
<p>Allowing denser housing options to develop is key to solving the housing crisis Calgary is experiencing. Cutting through red tape and land use re-designations are two ways Council can begin to remedy this situation. I hope that we do not have to see our housing market skyrocket in price and dwindle in options like Vancouver and Toronto before actions are taken. Please approve these changes.</p>
<p>While I understand and accept the rezoning, the quantity that can be added under the R-CG designation is excessive. Someone could add 8 new properties (4 unit rowhouse with 4 basement secondary suits) on a 50' lot. This would not only destroy the character of existing streets, your FAQ about parking and space are overly simple. 8 new cars would stretch up and down the block. Established zones it should be limited to choices like a duplex with no option for extra suites.</p>
<p>Hi I lived here more than 20decades now I worked 2-3jobs and my husband why we still don't get approve in the mortgage due to so many things that Bank requirements and high downpayment. I hope</p>



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<p>as a Young couple like US WHO or single Person who work hard and willing to pay the mortgage instead in rent give us an opportunity to get a lower and affordable housing so that no more homeless in our city and everyone is healthy &amp; Happy LIVING . Thank you.</p>
<p>I agree that rezoning supports more housing development and affordability. I dont agree that individual neighbourhoods and home owner associations should be allowed to push back on rezoning. We need to take a firmer stance and push rezoning through in single family home communities.</p>
<p>I wonder why there are suburb communities that are affected differently from others, for example west of Sarcee Trail. How are these different from other suburb communities</p>
<p>Yes...test</p>
<p>I have just had a 3 storey R-CG building built next to me. I am now living in a fishbowl. There are 12 large windows directly overlooking my backyard. I have lost all east light. This is not how I wanted to spend my retirement. I love sitting in my yard and watching the birds. They also cut off a big chunk of my tree that was overhanging the property. I am not sure if it will live. I am against R-CG rezoning everywhere as it will ruin our city.</p>
<p>I do not mind some higher density developments but they have to be done very carefully in existing areas. There is some redevelopment happening in the Oakridge area now which although not completed, I think will work out well. There is also some redevelopment planned for the Glenmore Landing area which I am sorry but seems ridiculous. The size of the plan does not fit with the area.</p>
<p>This is another harebrained scheme from city admin and council. I did not buy my house in a single family area, with the expectation of one day having a multi unit/story next door. Council have to stop this madness.</p>
<p>Blanket rezoning is social engineering run amok. It removes every Calgary homeowner's right to choose how and where to live. Like thousands of others, I worked long and hard to purchase a home in an R-1 neighbourhood and I adamantly oppose any attempt to engineer my neighbourhood into something else at the whim of this mayor and council - who will, I hope be thoroughly ousted at the next election. Civic planning is one thing; civic autocracy is something else altogether.</p>
<p>Can I turn my property (my garage) into a small business like an air bnb suite, a hair salon, or a flower shop, etc.? Thanks.</p>
<p>I think blanket rezoning from RC1 to RCG is an insult to all those Calgarians who have worked hard to be able to afford a single family residence only to have the things they paid good money for downgraded by rezoning to RCG in R1 communities. I am talking about things like, views, sunshine, off street parking, corner lots, landscaping around community housing. Council are basically giving developers the option to outbid calgarians for desirable community lots. How is that the Canadian dream</p>
<p>rezoning is not necessary in Calgary, and I do not approve of this scheme.</p>
<p>This is a terrible idea. Yes, I agree there should be increased density in our neighbourhood, but to suggest everything is to be categorized R-CG is ridiculous. Parking in our community (we are near foothills hospital) is already nuts. And yes, we also have to pay for parking in front of our houses now because of the parking issues already at hand. This will make those issues unreasonable. Also, the idea that anyone could build a 4-plex is just too much.</p>



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Not at the moment.
Not at the moment.
Many neighborhoods do not have the road / parking infrastructure to support more row housing / townhomes. The city should invest in developing more high rise apartment buildings and revitalizing the downtown core.
I believe this is a terrible proposal! We live behind a couple of rebuilt infills... the City allowed one of the units to be above the required height limit (but was still allowed), and as a result, we have ~2months of "shade" in our home. If this is an example of how the redevelopments will go forward I am in great fear for our neighbourhoods. And don't even get me started about parking issues!!
I would like to see the rezoning include some more commercial uses and be a truly mix use district. Adding densities without amenities will become problematic in the future.
Infrastructure such as electricity and storm sewers must be capable of handling the increased demand a higher density population would apply. Clearly the electrical system is not capable. Encouraging an increase in population would be irresponsible.
What are some good reasons to not do this? Because the NIMBYs always come out and talk about easily debunked nonsense, so what would be a good reason from the City to not do this? Exactly, there isn't one. So let's get on with it and do it well.
If you want to change zoning laws for new developments, fine, not existing neighborhoods! Cities can not fix housing! It is a neoliberal financial problem! We need to talk about immigration, temporary foreign workers, private equity and hedge funds owning real estate, off shore tax havens and taxation in general etc. None of which are city controlled!
Trsting
Adequate Private parking should be required if a home is allowed to add additional units to the existing property. Existing communities already struggle with enough street parking.
I support rezoning. We need to increase housing density and build affordable housing. This being said, parking is already an issue on my street due to multidwellings with inadequate off-street parking. Off street parking spaces should be mandatory for higher density dwellings.
HGO - [removed] Too much HGO on the main thorough fare is a nightmare. Homes on Acadia Dr use the alley for parking as front is Snow route, not secured, etc. Alley is crowded as is & as residents with detached garage and large parking pad/gate, we already struggle with ppl parking here and blocking access. Many units at one address will only heighten the issue. Reconsider that detached garages are being used, and the residents who have invested here. Parking nightmare as it is already!
None
I do not support the rezoning in any way. I purposely bought my home in an RC-1 division because I did not want to live in a high density neighborhood. This is a ridiculous proposal.
Rezoning may not be in the best interest for maintaining well planned communities in the city.



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<p>We need way more homes and there should be a cap imposed on rental fees. The government let the situation spiral out of control so they need to fix this issue.</p>
<p>Yes, we do have concerns. We purchased this house with the understanding that this area will be designated R-1, single family houses. A perfect location in which to raise children with lower traffic levels and more park/play areas. By rezoning, all the positives of living in this area will be negated.</p>
<p>I think this will make it easier to have a mishmash of housing and cause problems in many neighbourhoods with parking, especially older communities where the lots are smaller. This has not worked in Toronto and it's better to keep high density housing together so that they can maximize the amenities and better attract commercial businesses. We need to maintain some integrity and standards in the city and historical communities</p>
<p>I do not support RCG Blanket Zoning. I want to live in a RC1 community. I want a yard and I want my neighbours to have a yard. I do not want to have to fight for parking. If developers build a 4 Row house complex and build 4 lane houses there will be no parking. I do not want the local school to be over subscribed and children have to be bussed. We need vegetation and trees to absorb ground water. We are facing drought. Calgary can solve affordability issues without Blanket RCG zoning.</p>
<p>I notice that the word "affordable" is missing from your strategy. Those of us who live with the NHCLAP know all about blanket rezoning. Not one affordable home has been built in the 20 or so years Renfrew has been under development. Thinking that people are vacating affordable homes to come live in our expensive ones is a fallacy. Developers need to build affordable homes not the most expensive ones they can possibly cram onto a lot. Feel free to automatically rezone for those that do.</p>
<p>This is maddening as a long term resident in an R1 community (Wildwood). A lot of us have poured \$100's of thousands into our houses through either purchasing or renovations as we are planning to be there for the long haul. By breaking up these types of established communities is going to add unwanted congestion and not going to solve this "crisis" that has been brought upon by our current council and federal government. Do not punish those of us who pay high taxes and care about of city.</p>
<p>The island country of Antigua has a low rent housing program where, if the renter stays and maintains payment and condition of the house for 10 years, they are then granted ownership title to that home and at no additional cost. The challenge for Calgary is to not only provide low cost rentals, but to ensure that they are not damaged and that they don't become high crime areas. Some incentive should be put in place to give low-cost renters a sense of personal pride.</p>
<p>I would suggest limiting the amount of short term rentals to just your primary residence as has been done in cities like London Ontario. With the decrease in short term rentals such as Air B n B's they saw an increase in long term rentals and a decrease in the average monthly rent. This benefits a larger group in need of housing instead of benefiting a small amount of short term rental landlords with multiple units.</p>
<p>We live in cul de sac of single detached homes, with neighboring area being mostly the same - single detached homes. We are not in support of rezoning within our area of [removed] Queensland Place.</p>
<p>Very hard situation to pay the rents and maintain the house.</p>
<p>I am very opposed to changing the zoning for Lake Bonavista. We invested heavily in purchasing and maintaining and upgrading our home in a lower density district. To have that taken from us to ostensibly</p>



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<p>offer more building sites is unfair, and I have no expectation of equitable compensation. Please oppose this wrong headed rezoning measure.</p>
<p>I live in an older area of the city where it seems you want to make more changes and make things more dense. In my area, quite frankly, with all of the duplex houses with additional suites in basements, there is always parking issues. I own a property and if I didn't have a garage, I would never be able to even park in front of my house! As it is, even during the day, family rarely can find space to park when they visit. Focus on where there aren't three families living in each house already!</p>
<p>I have raised a family and have been a tax paying home owner in various communities in Calgary since 1977. It has always been most important to me to live in an area of the city that has many open spaces and parks for pay family to explore and enjoy. It seems to me that this city council prioritizes rezoning to reduce open spaces and increase density in every community in this city. They see the tax dollars to be made as their primary goal. I am very much against this rezoning!!</p>
<p>Converting 1950-70 single family home all seem to have basements that could be leveraged as additional rooms / mini - suits but the conversion costs - egress window / asbestos/ updating make it challenging and expensive. How are you helping current homeowners open up space / bedrooms could be faster / better investment &amp; short term option to ease immediate need ?</p>
<p>Rezoning doesn't increase affordability. It allows the developer to put 2 houses instead of 1 &amp; make a profit. Now you are going to stick in a high-rise building? to affect our living - Putting more stress on the roads &amp; transportation. Can immigrates afford these new expensive homes - Nope. You want to supply the homeless people with everything free &amp; affordable but I have to work hard to have a home. The real problem is cars &amp; lack of transportation - 1 hour to the university. AGAINST</p>
<p>A great initiative and looking forward to see citywide rezoning is complete</p>
<p>I object to your phrasing on Twitter related to "Our Home is Here - Housing Strategy" where you state "We need more homes in all shapes and sizes, in all communities". It seems apparent you are prepared to accept "anything goes". Not all communities are set up for homes in all shapes and sizes. Is this strategy intended to be a complete free-for-all? It would serve Calgaryians much better if you toned down the hype and offered meaningful parameters in your marketing.</p>
<p>Re-zoning is long over due!</p>
<p>Existing communities should NOT be rezoned as we have purchased because of the present zoning and council should not have the right to change it with out residents approval.</p>
<p>I do not support this city wide rezoning proposal</p>
<p>I don't believe the rezoning makes a lot of sense. It will cause challenges with parking, traffic, transit and many other infrastructure related challenges. Density, without the ability to actually handle it will lead to a lower quality of life for calgarians.</p>
<p>I do not wish this for the city of Calgary</p>
<p>Developers already have the option to apply to re-zone from R-C1 to R-CG. There is no need to hand over the keys to the city and give them carte-blanc to start deploying rowhouses etc in every area. This is a knee-jerk response so council and mayor can appear to be doing something without actually tackling the problem.</p>



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<p>Automatically rezoning areas isn't good governance..analysis should be completed in each community taking into consideration existing residents, income level, required parking availability without using street parking, kid friendly. Adding row housing into the wrong areas can attract low income, bringing more crime which increases city budgets for police, fire etc and bring down value of existing home and less money for city coffers. Not a great idea at all!</p>
<p>I appreciate the change in zoning laws to push away from single family zoning. It's incredibly important to mitigate the growing sprawl of Calgary.</p> <p>Looking at the 3 targeted communities rezoning to H-GO, I think its too conservative. If we're only incrementally targeting growth of multi-residential units, there should be more effort – to expand in those areas.</p> <p>There should also be an evaluation on zoning regulations such as road size that also affect our ability to increase housing.</p>
<p>I am ok with the proposed rezoning, as I do see it as a step forward in making housing more affordable. However, I have concerns about how affordable these new units will be. Most of this multi units are luxury, and sell for 700K or more. Much more expensive than my single family home in Temple. Can there be restrictions put in place so that the new units are actually priced at 30% less than the single family home they are replacing?</p>
<p>creating a denser neighborhood will creates parking issues &amp;charging parking fees/permits isn't very enticing. our cul c'Ã" sac has more than half the houses w/illegal suites giving zero parking onsite leaving strts cluttered &amp; an utter headache to park, unless you provide parking on site why bother. swapping out the green environment (yards) for concrete only hurts the air quality &amp; environment. the solution to housing crises is to stopping immigration temporarily for the housing to catch up</p>
<p>I think it's a terrible idea. I think to look at rezoning communities like Mount Royal and elbow park should be knocked down and turned into condos</p>
<p>No, I just want to say I fully support the plan!</p>
<p>Why are there two sessions in the NW and SW and only one in the NE and SE?</p>
<p>I am disappointed that you aren't dealing with direct control districts as part of this.</p>
<p>I am not interested in rezoning Calgary's neighborhoods. Please stop bringing in [removed] and promising housing. These people can't afford to live here, they don't have any money to live. I think the Mayor of Calgary should open up her house and neighborhood to these people.</p>
<p>Strongly disagree with rezoning of older established neighbourhoods(nbh).Bought Bought in Thorncliffe in houses built in 1970's.Bought here because it is a nice quiet nbh.We do not want rezoned into secondary suites.Moved here for the nbh as it is.Build condo nbh all you want then buyers know what they are moving into.Rezoned secondary suites nbh to allow compromises the integrity of the nbh.More people with more cars is more noise on busier streets.Not what we bought into.Do not allow rezoning.</p>
<p>Absolutely AGAINST this proposed rezoning. I live in Lakeview which is an amazing neighbourhood. Our plaza is bustling, lots of kids, schools &amp; great sense of community. I can't imagine the negative impact the</p>



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added population would have. As mentioned the plaza is bustling with limited parking at current levels, schools are maxed, the main streets were never designed to handle additional traffic (just check anytime there's an incident on crowchild or Glenmore trail). The issues can go on and on!
If rezoning is being done to identify spaces around communities THAT ALREADY EXIST to build new housing there, I am all for it. However, if this is a way to build more communities and continue to expand Calgary even more I am against it. We may need more homes but expanding the city further out then it already has gone to is a bad idea. We don't need to become a joke like other big cities that have multiple other cities connected to them. We need to improve our own community at its current size
no it should not happen. i do not want apartment towers
How about building a housing in Nose Hill Park? This is some ugly empty area, can't really enjoy it as a park.
Density in the suburbs causes traffic & pollution & is unsustainable. Don't devalue existing homes with infills. Create vibrant usable communities near train stations & transit hubs - 16th ave near SAIT, Inglewood, Kensington & the city centre/Beltline etc. Density should not be a 45 minute commute from downtown, it causes way too many cars on the road. Affordable 3 & 4 bedroom condos in the inner city would be a great option for young families, close to groceries, amenities & transit.
The proposed bills are too little. Everywhere should be allowed 6 stores and 200 units per hectare.
I strongly support increased density/mixed use for more sustainable (1)environment benefit, (2)economic benefit, (3)social health benefit. I am tired of NIMBY reactions being given excess air time. Although there is no legislating design taste, the City of Calgary need to be stronger to demand better quality developments. Some of this soft dimension but we have 20+yrs of City committees describing these exact issues, yet we fail to execute!!!! Kudos to City run East Village, U of C West Campus.
I am against it. Why go through the motions of public consultation when it's rubber stamped already? You should be embarrassed.
Where will all the cars park? Rightnow places like Capitol Hill are being stuffed with infill up/down row houses (worth up to a million) and NO PARKING!
This is a joke! NO TO REZONING
I am supportive of the cities rezoning changes..We cannot continue spreading outward the cost of supporting infrastructure to new communities built has become to expensive.Using land that is within the cities core is very viable and the Nimbies mentality should not deter making a great decision for the future of the city of Calgary and future generations.
The result of rezoning for townhouses is a complete obliteration of greenery and unscrupulous builders building as cheaply as possible. How will you balance the city losing substantial green space especially inner city?
By rezoning Calgary you will saturate the areas, I understand we need more houses but definitely building up or having 3-4 houses where used to be just one is not the solution.
You can extend the city limits, with all the amenities need it, this will allow more people been diverse in all directions.



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<p>You are turning calgarys beautiful neighbor hoods into potential slums. Increased traffic, pressure on health care facilities and schools will be unmanageable.</p>
<p>I do not want more dense zoning in my area (Windsor Park). The charm of Calgary is in its suburban lifestyle and to take that away kills the city's personality. If you want more dense city experience please move to Toronto or Vancouver. We should discourage migration into the city and promote higher living standards for current residents.</p>
<p>With the zoning changes everyone's standard of living will worsen. Please don't do it</p>
<p>This is ridiculous - how will this help with housing when they will all be sold for over \$600K and most of them will end up on AirBnB? This doesn't solve the housing crisis at all. And everything one of them looks exactly the same.</p>
<p>I oppose the proposed rezoning of Mount Royal and Elbow Park for higher density homes. These neighborhoods hold historical and cultural significance, and increased density may compromise their unique character. The potential for heightened traffic and noise also raises concerns about residents' quality of life. Please reconsider this proposal to preserve the charm and tranquility of these cherished areas.</p>
<p>I am fully in support of rezonjng to address the missing middle, but believe the city should assist developers more financially with civil and electrical upgrades required. Please don't let the loud NIMBYs deter you from approving this rezonjng - they have already stopped numerous projects within just the last few years alone, which has helped to put us in the situation we are in now. Calgary will loose its edge very quickly if we do not get affordable living back under control.</p>
<p>Why do all the picture of RC-G on the website show them with rows of more 2 story RC-G? Being truthful would show a street of 1960s bungalows like in Acadia then stick a single giant two story in the middle of them. This is what rezoning is, not the pictures of brand new construction you are showing. This will destroy the character of current neighborhoods.</p>
<p>I want the city to follow the latest Bowness Area Redevelopment Plan when considering new developments in our neighbourhood. The plan was ambitious at the time, but very reasonable and sustainable. The current proposal for taller row homes with basement suites in RC-2 areas not on major routes is not sustainable for the community. I'm all for densifying and redeveloping along major transportation routes and in current areas where run down multi family units are not being maintained.</p>
<p>This is a good step forward for the city. As a resident of an inner city neighbourhood I think we need to increase the population to fill the schools and support local businesses.</p>
<p>Rather make it that ALL new communities MUST be HIGH DENSITY. AKA row houses and high rise apartments. That would also address home shortages without destroying the character of our existing neighborhoods. Don't penalize Calgarian Home Owners and their communities. All this mass rezoning is making people who want to own their own home and yard, to think of buying (and or building) outside of Calgary. Why buy in Calgary when tomorrow the character/look/feel of your community is destroyed.</p>
<p>We recently bought a renovated home in an older community with a big yard to raise our family. There is an older bungalow next to us. We definitely don't want to have 8 housing units, 3 storeys high</p>



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<p>overlooking our cozy bungalow and mature yard! That is not what we were looking for when we purchased an R-C1 home! City Council needs to say no to blanket rezoning! Pick some communities that want it, and put R-CG there.</p>
<p>I'm completely against any blanket rezoning in Calgary. Citizens moved into homes in communities based on the existing characteristics of these communities. To upend zoning would forever changes communities and not in a good way. Those on council that support any kind of blanket or complete rezoning will not have the support of their constituents in future elections. Citizens will ask the province to step in and reverse these errors.</p>
<p>Do it in downtown and places where there is already transit so you don't waste more money</p>
<p>I support this fully. Calgary needs to end the sprawl. Provides housing opportunities for young people and lower income individuals</p>
<p>The contrived crisis is in response to our Mayor sucking up to the WEF agenda that has nothing to do with what is really going on. Tell the truth for once! Have courage to do what us right. This is simply another money grab. Pure and simple. "Folliw the money".</p>
<p>My property has a Restrictive Covenant that requires that only single family dwellings be built on this parcel of land. What impact does this have on the proposed re-zoning?</p>
<p>The biggest problem in housing for the City of Calgary is the city permit process. Many more people would be accomodated if permit office could issue permits on a timely basis. This area of the city admisistration is functioning below an acceptable level.</p>
<p>It does not make sense to enable a blanket rezoning for the entire city. It would cause issues for areas where there is already an existing density. If we want to address the housing crisis, then we should look at the root cause which is the demand. Blindly ignoring one side and focusing on planting endless homes everywhere will create more issues than it can solve.</p>
<p>Do not rezone city wide. This does not provide more homes. Please review updated information from other jurisdictions that have done this and particularly, that it does not create affordable housing. Look at the City's own experience with infills, selling for over a million dollars per side for duplexes. Instead, conduct a pilot project and only rezone Upper Mount Royal for example.</p>
<p>Definitely need rezoning to accommodate growing population of the city. Consider developing roads as well along with that</p>
<p>This is ludicrous, if I wanted to move to an apartment with high density residency, I would not have moved into a single house. There is enough crime as it is right now without adding more population. I am 100% against the proposal.....This is just greed!!!!!!!!!!</p>
<p>This all seems so haphazard - what happened to utilizing and redeveloping transit corridor areas to increase zoning? Why should someone have their sunshine taken away and people peering into their yard? Nobody deserves the uncertainty of having an 8-plex suddenly built next to them. Why aren't large parcels of empty land actually built on? Why isn't there big numbers of multi family housing along the west LRT line? Why has the Westbrook land been empty for 10 years? This all feels lazy.</p>
<p>I support city wide rezoning to increase housing options &amp; higher density housing thru out the city. I support switch to R-CG for MacEwan Glen and ALL residential areas in city. I support owner occupied</p>



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<p>rental of Air B&amp;B etc. but DO NOT support businesses that buy townhouses etc. for Air B&amp;B. By-laws should require only owner occupied accommodation to be offered as Air B&amp;B type accommodation. City should encourage family size accommodations to be built. Suggest city monitor &amp; report progress.</p>
<p>We don't need rezoning, we need to cut back on the total number of [removed] moving to Canada and Calgary. Our economy cannot support them</p>
<p>In my neighborhood of Cambrian Heights, there are okd single family homes being torn down to build larger single family homes. No increase in density! I would like to see a minimum required density when tearing down old houses, in inner city neighborhoods, to prevent this trend. There should be slightly different rules for neighborhoods considered inner city or within a certain distance of downtown vs the ones farther away.</p>
<p>I live in Killarney being a resident now for over 10 years. We live the type of development being proposed and it's great. It allows for all types of people to be our neighbours. Starving students live in basement suites of new row houses, new families in townhomes. Original owners in some bungalows. And ultra wealthy in huge 3000 sq ft two story homes. This results in dynamic makeup of our school council, community association &amp; at the pool and coffee shop. It makes for a great community</p>
<p>Stop forcing rezoning on established communities that the majority of people don't want! You were elected to serve the will of the majority not your or developers agenda. This is by far the worst Mayor and Council with a few exceptions that this city has ever seen.</p>
<p>Multipurpose zoning and low-cost affordable housing must be a priority for city council. Home developers wield far too much influence - the city needs to step up and take action.</p>
<p>Two obvious lies in the info, price not being effected negatively by new rows etc. Also parking is already a mess and not being managed and developed well right now, both in new and existing communities. You expect higher densities being pushed thru is going to improve this? Focus on development along LRT lines when looking to increase densities. More density, less parking , more renters is a race to the bottom and decreases all Calgarians standard of living</p>
<p>YOUR calgary.ca/zoningforhousing link does not exist. This is the result , 404 We just did a re-model! The page you are looking for does not exist. CLASSIC CITY OF CALGARY CURRENT TEAM!</p>
<p>I moved to my neighborhood due to the fact that it is solely single family homes. The addition of rezoning will negatively affect the value of my home. I do NOT support this</p>
<p>I strongly disagree with the rezoning plan. I chose my neighbourhood based on the fact that it was single homes. I paid a premium for a yard and privacy. I don't want duplexes / row homes jamming up my neighbourhood. I don't want to fight for parking or pay the city for permits to park in front of my house. I understand there are housing needs to be addressed but blanket rezoning of the entire city isn't the answer. Do better. Think outside the box. Protect why Calgary is a great place to live.</p>
<p>I support rezoning as it allows to spend less money for maintaining infrastructure. Parking issues is also solvable by introducing paid parking zones (current free parking means that Calgarians without cars are subsidizing more wealthier ones). However, we should not allow building monstrous buildings next to</p>



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single family homes- either replace homes with smaller multi-family units (same scale buildings) or redevelop the whole block and build 3-5 storey multifamily (with yard and parking)
My family and I are strongly against the citywide rezoning proposal. We currently live in Banff Trail and have experienced first-hand the impact to a community when there is rapid redevelopment. To us, blanket zoning change from RC1 to RCG represents a breaking of the social contract when someone moves into a single-family neighborhood versus a more gradual and methodical zoning change. When we speak of housing diversity, where is the diversity for single-family orientated neighborhoods?
Rezoning is an opportunity for rich land/housing developers to get more richer. They will have the funding and ease of business processes but they will sell those low cost and unsafe houses/buildings to high prices which poor Calgarians can't afford. Their market is still the rich/middle class. The poor will become more poorer.
mass rezoning of this type destroys property values, disrupts communities and detrimentally affects lives of many long term residents. While I applaud the city's effort to increase available housing this is not the way forward.
I am in full agreement that we need more housing but as an inner city resident I think we are losing a lot of our history, culture with the amount of redevelopment happening. Even more concerning is the quality of the buildings going up. I am a realtor and when I see the home inspections on the newly built infills the comments and findings are awful. If the city is going to allow for the mass upheaval of our communities at least ensure that the quality of build is there.
Blanket rezoning eliminates the character from both historical neighbourhoods as well as preventing the development of themed or character of new neighbourhood. Calgary becomes a hodge podge of houses, not a neighbourhood feel. All the great cities within the developed world have unique neighbourhoods with a certain flavour. Calgary will lose the chance to be a great City with wonderful neighbourhoods and architecture.
I own a small bungalow in Brentwood and while I realize that rezoning will change the neighborhood I fully support the addition of new housing. It would be nice if the new units could match the mid-century modern style of the existing architecture.
I am 100 percent against this re-zoning plan. I pay very high city/property taxes and have worked extremely hard to afford my house in a nice single family zoned neighbourhood. There is no way I nor my neighbours are on board for this zoning change where a greedy developer can knock down a nice single family home and put up a multi-residential building. Furthermore, where do they park? Our Mayor is totally out of touch.
I support the zoning change, as I want to see neighbourhoods grow and continue to thrive with young families, seniors, and others who will be drawn to smaller homes. When I visit communities with townhomes and rowhomes, I find them to be much more vibrant and lively.
Rezoning the city is one of the most important actions we can take now to improve our city. I support the rezoning so that we can get more housing fast and to improve our communities for everyone.
Lack of housing is limiting our innovative capacity as a country, and city. It's also leading to a vast array of negative outcomes for people across Calgary, whether renters, owners or those whose lives continue to



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be upended by the growing costs and lack of housing supply. Build aggressively, increase density, get the federal money, and stop being dictated to by NIMBYs.
A long term (30+ years) resident. This proposal will destroy the character of the neighbourhood I chose to live in. A major change like this should be an election issue to be voted on by the residents, not dreamed up after election by "do good" politicians. There are other ways to provide housing rather than destroy neighborhood character city wide.
100% against this
Absolutely and totally AGAINST the City's proposed citywide rezoning!! One of the reasons for purchasing my house in the area was they were single family homes - no rowhouses, duplexes, condos or townhouses.
Rezoning only helps if you have RENT CONTROL!
It was a very good move, but we need much more to make houses more affordable!
Calgary needs rezoning to allow more homes be built. It's the only way to keep the city doing well
Not a good idea. If you re zone old neighbourhoods there will be double the amount of cars on the road with the same limited parking. Since services always get cut how will you pick up all the new city bins that will need to be added, without any more ridiculous property tax increases. You need to build more new home not re zone old neighbourhoods.
I would like to see more multi purpose buildings; ground level is shops/convenience stores, second level and higher is residential. Also, european style buildings typically have one central staircase/elevator that allows for more square footage on floors.
we DO NOT need anymore home since we DO NOT HAVE the infrastructure to support the population we have now! Schools, doctors, and hospitals are already maxed out. Why are you trying to bring more people into the city? Rezoning will ruin that community, our property value, AND exacerbate OTHER issues Calgary already has! We bought a house in a community SPECIFICALLY because we DID NOT want Rentals and row houses next door. rezoning is a BAD IDEA! Don't Do it! Calgary can't support more people!
This will be terrible, and I hope you reverse course. I cannot fathom why you are pursuing this path, and do not appear to be even considering the hundreds of factors that would need to change as well. Road size, parking, number of parks and green space, septic and water supply, electricity demand, everything will need to change. And all of that is what you should be seeking feedback on and is your responsibility. This is basic stuff, and is not addressed anywhere.
This should NOT be permitted. People purchased in communities that are R1 for a reason, if they wanted multi family developments beside them they would have bought there, changing will affect our property values. We should have a vote on changes like this. City council is to work for the citizens not do whatever they like. Enjoy your one term, as I'm sure people won't stand for these changes.
You are devaluing our property. People need smaller dwellings. Somewhere easy to take care of and maintain. The concept is foreign to you. But for a moment imagine the freedom of travel and time if you could live in a small space like a holiday trailer. Not really, just a space. Where you had a banquet table to



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<p>eat and share time with family or a pet. Hang out in a small living room to watch TV. Some closet space. A simple bathroom and shower. And a nice bed to sleep in. Possible for two!</p>
<p>City wide rezoning should be the highest priority in our city right now. I am a young professional with a reasonably good paying job, but home ownership feels like it will be unattainable for me with the current housing supply. I want to have the option to raise a family in a desirable, walkable, vibrant community but if we only allow single family homes, these communities will be exclusively for the rich and further divide our city. Please go through with the rezoning!</p>
<p>I am not in favour of the rezoning of my home and neighbourhood.</p>
<p>I am against the proposed blanket rezoning. Densification creates complex needs for communities, including medical access, education, recreational opportunities and transportation. Blanket rezoning precludes the necessary planning that makes cities great.</p>
<p>I do not wish to have my home and neighbourhood rezoned to R-CG by the City of Calgary. [personal information removed] Thank You</p>
<p>I fully support this project. Please put the needs of vulnerable Calgarians ahead of the old NIMBYS</p>
<p>This will only tee off the existing residents when a sky scraper is built next door. I feel you do not really know what to do so you will penalize the residents by allowing the zone change. Who cares about the 25 year and beyond residents. The parking will be a nightmare for all the long time residents. Think again!</p>
<p>Calgary City Council rezoning plan does not address the current neighbourhood resident. Densification is understandable, however, a total disregard of what is being build and is not good for the feel of the city, and shows a total disrespect for current home owners/taxpayer. Densification should be done with consideration of the how it will affect current properties. Adding 8 or 22 units (row houses) to either side of ones properties, leaves owners with no hope for enjoyment of their yards.</p>
<p>Secondary suite should be a discretionary use in townhomes city wide regardless of zone. Specifically in areas of already higher density like Cc-mh</p>
<p>I support rezoning to allow more units per lot regardless of location</p>
<p>When I purchased my single detached home, I thought I had a CONTRACT with the city that the area and my home would be zoned for single family homes. Are you negating these contracts? R-CG is just a foot in the door. I have empathy for the housing shortage, but there are many other ways to correct the current imbalance.</p>
<p>Cancel all of it before you destroy this city: stop, stop, stop.</p>
<p>I am not in favour of this increased density within pre established districts because it destroys the value of our property and our quality of life as well as increasing crime, congestion, and value of our property, over taxing infrastructure, such as water, sewer, schools and medical facilities. This is another tax grab by the city of Calgary and a knee-jerk decision by council to obtain federal funding at any cost to the taxpayer resulting in loss of value and quality of life.</p>
<p>While I think rezoning is crucial and extremely important, I don't think you can blanket rezone the whole city. Most, sure! but I think each area should be analyzed and then an informed decision can be make.</p>



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<p>I support rezoning in residential areas to allow for medium and high density homes but having lived many years in Killarney, higher density housing absolutely cannot be allowed to be built unless roads (width, number of lanes), traffic safety (new lights and 4 way stops) and parking (on street and garages) are addressed FIRST. We must build more homes but we must support this simultaneously with infrastructure that can support more homes, not as an afterthought when it becomes a crisis.</p>
<p>So what about parking? The streets are crowded enough as it is.</p>
<p>I think this is long overdue. Calgaryans need affordable housing. This is great news! The rezoning is excellent. Please approve asap.</p>
<p>I live in the SE and have seen through the last years how construction companies try to maximize any area they can find to make money. Please, stop overcrowding of housing everywhere by building more condos like beehives and ridiculously overvalued units of housing everywhere. Please!! Be responsible and don't think in business only. Calgary will lose the quality of life and environmental health that this beautiful and unique city always owned but is gradually missing..</p>
<p>My feedback ask a people in calgary. No need to rezoning for what ? People need increase salary why rent expensive housing expensive and food very high. Thats not solution rezoning. All houses are expensive we want to get house we cant pass due not enough income. And credit score.</p>
<p>How will this help with overcrowding for things like schools and hospitals</p>
<p>Homeowners who paid a premium for R1 zoning are now getting shafted regardless of what kind of spin the city wants to put on it. We should be exempt from the rezoning. Calgary Housing controls too much of our community already. We have enough low-cost housing. The city is dividing our once peaceful community and is dividing our community and bringing drugs and social disorder into our lives. The smaller communities in Alberta provide ample low-cost housing to solve the feds housing crisis.</p>
<p>My only but big concern it that this change will make single detached homes more limited to find and afford for the average residents. For our family it is extremely important to have the right and privacy of living in a detached home.</p>
<p>given the choice between sprawl and densification, and how much sprawl actually costs (road km and sewer/water pipe km per person), I choose densification. Plan for 10 years time, and make certain new homes have simple roof designs to be ready for solar/PV options.</p>
<p>Access to more housing cannot be seen as equivalent to affordable housing. How can rezoning help address affordability? Market forces won't address that on their own. Also can we develop more creative zoning and development thinking by the city to allow for co-op housing, courtyards, underground parking, roof patios etc to expand useable space and account for multiple lifestyle choices and needs?</p>
<p>This is a terrible idea. This creates windfall losses and windfall gains. The City is not in the business of making winners and losers. The losers will be the residents who bought their properties on the reasonable expectation that the zoning rules would protect their enjoying of their home and the value of it, while allowing development the was scrutinized and approved.</p>



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<p>The winners will be those who maximize density, without having to follow the zone rules and prove their project's merit.</p>
<p>This is a great start to help with increase of supply to the market. Making it easier to built apartment buildings where currently only houses can be built should also be considered.</p>
<p>Opposed to the mass change to zoning rules:  I chose a single family area for a reason - low density population. Allowing developers to increase density in this area is unacceptable.  We already have homes housing 3+ families and it should be disallowed and where 2nd/3rd suites are allowed it is just as bad. Some have 8+ cars, do the the math on 50 foot lot, even if a couple park on the property.  Purpose built communities are the right answer - let people choose.</p>
<p>There shouldn't be any restrictions on the amount of backyard "greenery" space required. I wanted to build a garage suite for my parents but it would've covered much of the "green space" in my backyard and therefore would not be approved by the city. But this is my backyard, I should be able to utilize it as I see fit. If I don't need green space, why are you forcing me to? I have a big enough front yard.</p>
<p>Strongly opposed. Owners purchase homes specifically because of the look and feel of a community. Communities develop over time based on rules, and owners rely on those rules when making investment decisions. Blanket zoning change is massively significant and should not be allowed without far more analysis. The statement that there is no evidence that changing the rules will impact value - well that simply lacks credibility in the context of a blanket zoning change. A plebiscite is required.</p>
<p>I have three questions at the moment. Please provide responses, or tell me how to obtain responses.  1. If RG builds to min then it is less dense than RCG - is that intended?  2. RG specifies minimum unit size but no maximum density - why? What is the maximum % coverage per hectare  3. How is park space addressed? Is this expected to be part of the 25% non covered area in an RCG?  my email so you can reply is [personal information removed]</p>
<p>When I bought this house, I looked at what this neighbourhood offered me and my family. If I had intended to live in a community where row houses and townhouses were there, I would have picked the neighborhood differently.   This is unfair to be forced to accept something like this.</p>
<p>I strenuously oppose it. I do not think it is fair to completely upend the expectations people had about their neighbourhoods when they chose to live there. This will create land speculation and suspicion among neighbours. You also HAVE NO SCHOOLS TO ACCOMMODATE INCREASED DENSITY. The CBE's radically uncertain busing will send parents to private schooling because it provides stability and an ability to plan. Expect the destruction of our superb public high schools, especially Western.</p>



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<p>I would like to see what you are proposing for PARKING in these areas... I am in the Southeast and it already has issues with street parking. With the densification you are creating parking issues and most likely permit-parking. This is ridiculous.</p>
<p>Keep your hands off our R1 zoning.</p>
<p>I currently own a single family bungalow that was left to me by my parents. It is in an older neighbourhood and I am able to provide affordable housing for a family while I rent in an area that suits me. At some point, I plan on moving into that home and raising my own family. I want a backyard for my kids to play in, and some privacy while we live our lives. I am NOT okay with all of these neighbourhoods becoming 3 storey 8 plexes and all the trees disappearing. NO to R-CG across the city!</p>
<p>Your strategies do not seem to take issues like parking and substantial traffic flow into account. In addition, we live in Marlborough and have seen a lot of basement suites being built. That in itself isn't a real issue in my mind but there are so many renters with absentee landlords so there is little to no accountability for yard maintenance, cleaning sidewalks, garbage in yards, derelict fences, and of course parking availability.</p>
<p>Absolutely not. We but a single dedatched home because we don't want to live with anyone else. Where are all these people suppose to park. It's bad now because 3-6 people are renting some of these homes and there is no parking now. Please use common sense. It also brings the value of my home down. [personal information removed]</p>
<p>Realizing the city has already been zoned for garage suites, etc., it is incredibly myopic of the City to be unprepared for the results: why, for example, didn't the City enlarge the enabling works, remove/replace guy wires in preparation for "yard to yard, building to building"? Double down on [removed] by the city by not imposing architectural controls for each neighbourhood. What about the extra traffic and extra bins? It has NOT put a dent into the housing situation.</p>
<p>Why is it that the inner city neighborhoods are targeted all the time. Marda Loop has turned into an overall nightmare. Why don't you redone the suburbs!!</p>
<p>My wife and I saved to purchase a home in a specific neighborhood with certain amenities, population densities, parking, etc. If we had wanted to live in a high density area of Calgary that is where we would have bought. A change like this should be governed by the people it directly affects, not a city wide consensus vote. If you want to change the zoning of a district, then it should be the home owners within the district that should have the vote, and ONLY those home owners!</p>
<p>Hello there, Yes the change in strategy will address densification in Calgary and help the housing crisis, however it still doesn't address housing that is affordable for most. Rezoning may give flexibility to future needs however, parking is still very much an issue. The actual affordable housing and parking issues still needs to be addressed Thank you</p>



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<p>My highest hope is that city council takes into consideration the increasing level of urgency for housing that this city and other major Canadian cities need.</p>
<p>I own a house in Lake Bonavista .This community is a great place to live and I do not want to see it changed to crowded multi unit housing .I paid a premium and higher taxes to live here and changing the zoning is going to impact the value of my investment and quality of life. No to zoning change .</p>
<p>I am totally in favor of rezoning for housing so that all types of homes would be included in all areas of our city. I believe that all communities would benefit from a mixture of single detached, semi-detached, row houses, townhouses, apartments and condos. Any efforts to move in that direction would be favorable.</p>
<p>I want to see this happen. We need more densification.</p>
<p>Not yet.</p>
<p>Sounds good! Let's do it!</p>
<p>This change in zoning would greatly help with Calgary affordability problem. I strongly support this. I grew up in Calgary and had moved to different communities, the increase in row house and secondary housing is exciting to see in the city. As a university student, I was beginning to become worried if I could manage to live in Calgary anymore. I would love to see the city provide more options in price and size to ensure that many more Calgarians continue to enjoy living in this city.</p>
<p>I am pleased that we are going after changes to zones, reducing red tape for builders to allowing for housing to be built more quickly. I believe densifying our neighbourhoods closer to downtown, more mixed commercial/ residential and bringing some life back to our city center will bring investment and international interest in our city. I am happy with the downtown revitalization to convert commercial space to residential. I would like to see acceleration of re-development around Edmonton TRL</p>
<p>Please stop the rezoning, immediately. Secondary suites and rentals cause nothing but problems for the community - increased crime, drugs, untidy properties, noisy properties, etc.</p>
<p>The woke, socialist policies of this current Mayor and City Council need to stop - they are making Calgary an undesirable place to live.</p>
<p>The zoning by-laws were set up in the cities to maintain the standards and character of neighborhoods. It protects the quality of life and the environment the home owners enjoy and expected when they chose where to live. Note - we are dealing with affordability - not housing shortage!! I don't want the developers have free rein to change the characteristics of my neighborhood - maybe only in new subdivisions. Why are we forced to change our living environment for the sake of the newcomers.</p>
<p>If your focus is on housing can you please consider helping us to stay in our homes? I own a very simple small condo. The building is from 1960. Some of the expenses to maintain the building such as the building envelope, balcony replacement etc are so very expensive. I fear our building is falling into disrepair because of the incredible expense to maintain an older building. Helping owners stay in their existing homes would be something I can support.</p>
<p>I disagree 100% with city wide rezoning. This initiative does not consider the integrity of established neighbourhoods in suburban Calgary where people have moved to get away from the crowded inner city neighbourhoods. Also, what are your Q and A's based on? Where is the proof of the claims you make?</p>



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Property value DOES decrease if a multi-unit building is built beside a single-family home. Having to text my feedback in 500 characters is a ridiculous means of gathering input.
Not acceptable. 30% increase in property tax? Red tape? Extremely difficult to legalize basement? WHY ARE YOU AGAINST HARD WORKING AND TAX PAYING CITIZENS
Don't rezone. Altadore/ Marda loop are now over populated and crowded for the infrastructure. The roads are also in terrible shape due to all the added duplex's for water lines. Further the school situation is worse. Leave North Glenmore as RC1 or the same problems above will occur.
As an existing homeowner, in an older, central neighborhood, I am in support of this plan. I know some people are scared of the changes to their neighborhood, but our neighborhood is changing regardless. I would prefer to see it change to mid-density, which meets the needs of more people, than to be replaced by a bunch of unreasonably large single family homes, which is what's happening now.
Mass rezoning is a terrible idea that will cause issues in the way neighborhoods were designed in the first place. This is just an excuse to push through developer interest while not caring about what the people who live their will have to deal with.
My neighborhood was already built with Multifamily, duplex, Row homes in them. I don't see how rezoning everything that was set aside specifically for single family housing is going to do anyone any good. It's a dumb idea.
Single family housing have multiple bedrooms, and can fit several people that aren't related in them already. Many people in this city illegally rent out their second house this way. I don't see how increasing the number of smaller townhomes is actually going to increase the rental/ housing supply. This is a terrible idea, and will actually exacerbate the problem.
Most of this rezoning is dumb. The average person doesn't buy a single family house so they can build a laneway suite. People buy their own property so they don't have to deal with scummy landlords, reducing the amount of places people can purchase outright, and replacing them with garbage condos/ townhomes etc... will make the rental problems in this city worse.
Most neighbourhoods in this city were already designed with areas for duplexes, quadplexes, multifamily, townhomes, etc... I don't see why the city needs to replace the current system when these things already get built in neighbourhoods. All this will do is reduce the number of properties people can actually buy, and create a peasant feudal landlord dynamic in this city. Will destroy consumer spending long term. People live in Calgary because they can own property unlike Toronto.
When neighbourhoods are designed they already have these types of housing in them in appropriate places. Allowing the developers to just build whatever they want without respect for how the neighbourhood was designed because they don't have to live there is just silly.
A significant chunk of the city surrounding YYC airport, isn't actually allowed to be rezoned under federal law. There are federal laws preventing rezoning in these areas due to safety for the airport for good reason. How is the city handling that? This is already a problem in Toronto with developers proposing projects in the flight path of airplanes, and the airport having to go to court to strike those projects down.
The block I live on are all single detached houses. Three of these houses have a rented suites in them. They are all one to two houses on either side or across from my house. With all of them in close



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<p>proximity, there has been ongoing frustration with parking! Ongoing conversation required to be able to park in front of our own house.</p> <p>I am 100% against rezoning existing districts!</p> <p>The new zoning for secondary suites should be ONLY applied to new residential districts.</p>
<p>Yes Build more affordable houses</p> <p>Allow to build multistorey apartments and condos</p>
<p>The beauty of living in a large city is having the ability to choose a neighborhood with the character that suits your living preferences. This unique character may be single family homes on spacious lots. There is no reason to ruin this character when there are so many other spaces for large apartment complexes like around COP. Neighborhoods can be different. We don't need to mix in all types of housing in every community. Rezoning is a major concern. Let's embrace single house communities too.</p>
<p>If people are putting suites everywhere, there will be little parking in the areas with already very little street parking. I know this [removed] [removed] city counsel is trying to move towards less cars on the road, but this city has terrible public transit in the suburbs.</p>
<p>I do not support the desire to rezone Calgary districts for housing. I am concerned that it will reduce property values and increase the safety risks in our community. We have already seen an increase in crime, including several murders in our neighbourhood, and are now often seeing broken glass bottles left in playgrounds due to the legalization of the public consumption of alcohol. Please keep the current housing zones the same. Thank you.</p>
<p>We are Calgarians and we should be more than happy for our city, we should create a program where people who are employed or self employed have access to a program where we can afford a house, a home. I am 25 years old and about to get married but I wish to afford a house, no matter how accessible is the program but a land provided with people who qualify to that program can afford that house provided by the city and under restrictions like condominiums. But having a house in our Calgary â••</p>
<p>You are going to do whatever you want to do, regardless of any feedback you receive or what even your own neighbors tell you. You have allowed yourselves to become that arrogant and isolated in your own echo chamber that any opinions that don't match yours will be disregarded immediately.</p>
<p>So why even bother going through the performative action of pretending to be interested in public input?</p>
<p>Since Calgary's municipal government is controlled by developers, it would be more efficient if citizens could communicate directly with the developers who are making all important decisions regarding rezoning and development. Perhaps that idea could be discussed in the City's behind closed doors discussions. Is there any government, in an allegedly democratic country, that hides more discussions behind closed doors that Calgary's municipal government? Shameful.</p>
<p>please explain how this will increase AFFORDABLE housing. Costs for multiplex buildings in established neighbourhoods will NOT be affordable. What is your definition of affordable??</p>
<p>This should be focused on the ne communities that have lower incomes to support them with housing. For example tearing down homes on large lots and building affordable apartments. Everywhere else this is happening only luxury units that are unaffordable for most people are being built.</p>



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<p>Targeted and systematic rezoning will better address the problem rather than leave open opportunity for construction calamities that ruin neighbourhoods. Please consider changing the plan for sweeping zoning change and target each area and neighborhood specifically.</p>
<p>I think that this is a great initiative. There has to be more affordable housing.</p>
<p>Fiber-reinforced plastic structures that are weatherproof, last longer than any other siding or material, less expensive. We have the tooling GHS Inc. and if Calgary has "land" let's put a community on it where groups can live, grow food, etc....we will need this in the near future.</p>
<p>Calgary's municipal government is the problem. Unreasonable spending increases every year with no effective effort to limit spending at a bloated, inefficient government. This plan of letting developers loose is more like the absence of a plan as opposed to an actual plan.</p>
<p>I am completely against it. There are many spaces ideal for redevelopment, already covered by asphalt or older buildings in disrepair. There is no need to rob homeowners in established neighborhoods of their tranquility by introducing apartment buildings and laneway houses.</p>
<p>Test</p>
<p>I do not believe that mass rezoning is going to have any positive outcome. Uncontrolled development will affect residents and communities in a way that can not be foreseen. More housing should be developed through increased density (not one off units in existing neighborhoods. Cities like Singapore have developed denser communities in a positive way. And communities like the University District in Calgary offer positive increased housing units. Uncontrolled development will be a disaster.</p>
<p>I support rezoning for more houses, 100%!</p>
<p>Please approve rezoning. You asked experts what to do to solve our housing crisis - now listen to them, and do what is best for ALL Calgarians.</p>
<p>What about higher density housing which supports seniors? For example, what about stacked or fourplexus that use an elevator instead of ground height door so they can still live on one floor if reduced mobility?</p>
<p>Rezoning to allow more density is key. Fully supported by this citizen</p>
<p>Create an public engagement form where Calgarians can submit ideas about rezoning and housing alternatives without having to comment on a specific meeting. Creating a multigenerational "œvillage" would be helpful to assist aging populations. They would benefit from regular connections with younger populations and all generations would benefit from these interactions. Also we need more lower-incoming housing options throughout the city. More support for mental health issues is critical.</p>
<p>Great idea, probably doesn't even go far enough, but it's a start. Pass this post haste and let's get densifying!</p>
<p>I think this is one of the [removed] decisions ever made by city council. It will do nothing to improve affordability and it has the potential to make residents all across the city angry at our elected leaders. Many people bought their homes in established neighborhoods years ago for a variety of reasons and</p>



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<p>don't wish to see old houses torn down to be replaced by high density infills or multi-unit dwellings. When you bought in an R-1 or R-2 district, you knew what you were getting.</p>
<p>Please *****DO NOT***** allow this. all the communities are crowded with lot of street parkings , almost all the roads are with full of pot holes ... do not build more houses by rezoning, Please try to expand city to the near by land and build business opportunities and houses instead of rezoning</p>
<p>I am in favour of increasing the number of homes in a given neighborhood ONLY if adequate services are provided to meet the increase in people. In our particular area, we have seen a massive build out of condos (Aspen Woods, Wentworth, West Springs) and traffic congestion has increased sustainably. Furthermore, there have been NO no schools planned for the area and our current school is over 100% capacity.</p>
<p>I have concerns that the rezoning of our area will lead to a denser population in our neighborhood. the road in front of my house is a very busy one and allowing for more infills/duplexes will only increase the amount of traffic. This may cause safety issues for my kids in the future. I also hope it does not increase the amount of rental properties as it may result in my neighbours not taking the same care and attention with the properties.</p>
<p>We welcome idea by city of calgary to change Rezoning to accommodate new [removed] and prevent homeless or increase housing houses princess. I would like ask about my home Rezoning process. Can you please assign anyone who can help me? Please reach me on my cell or email. Thanks [personal information removed]</p>
<p>I think those complaining about the change in rule can shove it. Calgary is one of the least densely populated cities by land area because of the single family, cookie cutter zoning rules currently in place which benefits only the wealthy nowadays, and screws students and younger families with debt and the unlikely option of ownership. Urban sprawl is the issue, the ponsi scheme of suburbia robs the next generation of infrastructure with the burden of higher taxes to maintain the old subdivision</p>
<p>Zone whatever you want, but ensure that sufficient parking is provided on the property for ALL vehicles associated with that property (emphasis added). Make no exceptions. Enforce by banning on street parking between midnight and 8 am. The City should stop being a parking provider.</p>
<p>That is not a feasible solution, actually the worst one. The result can be achieved only when the houses are sold and rebuilt. How long that will take? Can rezoning solve a house crisis in a short time? Better solutions are to provide more lands for new houses, lower the cost to build them (the city should reduce or remove its fees for building new houses), get more builders from outside and provide financial help for builders as well as house buyers. Any solution is better than rezoning.</p>
<p>I'm hugely supportive of the rezoning. Single family-only zoning should not exist.</p>
<p>We are completely OPPOSED to the proposed rezoning of R-C1 and similar residential neighborhoods that currently allow only single detached homes. Allowing row houses in these areas and the resulting significant increase in vehicular traffic, parking problems, destruction of green spaces (e.g. lawns,</p>



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gardens) would destroy the character and property value of these neighborhoods, create safety issues for children, increase stress over parking in front of adjacent properties, all NEGATIVES.
This is great idea.
when people overwhelmingly say no to a proposal, council needs to honour that, and not push it through. eg, glenmore landing at 90th ave and 14th st sw, and Franklin park LRT parking lot. nobody wants those.
As a home owner in this area with the number of legal and illegal suits the traffic has become heavier. We live on the main thoroughfare which becomes like rush hour traffic as it is one of the only streets that leads of of the area. adding more suits and multifamily dweelings will only add to the already heavy parking congestion and traffic congestion in this area.
DO NOT REZONE. I bought a R-1, you cannot rezone me.
No rezoning in Willow Park should be allowed, I bought my house in this neighbourhood because it was the way it was, its structure, layout, house design, demographics were and still are of paramount importance in my life in Calgary. Changing the rezoning designation would entirely change the neighbourhood, and all I want is stability and security in my older years. I've been paying my city taxes for more tan 20 years, I hope that my opinion matters. Thank you.
Get rid of that damn arena and stop increasing property tax you thieves
In order to redone on a street the whole block must be consulted and agree. Otherwise original zoning stands. The city is huge and there is lots of space for new construction that does not interfere with residential neighborhood's .
Calgary is NOT Edmonton, and therefore needs unique solutions. Please keep Mount Royal, Lakeview Village, and similar neighborhoods free of blanket rezoning.
The proposed blanket rezoning smacks of corruption between the major builders in Calgary and individual councillors. I urge the city to not move forward with the proposal.
put this to a plebiscite at the next civic election, i think you'd be surprised at how much opposition there is to this in the city.
This is long time overdue. Go for it
It is essential to maintain existing green spaces, parks, open areas and water catchment areas in our communities. We are against rezoning these areas in an attempt to address the housing crisis.
This is exactly what the city needs, although moving to mixed zoning would be even better in the future
Blanket Upzoning is a bridge to far and Council should reject the proposal. - It will not help with affordability in inner city communities. The Task Force report offers no data to back up that claim. -Developers will be the deciders of neighborhood density and values. They will destroy communities. -The inner city is already densified only 16% of dwellings are single family homes.
Blanket upzoning should not proceed. - The inner city cannot support more upzoning. Rideau School and Western Canada High are officially over capacity and to the point where neighborhood children will be subjected to a lottery to see if they get into a school they can walk to.



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- This was not discussed prior to the last election and no plebiscite is being offered. The majority of Citizens are against blanket upzoning. Council should have the courage to stand for election based on this.

Upzoning all single family Communities will destroy Calgary as a desirable city to live and work in.

-I run a company in Calgary. Moving into a city with no single family communities will be viewed by top candidates as a negative.

- Upzoning will mean the City will be further deforested and the City's (stated) green cover increase will in fact be a disastrous decrease. The majority of green canopy is in single family neighborhoods these will be decimated by densifying developers.

This rezoning idea is perhaps the most poorly conceived plan to ever come out of City Hall. Nobody in a neighbourhood of single family homes wants this. If you want to build high density areas next to major transportation corridors that might make sense but what you're proposing just introduces chaos into neighbourhoods.

I do not believe that this will not have an effect on my property value, parking and lifestyle. This council has not thought through their past decisions very well and I would assume this program will end what we have enjoyed in many communities. Many decisions of trying to make developers jump through hoops to build a community has helped to get us into this problem.

This rezoning of older neighbourhoods of single family homes to row houses and duplexes is horrible. Allow building in the suburbs as planned to continue, not inner city.

This is ridiculous. What people bought when they bought their house should be what the zoning stays. I would think about it only if our selfish mayor proves to me that her property is turning into industrial or at least multi family. People buy their house / property in the area and with the zoning they wish to live in and don't deserve to have that changed especially with the amount of taxes they pay.

We recently moved from the suburbs to an older community because we wanted an updated bungalow to age in place. It is hard to find new/updated bungalows these days because developers are building 2 storey homes without elevators. Rezoning the city to R-CG means that bungalows will be even harder to find. Peaceful yards with trees and space to grow vegetables will be even harder to find. Developers will maximize the number of units, and so much community character will be lost. We are opposed.

No to blanket rezoning of all communities in Calgary  
My community already has all types of housing, it was designed that way  
And that's why I purchased a R1 lot in Signal Hill  
Communities that are over 75 years old and prime for renewal should have their zoning adjusted to help in community renewal  
Big no to losing my R1 designation because Signal Hill has not begun a community renewal phase and won't require one for many decades to come.  
It would be a big lose for all newer communities

There is no need to change anything. Housing already gets built at an incredible rate in Calgary and is driven by supply & demand. We absolutely do not require additional municipal government interventions of "fixes", let the market see existing laws dictate.



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Expand the city limit and build more commercial places where people can shop and work.
Leave things the way they are
Calgary needs to put a cap on the number of people coming here! Stop advertising, and make more difficult to move here.we do not have the infrastructure to support the population.
Please build more affordable housing with 30 year contracts on maintenance
I am strongly opposed to your proposed rezoning plan. If major cities like Chicago and New York, can grow and thrive and densify, and still keep communities, individual and unique, I don't see why Calgary cannot do this as well. I am fully opposed to a blanket policy that will put out of place buildings in neighbourhoods because some developer found a cheap piece of land. Every community is unique and should be able to enact their own zoning policies to keep the unique nature of those places.
Completely disagree with rezoning, build the city out further to stretch across a broader land footprint
Convert industry zone into residential
.
Housing at this time is at such crucial time that only can find a better situation by the help of government.
I fully support rezoning to make way for denser living and much more housing opportunities than we do currently.
Returning to a development pattern that millions of cities followed before cars destroyed them is the key to solving our housing crisis. The Traditional Development Pattern "A city built by many hands." Chicago grew by 2.3 million people in 40 years from 1890 to 1930 and had enough housing to support the growth. Why is adding a few 10s of thousands of people to Canadian cities such a problem? If you need help look to Strong Towns. They can help guide planners on how to build a prosperous city.
Communities need to have control on how their communities are designed and how zoning is implemented. A city without zoning is chaotic, unfocused and cannot plan for resources. No zoning leaves residents without a sense of pride or belonging. Confusing residents and lowering land values.
As a homeowner in Calgary I don't agree with rezoning all neighborhoods. It's nice to have the mixture of housing options as it provides diverse populations. Overcrowding will cause parking issues, school access issues and concerns with infrastructure. I think there are better options for housing including using old school buildings, office towers and other city owned infrastructure. I understand this is a current crisis but is it a long term one?. [REMOVED]
Rezoning, while being a success in providing more houses, does not improve affordability. A plot with a single family home will then be able to sell 2 or more homes for the same price as the SFH.
I strongly oppose this proposal. Giving developers free reign to significantly alter the purpose and feel of a community without any consideration to the specific type of community or the wishes of the residents is a huge mistake. Developers will put in anything for a profit and it is not appropriate to ignore the specific needs of a community with a blanket policy. Mistakes will be made and they will be lasting. It will destroy neighbourhoods, only some of which are suitable. Think about it. NO



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My family is against this plan. We prefer these decisions on a project by project basis. The opportunity for my neighbourhood to be transformed without any public input (aside from now) is a major concern!!
Rezoning is for developers only. Calgary is becoming a city of ugly boxes. Architectural controls should be imposed. It is not right to put an oversize box in the middle of low rises and houses. We need to look at what is being built. Europe would never put a modern high rise in the middle of Old Town Edinburgh or Florence or Rome. Also, as for a Climate Crisis, these developers do not leave a spot of green. If this rezoning goes through, it confirms that there is not a Climate Crisis.
I do not agree with turning older neighborhoods into over populated areas. There are many new areas where row housing can be built. We bought in our area 32 years ago because of the area and now you can just come and change it. This the City going to compensated us for the drop in our house price? No one wants to live in an overpopulated area with no parking. So against the City on this one.
High density housing makes sense IF underground parking is part of the building plans. We simply do not have enough street parking to accommodate all these extra vehicles in a condensed space. I do not believe any high density should ever be allowed without parking spots being built into the building plans.
I highly disagree with approving this citywide rezoning, which would allow townhouses and multi-unit complexes to be built in every community in our city. By doing so, you are significantly increasing the population density in these areas, thereby disturbing people's peace and quality of life. Where community members may currently be enjoying a quiet neighborhood, rezoning will bring higher traffic and more people, which in turn will disrupt community member's quality of life. No to rezoning!
I don't see how this will really address the affordable housing crisis. This will just allow developers to replace an expensive older home with 2 expensive homes. The rezoning should provide incentives to put affordable housing along feeder / bus routes not paint the entire city with a single brush.
Do not rezone Lakeview and Lakeview Village!
This should be decided by the citizens in a referendum. This issue is way too important and should not be decided on council and city administration who seems to have a different agenda than most of the citizens.
This will not be a popular issue. But it's great to see a council with a backbone. It may not be popular but it is very necessary.
Opposed to any rezoning from R1 in Elboya other than on main roads (Elbow Drive, 50 Ave)
Living on a bay with already restricted limited parking , no backlane access adding more residents is not physically reasonable. Use the many unoccupied buildings already standing in the downtown area. Makes more sense rather than trying to fit big feet into a small shoe, comparison. Leave some of our older neighborhoods as is. Many already are operating a vrbo and rentals are becoming way too common adding issues of more vehicles etc.
Does this rezoning apply to Secondary Suites, that we do NOT want in our neighbourhood?
There is so many empty lots around the city (former YMCA by Heritage station and former Bonzai water slides for example) are perfect locations to build more housing. Leave existing residential alone. Mixed used increases crime, causes parking problems, traffic nightmares, increases issues with HOA confusion



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<p>and decreases the value of homes. Encourage more low occupancy downtown towers to convert to residential units. Stop putting the burden on home owners and wonderful communities.</p>
<p>Rezoning the city will not increase affordable housing. In current R2 zoned properties, developers come in and buy a \$600k house, knock it down, and replace it with two \$900k infills. Rezoning is not the solution, and will completely disrupt the fabric of the communities that Calgarians love. Targeted, purpose built affordable housing is the answer. Create developer Incentives for building affordable rentals in appropriate locations.</p>
<p>We firmly believe that green spaces should NOT be removed for housing. Green spaces and parks are necessary for healthy living. Calgary used to pride itself for having lots of green spaces. We strongly oppose taking away green spaces!</p> <p>Homeowners should NOT have to pay to park in front of their own home. We can understand paying for multiple vehicles, but at least one should be free by permit.</p> <p>We favor the idea of condos being built above shopping centres.</p> <p>Thank you.</p>
<p>Parking will be an issue. It's already a friction point on my street. I.e: on my street a duplex here has from 7 to 10 vehicles for 4 drivers , the rezoning will only exacerbate the parking situation.</p>
<p>I am against the blanket re zoning of Calgary. This is an ill conceived concept and ignores all the work that has been done creating LAP's. How dare the city take from citizens the right to control the development in their neighborhoods.</p>
<p>I do not support this initiative.</p>
<p>Calgary must abolish the concept of single detached home zoning entirely. There is no reason in a capitalist society the government should determine what kind of houses are allowed to be built. The government enforced lack of competition in the housing market is reverting us to the feudal system where a ruling landlord class is able to monopolize the limited housing supply</p>
<p>I would like the city wide reasoning to happen. I am voting for this motion.</p>
<p>I am writing to share that I fully support some manner of rezoning for Calgary communities. I live in Glamorgan, a mostly R1 neighbourhood that has historically been a vocal opponent of any sort of development. I have lived here 13 years, raised my son here, and wonder how on earth he will buy a home when his time comes. People are paying 700k for tiny, dilapidated bungalows. Meanwhile, my high taxes are subsidizing massive development on what should be farmland. Density brings vibrancy.</p>
<p>People bought homes based on the character of the neighborhood and its historical zoning. The city should not rezone in any way that would change the character of the neighborhood.</p>
<p>This proposal should be put to a city-wide vote (ie. plebiscite). Calgary has a long history of putting initiatives that have a direct impact on all residents to public votes, such as fluoridation, the 1980 civic centre and most recently, hosting another Olympics. This rezoning meets that criteria: the value and</p>



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<p>usability of ALL properties are being affected by this proposal, AND the collateral effects of neighbour actions it may cause. This SIGNIFICANT change deserves a public vote. Thank you.</p>
<p>I have lived in my community for over 30 years and have recently retired. I live in a small bungalow, which is both affordable for me at the moment and sustainable as I age. I love my yard and I love the fact I can reach out to my neighbors if I need something. I love our older trees. I am opposed to RCG everywhere! We will lose our trees and I would lose the light in my yard. There will not be enough parking for all those units on my street. Put RCG where some communities want it, not here.</p>
<p>Look to major European cities for solutions! They are generationally inclusive, have great public transport and offer community amenities EVERYWHERE!!!!</p>
<p>On the news today, they reported that there would be an information session at 11:00am today. Is there a link somewhere please?</p>
<p>Rezoning is a terrible idea. It will just make everything more clustered, crammed, and increase traffic/density. You loose space and privacy</p>
<p>We did not receive the Postcard that was recently mailed out. Please remail it. thank you [personal information removed]</p>
<p>Buying a home is a significant financial investment. It is a major decision to select the type of housing and neighbourhood you want to invest and live in. I do not think it is reasonable or acceptable for Council to approve a citywide change to rezoning that could significantly impact the character and potential value of a community. I am not in support of this change.</p>
<p>City need to do Rezoning to construct more housing, duplex, row houses and convert RC1 to MGC OR RC2 etc</p>
<p>I think that the city plan for rezoning is incredulous. Families make the largest purchase of there lives partly based on the location of their house and surrounding area. The expectation is that the city will not dramatically change zoning after the fact. I can hardly believe that the city is even considering this change. If council feels strongly towards the change, they should take it to a referendum. If not the next civic election will be a proxy vote on this issue.</p>
<p>I have been a residential owner for over 50 years, and strongly object to city-wide rezoning on the basis that several undesirable outcomes are not only likely but virtually certain; street parking will be compromised, school attendance will have to be reprioritized, the character of the neighborhood will be irreparably altered ( and not in a good way), property values will be compromised, increased density may attract undesirable elements - and the list goes on. Is the downtown core a solution?</p>
<p>I live in Canyon Meadows and received the city mailout on re-zoning. I have grown up in this region of Calgary and am VERY concerned with the new zoning. This is not fair. I bought in Canyon Meadows specifically because I love the neighborhood and style of lots to raise my family. I can't imagine developers coming in a ruining our community. Just wanted you to know my stance as a concerned citizen.</p>
<p>I am absolutely against city wide rezoning. It will destroy the fabric of so many communities. It is also unfair to change zoning for areas where people invested in homes believing their community was lower</p>



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<p>density with lovely yards and trees to become nothing but multi storey, multi unit maximum lot coverage with no yards and a parking nightmare. Whatever happened to contextual development?!</p>
<p>The answer is not needing more houses, the problem is affordability. Stop allowing people to buy homes on no conditions and with cash. The market is being completely upset by this tactic from 'new' buyers. Stop allowing corporations to buy parcels of land which are sold for higher rates with shoddy craftsmanship rather than allowing individuals to purchase lots and build their own homes.</p>
<p>Re-zoning is a great idea. Need to streamline developments while minimizing urban sprawl. We need greater variety of housing - we are very skewed to condos or full detached. Need more options (i.e., row housing, larger condos for families, semi-detached).</p>
<p>I am against rezoning in Vista Heights. We do not have enough services to support multiple dwellings. (Transportation, grocers, water, internet infrastructure) also roadways in and out of community are limited, and parking. There is no pedestrian connection to Mayland Heights since bridge has been decommissioned. It would be terrible to add more strain to the community</p>
<p>Rezoning is not a good idea. There's already limited parking on the streets due to the volume of rowhouses, duplexes. Creating more houses without parking spots will cause people to fight for parking space on the streets thus requiring a parking pass which only increases costs for families that are already struggling to make ends meet. Schools are already at max capacity where I live and adding more residents just causes more problems</p>
<p>Would love to submit additional feedback but, unfortunately, your interactive map refuses to load. Is it remotely possible to have your IT people fix this in a timely fashion?</p>
<p>I'm very glad to see the rezoning happen in Calgary.</p>
<p>This change to the zoning in Calgary's older established neighbourhoods is wrong and will destroy the lovely residential suburbs that Calgarians love. The only people who will benefit from this rezoning are the developers who will have access to develop in areas they would never have been allowed in before and because these developers never actually live in the houses they build they will not be the quality housing that will fit in with the existing areas. Please do not do this.</p>
<p>This type of initiative should have taken place years ago. The sprawl of the city continues unabated which requires higher investments in infrastructure, so instead of building up, we continue to build out. To a certain extent, any additional density-rich housing projects should be immediately 'green-lit'. We need as much capacity as possible to ensure that people can find a roof over their head without becoming indebted for life, or sacrificing one need for another.</p>
<p>I don't want my street to be re-zoned to R-CG. Calgary has a lot of undeveloped land, and the transit system can be improved to reach more neighborhoods.</p>
<p>I don't believe existing single family household sub-divisions (R1) should be allowed to develop secondary suites. When I bought my home, I bought it knowing that I was buying in a neighborhood where secondary suites were not permitted nor was the sub-division designed to accommodate secondary suites. If a developer wants to develop a new subdivision where secondary suites are allowed and buyers have full knowledge of this then I have no issue with that approach.</p>
<p>I'm against this, I bought here for a reason and it was not this</p>



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<p>Do not change existing zoning.</p> <p>If people purchased their homes, the biggest investment in their lives, with one type of zone, you can't change that on them. It affects their neighborhood (negatively). Could homeowners sue the city for this change? Seems to be breaking a contract.</p> <p>Don't ruin the lives and investments of people who already live in these communities, the people who have made these communities great.</p>
<p>I am opposed to the proposed blanket RCG re-zoning.</p> <p>I would like to see neighbourhoods with single-family detached homes be preserved.</p> <p>A massive increase in density (as proposed in the LAP) will have negative impacts on the neighbouring residents (loss of access to community schools to name one),</p> <p>There seems to have been very little consideration given to current residents that have invested heavily in their homes and spent years developing a community.</p>
<p>I think the contextual aspect of R-CG is important for my community (McKenzie Lake) when re-zoning and agree with it as long as the contextual aspect is maintained. I also agree with the overall rezoning and think it is an important step to allow older communities to have a higher density, to mitigate new neighbourhoods.</p>
<p>Not a fan of rezoning single residence communities to multi-unit buildings. Current residents bought those properties based on the type of neighbourhood they wanted. If you want to make new districts more high density, so be it. But leave alone the ones that people bought into based on what they already were. This street is already over-run with vehicles? There is no room for more.</p>
<p>This is great and required. Suggestion below as there is high risk of community opposition:</p> <ol style="list-style-type: none"> <li>1. First only do rezoning to allow higher density to all communities that are currently being redeveloped (ie Bowness, Montgomery, Bridgeland etc...). This will allow focused redevelopment to certain vs. spread across city with higher infra cost and a very un-even density buildout within a community.</li> <li>2. Use the above to articulate for more rezoning if needed in 5 or 10 years.</li> </ol>
<p>Areas zoned for SFD's were generally designed for just that. The city should not propose a blanket rezoning policy that fails to understand or meet the infrastructure needs of each area. Parking being the most obvious, areas design for SFD's will rarely have the capacity to incur a 2-4x influx of motor vehicles. Calgary is a long way from implementing the pedestrian/transit infrastructure to significantly reduce parking requirements.</p>
<p>I am 100% in favor of the proposed changes to zoning.</p>
<p>These measures are not up to council and council only this is a city wide decision and if the majority vote against it then it should not be allowed. This is a federal government issue did they not think this would happen by allowing this many people into the county? We bought in our neighborhood so we wouldn't be by row house, duplex's and now you are taking that away from us? You have no right!!!</p>



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<p>I am NOT in favor of re-zoning for established areas in Calgary. Zoning should be done in new areas so people will know before they invest.</p> <p>Thank you</p>
<p>Want to turn duplexes into fourplexes. Failing that, want to add legal secondary suites to duplexes.</p>
<p>I am in favour of the rezoning which will permit more effective use of land within the City of Calgary. The proposed changes for my area (Aspen Meadows) is sustainable without undue traffic congestion. As a result, I hope this will mean lower taxes and more equitable resource distribution regarding city services.</p>
<p>This seems extremely one-sided and comes across as dishonest. There is an appropriate place for row houses but not as extensive as recommended here. The appropriate balance in specific zoning approvals will not be maintained and there is negative impact on people wanting to live in a single family neighborhood. I am skeptical that these recommendations represent the majority of Calgarians. Believe it should be tested by a plebiscite so that a small vocal faction don't drive their own agenda.</p>
<p>Rezoning should be done by ward and not by the city as a whole. This will allow for more feedback from communities where zoning needs to be maintained, and also heritage given the value it deserves. New communities should be implemented with the new zoning rules, and not just developed where the properties are priced at a premium. There is no seen reason why the whole city needs to be rezoned simultaneously. Is there not an opportunity to rezone communities as they are rolled out with the LAP?</p>
<p>I do not support this rezoning proposal.</p>
<p>I have attended about 3 information sessions regarding the Varsity Community rezoning. In reviewing the new City of Calgary rezoning map it appears that the project team just ignored our concerns and did exactly what they wanted and expanded areas. This is a huge disappointment as it tells me that you are just going through the motions of telling council you did the public engagement. Such a disappointment of trust. [personal information removed], Varsity.</p>
<p>There are already too many people per single family home in Bridlewood, resulting in multiple vehicles per household. Parking is a constant issue in this neighborhood that needs to be addressed. Calgary doesn't need more secondary suites. It needs more affordable housing options and fewer landlords. Converting unused office spaces to apartments, and putting caps on profits from home rentals would be more effective. Anything that decreased property value should be avoided.</p>
<p>I do not support in any capacity H-GO blanket rezoning in the core. This type of blanket zoning to allow apartment style buildings will drastically change historic neighborhoods. This should remain on a case by case approval process to allow community member feedback.</p>
<p>Will secondary suites and/or backyard suites be possible in R-CG District within a duplex, where the dwelling units are on the main and second floors and the suites are in the basement? Currently, the LUB does not permit this (see definition of secondary suite, which conflicts with the duplex built-form).</p>
<p>The proposed rezoning from RC1 to RCG will adversely affected our living condition and the peacefulness and our original neighborhood design. The current density of our neighborhood was enjoyed for decades and has been maintaining a perfect balance which should not be impacted by new demand of housing. I would agree newly developed communities to have higher density zoning</p>



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<p>designation but existing neighborhoods should not be affected. Our household strongly object the proposed rezoning!</p>
<p>I am against rezoning of single family residences to multi residential housing. I purchased my home in a neighborhood that is primarily single family homes. Changing the character of the neighborhood will have negative impacts on the value of my home.</p>
<p>The proposed blanket rezoning is unwanted overreach from City administration and should be rejected by City Council</p>
<p>My Land title has a Restrictive Covenant [personal information removed] dated 02/12/1958. Will the rezoning void the restrictive covenant? Or the restrictive covenant will be respected?</p>
<p>I am not in support of blanket re-zoning as proposed. I think the city should find a way to zone specific areas as higher density and figure out a way to speed up the existing process rather than throw all process aside and just make a blanket change unilaterally.</p> <p>The housing crisis is a long time in the making and this seems like a poor knee-jerk reaction with unknown and unexpected consequences.</p> <p>I do not support this proposal at all.</p>
<p>The majority of homeowners in established neighbourhoods do not want this blanket rezoning council should listen to the people they work for.</p>
<p>This is a benefit to developers, not people trying to get into the housing market. The provincial government set up ads in Ontario and British Columbia telling people to move to Alberta for affordable homes and jobs; they came, and drove up housing prices to the point of unaffordable for people who have lived in Alberta for their whole lives. The government put us into a housing crisis, and rezoning is only going to put money in developers pockets, not drive prices down.</p>
<p>It needs to be easier to build secondary suites and granny suites.</p>
<p>Yes. I live an older home in Lake Bonavista. Its not suitable for renters but I would like re move the garage and put up a "bunkie". <a href="https://bunkielife.com/">https://bunkielife.com/</a> Will zoning allow for that?</p>
<p>I disagree with this broadstroke approach to a lack of affordable housing. The community I live in already has apartment buildings. In our housing market and what builders build these days none of these units will be affordable. Look at any new Calgary community and the prices for a small starter home are over \$600,000. Doing what you are planning has not worked in Vancouver or Toronto, you need to stop this plan and start looking a more reasonable approach to affordable housing.</p>
<p>I am opposed to a blanket reasoning of Calgary districts. People purchased homes in single home districts for a reason. Many of these areas cannot physically handle huge increases in population. The infrastructure in many zones was not designed to accommodate the potential stress on the systems.</p>
<p>This will do nothing to address the problems with corporate landlords and greed. The problem is not that there aren't enough homes it's that private companies and individuals are using housing as a revenue stream.</p>



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As a home owner in Calgary for the past seven years, I have concerns with the possibility of rezoning neighborhoods. Living in the deep southeast, I enjoy the peace and quiet that we get living within a single family neighborhood and would be concerned that rezoning our neighborhood would introduce more traffic and noise. I appreciate the aesthetic that the developer has maintained in our community and would be concerned that rezoning would affect our property value in the future.
I do not support a city wide rezoning change to all communities in Calgary. People living in Calgary suburbs do not want high density housing near them due to over crowding, increased traffic volume, increased crime and decrease in property values. High density projects should be focused on inner city and surrounding communities where regenification needs to occur to redevelop aging areas and utilize the business, shops, transit and infrastructure that are already in place.
Who will compensate (adjacent/close proximity) owners for loss in property value due to negative affects of rezoning ?
The parking in our area is already stressed, (Killarney, Richmond), how will the city will address his issue...(please don't say transit, we all know that if you can afford a house in this area you generally dont take the bus, and its extremely inconvenient and time consuming to do so). I am also concerned about the drop in equity homeowners are likely to experience when row homes can be introduced into these areas.
Single detached homes in the innercity on riverlined streets will dominate as builder profits are maximized. Developers will flood the remainder of streets with 2 - 4 duplexes + laneway homes for profitability. Too congested. The majority of single homes will be torn down in Inglewood. Also several 12 storey towers that have been approved should be lowered to 6-7 stories max. No planned open spaces for quality of life on 17 Ave. Inglewood is a historical gem. We need thoughtful planning
Stop growing already full communities that are well maintained and don't need to add more development. Lots of new land available or test down old ones and build bigger but leave lake bonavista alone
I would like to voice my concern and complete disagreement to this plan for R-CG development in neighborhoods' like Lake Bonavista. The assumption that property values will not be negatively impacted is seriously flawed and I would like to see this data and how this assumption was reached.
This move is destroying neighborhoods.
People have bought homes in good faith knowing what was there. Making changes is not fair to the people to make changes. Also, if a majority of people do not want changes then I would expect the changes do not happen as the citizens are to be respected. Also the robot box clicks off much too quickly.
Did we vote on this issue?? Should not an issue as impactful as this be done in an election ?? It sounds basically like it will be a free for all for developers. Not impressed. Strongly against.
I am a 50 year old woman with 2 kids and living with my parents after a divorce. I can not afford the amount of space I need for me, my kids a dog and a cat. My parents live inner city and have lots of development around them (one is trying for RGO). While it looks like there is a lot being built in the community they are not affordable. A townhome with no yard, on a busy street, and a parking pad for over 600K. Downtown is not what it used to be why are these house so much? Make it affordable.



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I live in Lake Bonavista and I agree with the rezoning proposal
This Mayor and city council are out of touch with Calgarians. This rezoning will destroy quiet family neighborhoods of which we pay a great deal in property taxes to live in. You will destroy the character of neighborhoods and Calgary in general. It will increase traffic and make every neighborhood look like a ghetto within 10 years. This plan is disgusting and we are not alone in opposing it. Sadly, this city council doesn't listen to Calgarians and charges ahead with their own idiology.
I moved to Lake Bonavista to get away from overpopulated community like Sherwood. I am all for rezoning and condensing the population, but this is a lake community, and if rezoning happens here that destroys our sense of community, I do oppose any rezoning for Lake Bonavista.
I am concerned about parking and infrastructure with this proposal. These multi-family buildings need to ensure off-street parking for residents. Also, current infrastructure in older communities is not created for multi-family zoning. I am also concerned about the decrease in house prices if this re-zoning goes through. People still want to live in communities zoned for single family housing so development will continue to sprawl. New communities need to be zoned correctly from the beginning.
R-CG zoning, described as "primarily for rowhouses," is an inappropriate designation for most neighbourhoods built since 1995, with our cul-de-sacs, absence of sidewalks and minimal parking. Either these middle-aged communities need to be moved to R-G to acknowledge that they most closely resemble newer adjacent communities, or the description of R-CG needs to change to de-prioritize row housing and acknowledge the limitations on redevelopment within the existing structure in these areas.
I do not agree rezoning. If it changes, there are more cars on the street and more people. There will be more crime in the neighborhood.
I am shocked you would even think of distroying that area in the city of Calgary terrible decession I grew up in Lakeview these decession you are all making are not making happy times for a lot of us we need space and room to breath and enjoy please do not rezone in this area it is conjested enough... I want to stay in Calgary where I was born but see I might have to leave thx you
Consider the indirect impacts on neighborhoods, like street parking. There is only one 4-plex on my street, but we have MCG4 zoning. Due to high rent costs, there are at least two or more vehicles per unit. cars from that one 4-plex alone take up half of the street parking on the entire block. What if all properties on our street maxed out the current MCG4 zoning? Simply rezoning and stuffing more people into neighborhoods is not the answer without thinking of how that impacts daily life.
I'm all for this if it will help create multiple user housing units that's affordable and accessible. Please keep us renters in mind when you do this work. Thank you!
I am absolutely and categorically against the rezoning plan. There is no need, there is no cause and I object strenuously. I did not work to get my house, only to see it devalued by mixing multi-dwelling residential alongside my single family home.
We are totally against this proposal. Vote no !



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100% disagree with rezoning of our community. Saying prices of homes won't decrease, then say it makes it more affordable, garbage. Schools are full, more traffic in community, increased parking issues. Our community doesn't need to be revitalized. Keep political interference out of our community. More people in Calgary doesn't mean more prosperity. Police, fire, water depart will have to expand. TAXING, city council should learn to control spending like home owners. 100% disagree with the rezoning

I agree with it in principle. My concern is the greed of the developers. They seem to build row housing that is too small, no usable garage and no privacy in their yard. Then charge over \$500 000. Look at some developments in the late 70's , early 80's like Point Mackay or Lakeview Green. Force developers to built to that specification ..then you'd have my vote.

The zoning change proposal is a terrible idea.

- Everytime a house/lot is split in Ward 7, the houses built on the new smaller lots are MORE EXPENSIVE than the original home. This is not a strategy that will make housing more affordable, it will only fill developers pockets
- Parking, not enough space for more people on the street
- Will destroy the nature of many neighborhoods. Negatively impact property value.
- Downtown inner city schools are not designed for such dense neighborhoods.

Perhaps when individuals and families decide to move to a new city, they need to research whether housing exists that they can afford, and make a sound financial decision based on solid research. I moved here in 2002 during the "boom" and had 4 roommates for 2 years before buying half a condo with someone. I knew this was the situation before I came. It improved as my finances improved.

There is lots and lots of housing. There is No, None, Nil affordable housing options. Building more housing in Glenmore Landing will not solve any housing crisis. Allowing communities to have no zoning by, was will not solve the affordable housing crisis. BUT NOT HAVING PROPERTY TAX INCREASE, MORTGAGE RATES INCREASE AND HAVING QUALITY JOBS WILL SOLVE SOME OF THE CRISIS ISSUES. I'm yelling for the people in the back ei city council and Mayor to hear the solution. DO YOUR JOBS PEOPLE NO CORRUPTION

This is absolutely ridiculous and should be put to a referendum. I don't trust that city council is going to listen to Calgarians at all and will just force through their plans. You represent the people start listening to them!

I think a change this large that affects all homeowners in the City of Calgary should go to a plebiscite. People purchase homes in areas where no high rises or townhouses exist on purpose, you would be taking the choice away. How many green spaces will be lost due to this change. The builders will be salivating over this. Just make them richer. This Mayor & council should remember that their jobs are short term.

Rezoning in most neighbourhoods doesn't solve the problem of affordable housing. Look at Glamorgan, Marda Loop, Erlton, etc. Instead of one million dollar home on a lot, an infill is put in and now they're selling two million dollar dwellings on the same lot. People still have to pay \$1,000,000 but now there's less yard and more crammed together.



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100% against this. This problem has been created at the federal level. They need to fix this, not completely mess up Calgary neighborhoods.
Only select areas and not city wide. Takes away from some distinct feel and character of neighborhoods. I understand we need density, but to put up 16 units in what used to be 2 houses seems ridiculous. There needs to be a limit.
Don't ruin the city with these kind of decisions!
Keep single family communities as they are. Build new communities to accommodate additional residents.
I think this is a horrible idea. Rezoning from: R-C1 to: R-CG will significantly impact communities. It will negatively impact resources servicing communities. Established communities were not designed for this structure and number of residents. This impacts property value and community structures. My household does not support this suggestion.
Instead of rezoning ! build a new place with lots of high rise building like big cities do,, thanks
I do not authorize or consent to this zoning change. My legal contracts that I signed for both property (land) and residence and filed in a court of law, state a RC-1 designation, and to alter that designation or anything else in those legal contracts after the fact sounds like fraud (among other things) because of my lack of assent or consent. I want a plebiscite on this matter with full disclosure.
I think that this issue should go to a plebiscite and not be made by council alone. If the majority of Calgaryans vote for it then I am on board. However, I feel as though council is biased due to political pressure.
Hi there, my house is at University Height, there is a Restrictive Covenant [removed] in this area limited the house can only be single-family dwelling. I wonder if rezoning will overwrite this limitation? This link is a case about the [removed], hopefully it can show you what i'm talking about.  [personal information removed]  Thank you
I'm concerned about the proposed rezoning because higher density can cause more noise and parking issues.
I am strongly against the Rezoning for Housing policy. I do not want my neighborhood to change from the current zoning / density. I, like all homeowners, have made significant investments in my home and one of the leading factors was the context and density in my neighborhood. To have that taken away would be unfair for all existing home owners. I am in favour of more density for new construction, but not through re-zoning of existing communities.
Have you been to marda loop or altadore? An absolute mess and destruction of community. And are houses any more affordable? No. Just more multi units and \$1,000,000 for a duplex doesn't seem to address the problem. Only people benefiting here are they construction companies and the cities for



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<p>taxing purposes! Also talk the cities inability to keep up with the infrastructure in just this one community! We have plenty of communities that are affordable for individuals in Calgary and Alberta!</p>
<p>There will be no mass rezoning of our beautiful communities in Calgary. If more people want to come here than we have homes, then they can go live somewhere else or more apartment buildings can be constructed. You do not go to the residents that are already living here and tell them that you are going to allow the demolishing of their beautiful communities. If you want to make Calgary more denser, start with the richest and largest lots first.</p>
<p>I read the FAQ explaining the difference between R-G and R-CG, and it states "Since R-G is used in new, developing communities that are designed by the developer, context rules are not needed." I have been living in my house, designated to become R-G, for 20 years. I haven't seen a developer in at least 19 years. I think R-CG needs to be applied to all areas, or at least only have R-G applied to streets that are under active development. For example: postal code [removed]</p>
<p>I don't trust the current city government and strongly oppose this initiative. There should be a city wide plebiscite held on this issue. It is changing the fundamental character of our city on the citizens have the right to a vote.</p>
<p>The Horror! The Horror of it all!</p>
<p>I am in favor of this rezoning, as long as sufficient parking is provided for each lot. I have friends who live in the inner city and are unhappy with the new parking permits and fees. I would like the new zoning to include laned homes, as I would consider building one for an aging parent or my child who is struggling to afford the housing market. I understand that this may change the nature of my neighborhood, but also understand that the housing crisis and city sprawl has to be addressed.</p>
<p>I do not support any rezoning changes to neighborhoods that are currently designated single family. We bought these properties thinking that they would stay this way forever.</p>
<p>Homes in R-C1 areas would move up THREE zoning categories with this change! If more density is needed in the City, wouldn't a blanket R-C1s or mixture of R-C1s and R-C2 be much more reasonable than switching to having all areas move from 1-2 dwellings per lot to eight which would severely impact traffic and parking? This kind of change would also need a MUCH better public transit system in Calgary before density could be increased by such an enormous factor.</p>
<p>We have purchased our home in an R1 zone for a specific reason, so that are not any illegal or legal basement suites. Parking is always an issue; properties are generally not maintained because they then become rental properties. The simple solution is less immigration and then our own children will be able to afford housing and maybe be able to afford to buy a house in the future.</p>
<p>The proposed citywide rezoning lacks crucial traffic considerations, risking increased congestion, safety hazards, and crime rates. Rushing housing expansion without infrastructure development may degrade residential areas into 3rd world-like slums. Before rezoning, prioritize infrastructure enhancement and engage communities for input. Ensure traffic management aligns with housing growth for a sustainable, peaceful environment. Addressing these concerns is vital for Calgary's future livability.</p>
<p>I'm very supportive of this plan as it seems like it will allow communities to adequately redevelop throughout its lifetime to better suit the aging residents and changing needs. Calgary needs to have wider</p>



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<p>zoning laws to allow for higher density and mixed use developments. Gone are the days of a local corner store, but things like that are what shapes and builds community.</p>
<p>Blanket re-zoning should not be allowed. It should be properly consulting and voted on per zone/community. creating blanket re-zoning will not fix the problem, it will only drive up the cost of all homes in certain neighborhoods. The city should focus on dense housing near major transit hubs.</p>
<p>I don't agree with the zoning designation for Kelvin Grove. We cherish the large yards and the variety of homes in our neighborhood.</p>
<p>Moving an R2 to an RC-G in a single family home address is totally ludicrous.</p>
<p>I am opposed to rezoning R-C1N to R-CG. If that happens, will our property taxes change, our home value will decrease? Alberta has lots of lands and the government shouldn't compress dwellings in established communities and rezoning will only cause more problems in terms of density, population, crime. Maximize the available lands outside of the city and think it's fair to homeowners in established communities. Thank you.</p>
<p>This is a great way to increase housing stock, however it also allows for many more bad actors (inexperienced or absentee landlords)</p> <p>Please make it mandatory to new landlords must first pass a knowledge test concerning the RTA.</p> <p>Know the rules and play within them!</p>
<p>I am completely against builders having the ability to build duplex and townhouses/rowhouses within our community. We did not buy in certain neighborhoods in 2022 because we wanted an older community. By allowing builders to purchase homes and erect multiple dwellings on the same parcel of land we will affect our schools, parking and road ways. This citys roads are already a nightmare, traffic will worsen. Terrible idea, not surprised from this city council.</p>
<p>Do we really need to add more housing onto R1 lots? It seems that housing is an affordability issue, and most of the new R2 or more in our neighborhood of Bowness, means more expensive rentals. As any developer will go for the highest rent/rate possible. So this proposal is not aiming at the rental rates, but the developers pockets.</p>
<p>I do not support any type of wide scale, blanket zoning or dezoning. Any neighbor I have spoken with feel the same. Current city council members will not have our support in future elections. We will appeal to the province to have this kind of zoning repealed if it goes forward and ask they investigate council and city staff.</p>
<p>I oppose the proposed rezoning. I understand the need for affordable housing but this proposal fails to account for the short comings of public transit and existing infrastructure. Added density and zero parking allowance will further congest the streets and strain existing infrastructure. There are areas within the city where this is not appropriate and for something that will impact so many people in the city there should be a plebiscite. People made decisions based on existing by laws.</p>



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<p>We need more housing and more affordable housing in all quadrants on the city. I would like to see more affordable housing in the NW quadrant of the city. Current wage and average salaries of Canadian citizens is not enough to match the rise in housing prices and cost of living. Please lower the cost of housing so we people can afford to live!</p>
<p>Zoning reform should put an emphasis on "inclusionary" zoning such as non-market housing options geared towards low-income households. We need to ensure that there's enough affordable housing that isn't tied to the fluctuations in supply and demand from market-based housing</p>
<p>Do not rezone Coach Hill. You claim "Rezoning is not...Going to reduce the property value of you or your neighbours." I disagree and would like to see the data to back up this ridiculous statement. Oh, and by the way, I am tired of paying for people's shingles that neglected to buy hail insurance. Stop paying to convert office buildings to residential with my tax dollars. People can pay for their own housing. Stop the wealth transfer, you communists.</p>
<p>I do not agree with changing existing residential zoning. This should not be a decision made by council and should be taken to individual neighbourhoods to vote with a 2/3 "yes" hurdle to proceed for that specific neighbourhood. If the Olympic bid was worthy of a plebiscite, then this is an issue that should have direct voter input. For most, a house is the largest asset that will ever be owned and many have specifically chosen a neighbourhood based on the zoning in that neighbourhood.</p>
<p>The largest investment most people will ever make is in their residence. Most people carefully consider where they are going to purchase a residence. Some factors that go in the decision are schools, playground, traffic, zoning and neighborhood feel. By rezoning, you are in essence pulling the rug out from people in a capricious manner. If Calgary needs more housing ,let developers build under the existing zoning; let the market provide the solution instead of policy that harms folks investment</p>
<p>[personal information removed] Any change to zoning in this single family neighborhood is completely unacceptable. I am demanding that my councillor vote against this proposal</p>
<p>We vehemently oppose the rezoning proposal, condemning the shift from R-1 or R-C1 zoning to mixed-density development in existing residential areas. This change represents a breach of trust and alteration of community character, refuting the city's claim of non-devaluation. We expect the city to preserve choices and premiums paid for single-family living by restricting rezoning to new developments, and protecting established single-family subdivisions.</p>
<p>According to the city guidelines, R-CG zoning allows .5 parking spaces for each unit in a row house. Does this include the secondary suites? Example, a 4 Unit row house has a minimum of 2 spots. But if one of those units has secondary suites does the parking increase to 4 spots? If so, isn't that still an issue as most units will have 1-2 drivers in them? Will residential street parking permits have a fee associated with them?</p>
<p>I completely disagree with the Home is Here rezoning strategy. After paying property tax for 45 years on my home R1 status this proposal will devalue my investment and the quality of lifestyle that I have been taxed on.</p>



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<p>the rezoning propoasal is not what we voted for in the last civic election. We purchaced our residence in the location because of the current zoning. Why does city adminstration and council not consider modular home parks to address affordable housing? The city has available land for such projects. Our vote for the rezoning plan is a definite "NO"!!!</p>
<p>I agree with rezoning, but we need a limited number of special policy areas as had been contemplated in the LAPs that apply to Calgary's small complement of single family heritage neighbourhoods built before the mid-century housing boom. Rezoning historical character inner-city neighbourhoods like Rosedale and Mount Royal does nothing to address the issue of housing affordability in Calgary, yet will erode the distinct historical character of those neighbourhoods.</p>
<p>Absolutely NO to rezoning. How is that even legally possible? I don't know one person that is in agreement with this proposal who owns a single dwelling home. With 28% council approval rating it is time to listen to home owners. Also the person the wrote 'What does rezoning not mean'• should be fired. Very poorly written. In now way should council have any authority to rezone the entire city. This initiative will undoubtedly produce a law suit.</p>
<p>Rezoning can promote economic and racial integration, but only with other policies that will have an impact on housing affordability (Failures in other big cities studies). To fund affordable housing themselves - raise property taxes rather than passing the burden of funding onto developers, who in turn could pass it on renters and potential homebuyers who are facing raising housing costs themselves. The R-CG proposal will have infrastructure impact i,.e undersized sewer/water, resident hazards.</p>
<p>I am opposed to any alterations, whether that be rezoning - street alterations- etc, which affect the value of my property. Rezoning will have a major affect on my property value which i strongly oppose</p>
<p>I'm a home owner in the proposed H-GO area. I would like to redevelop the property but I want to be able to develop it as an apartment style single entrance property. I'm disappointed that this won't be an option and it will likely delay my decision to redevelop the property until that option is available.</p>
<p>I don't think this is a good idea as it changes the whole environment of Calgary. Except, no one want to keep closer to their neighbours. I suggest we may expand the city by using the land outside the Calgary and construct a previous size of house to all residents.</p>
<p>I object to rezoning RC-6 of established communities. I purchased in my community 35 years ago because of the way it is designed and that is the real attraction to where I live.</p>
<p>I am EXTREMELY OPPOSED to the rezoning proposal. What a [offensive remark removed] idea and quick way to destroy our beautiful city.</p>
<p>NO to re-zoning en masse. There are thousands of undeveloped/farming acres in Alberta (greenfield). Focus there. There were reasons that are still valid today that l/we decided to build in a single family development development. The City, through their actions, have completely destroyed our Harvest Hills community. You didn't listen to the citizens then, and you have no intent of listening to us now. How about get rid of the restrictions on greenfield development and let capitalism rule the day</p>
<p>My area is already R-CG. The quadplex infills and three story infills are making the neighborhood crowded &amp; blocking sun. Street parking is overcrowded and overregulated. Services have trouble parking</p>



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to access my property. When it was just duplexes it wasn't too bad but each quadplex adds strain. When the full street is eventually infills there is no way that the street parking will be manageable. This is a neighborhood with alleys and no driveways. Most own more cars than garage space.
We need affordable homes
[removed]
We do not agree with reasoning for housing!!!!
Besides of building more houses, I think the city also needs to have a better planning on transport and especially schools too! I am living in Evanston NW, there is only one elementary school (KDT) among Livingston, Carrington and sage hill! And the school is overflowed. Kids who are living in these areas need to transfer to Cambrian heights school but again it is overflowed now! So please build more schools before u build more houses!
I don't believe the plan is well thought out. If it is to benefit everyone then why are certain areas excluded from the rezoning? I did not see anywhere how the city is going to determine if the change achieves the desired results.
Once again this council and mayor are forcing Calgarians to accept a policy that they do not want. You can call it 'niimby' , but we did not buy a single family home in a neighborhood of same only to have a fourplex or worse go up next door. I think I speak for many others. You also have no proof that this would solve the affordable housing problem.
<b>MORE DENSITY, SIMPLIFY ZONING, STREAMLINE MORE BUILDING</b>
About time especially in the inner city
This is a shotgun approach to what should be much more selectively considered by community and applied - . Purchasing a single family residence in an R-1 zoned community - and taxing it on that basis each year - represents an implied contract between the City and the property owner of the lifestyle and lower population density expectations FOR WHICH THEY PAY IN THEIR TAXES EACH YEAR. I would be surprised not to see law suits undertaken by homeowners as a result of this change.
City should develop areas out of calgary and bring them to urban standards instead of just increasing density in the city itself. This will also help increasing the urban areas around the city. Places like Okotoks, Diamond Valley, Airdrie, etc.
I am very much in favour of the rezoning proposal. We need more mixed housing options especially closer to downtown.
Alot of the newer communities (Cranston) with starter homes, already have parking issues as these homes do not have on site parking. How is parking going to be addressed when we already have to park a distance from our homes? Our schools are also over capacity, how are we going to accommodate more students when we can't support the ones we already have?
Instead of 4-story buildings, rezoning should open all residential areas in the city to allow duplexes, in-law units, and semi-detached dwellings. This: (a) better preserves the residential character of the neighborhoods, (b) doesn't result in tall buildings overshadowing the rest of the neighborhood, (c) results in more affordable housing options like in-law units, and (d) equitably supports flexibility for a broader range of property owners (which is part of the city's argument for rezoning).



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<p>Rezoning should not allow 4-story buildings to be built in, or on edges of, neighborhoods that are primarily single-family dwellings. This (a) creates canyons dwarfing and shadowing the lower buildings, (b) generally only creates expensive condos and apartments, and (c) only enriches developers because only developers can build big buildings at the expense of the people who already live in the neighborhood. This does not provide the flexibility for most people that the city is arguing.</p>
<p>Calgary does not need to majorly address the so called "housing crisis." The supposed crisis had been created by the Liberal Party who is hell-bent on increasing Canada's population and as a consequence. Calgary City Council should be saying to the federal government plain and simple "stop foisting an excessive number of [removed] on our city!" Knee-jerk reacting to Trudeau's federal Liberals over-immigration policies is designed primarily to gather votes for the Liberals!</p>
<p>This strategy is shortsighted and will destroy the continuity of our communities. This 'plan' lacks basic foresight and ignores the planning fundamentals and principals for cohesive connected communities. Bending and conforming to an ill thought out liberal mandate to fix their poor planning in the hope of receiving federal funds is political blackmail and must be opposed. Allowing a 'hodgepodge' planning mindset will forever destroy what true Calgarians have worked hard to build over time.</p>
<p>Densification is ok to a point, but the City of Calgary need to be mindful of what it is doing to neighbourhoods. Use common sense and plan what is best for the the existing owners who have been paying property taxes for years. Take a look of each development and think (really think) how will that do the existing homeowner. a double set of row houses on each side of property with 30 new units is like a prison yard with 30 foot walls. Really not enjoyable.</p>
<p>Calgary needs more affordable housing. Re-zoning -yes with parameters. Two infills on a 50foot wide lot but keep townhomes to main arteries-traffic, parking and safety especially near schools, day cares , community centres are issues. But each infill costs more than original demolished home - how is that affordable? Each community should be subject to same rezoning rules. No exceptions whether they employ a lawyer to fight it or not!</p>
<p>Densification and Climate Emergency, the City of Calgary cash grab from Federal government. But what green initiative are required by developers for all the new densification developments? i.e. Solar panels, heat pumps, charging stations for EV vehicles. Council just can ignore one of issues and now only focus on the shiny new cash incentive. Time for council to consider the people they represent. Stop back tracking think first &amp; act appropriately.</p>
<p>Developers will love the changes but the residents next door to an R-CG will not. Developers will be the big winnners, those looking for affordable will not. Developers will outbid those wanting a home to live in because developers can create 8 dwelling units to rent out so they can pay more for the lot. People who want to buy an older home that they can fix up over time, will find that developers have snatched those up. There is no requirement for developers to create anything affordable.</p>
<p>I live in Ward 1- Valley Ridge has the City considered the implications or Restrictive Covenants, like those in Valley Ridge. I dealt with this back in 2017 when the City attempted to provide a building permit to my neighbour for a backyard garage suite. The result was me suing him and looking to sue the City for</p>



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<p>potentially granting a building permit where they had no right under the Restrictive Covenants which are Provincial Law. City backed down &amp; didn't approve the development. [personal information removed]</p>
<p>Please stop changing the rules! Anyone who purchased a single-family home did so with the understanding that their neighborhood would remain as a single-family home area. It is "bait-and-switch" to change the rules around the type of housing that can be built in established areas. Leave the established areas as they are. Create new rules for new areas, so that the home buyers in the new areas will know what to expect.</p>
<p>I do not believe that this will help the housing crisis. The crisis is one of affordability not availability. The infill houses that are built in older neighborhoods are usually very expensive not affordable. The only people who benefit are developers who I suspect are behind the push for these zoning changes. There are no affordable houses in, for instance Marda Loop or Kensington. There is extreme congestion in area where this has happened. Simplistic, lazy answer to a complex problem.</p>
<p>I am opposed to the proposed city-wide rezoning for the following reasons: 1) it will change the entire look and feel of the city, 2) it is too drastic a measure (using a hammer, instead of a more nuanced and selective approach), 3) allowing row housing to be built anywhere in the city could lead to horrific parking issues, 4) there are new condo complexes being build all over the city so why can't citizens purchase a new condo, rather than a row house complex?, 5) new units increase emissions!!</p>
<p>We are a family of 5 that live in an older bungalow. With the cost of housing these days, our best value is to do an addition on our home and continue to live where we are. We will still have a yard for our kids to play in, and we aren't looking to have a monster home-- we can age in place where we are once the kids move out. We don't want 8 units next door cutting off our light and overlooking us, with next to no parking. Blanket RCG is a bad idea for the city. Concentrate density on LRT.</p>
<p>Do not go through with this. I purposefully moved from a dense, innercity community, to a R-C1 zone to raise my family in a safe, quiet neighbourhood, which will no longer exist. I urge you to try commuting during rush hour with the current density - let alone with the density that R-CG zoning will bring. This will also crater our 'older' home prices as we have to compete vs brand new duplexes. Revive downtown? Increase density there! Walk/bike to work, empty schools, new library, restaurants...</p>
<p>Myself and my husband are 100% opposed to citywide rezoning. This is a very short term solution - too much noise, traffic, parking issues, not to mention property values decreasing. There are only a small number of legal &amp; illegal suites on our street and there are already traffic/parking/noise issues.</p>
<p>This is a knee jerk and poorly thought out reaction to a temporary low housing supply. Rapid redevelopment does nothing to provide affordable and sustainable housing. In marda loop, older bungalows that would have been affordable to new home buyers were purchased by developers to build 4 townhomes eachcosting more than the original single family home! The only winners here are the developers and those who want to virtue signal at the cost of losing accessibility and character in our communities.</p>
<p>I think zoning should be amended to allow greater medium density houses, especially in communities surrounding transit hubs. There's a decent amount of high and medium density housing around the middle of the city, but towards the extremities the continued urban sprawl is concerning. Additional,</p>



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<p>priority should be given in all communities to enabling a significant amount of walkable access to things like schools, convenience stores, and grocery stores.</p>
<p>I think the rezoning for housing in Calgary is a good thing because it will make the entire system more efficient. The rezoning applications are already being approved, they just had to go through a lengthy process which takes time and time is money. This is simply a question between do we want a less or more efficient system that allows houses to be built faster. I'll opt for the more efficient system.</p>
<p>Making changes to allow rezoning will bring lots of traffic and crime to these old nice communities this sooo [removed] and no matter what the public says city council will make the changes against peoples wishes this only benefits the builders this is complete [removed]</p>
<p>Nothing was mentioned about public transportation. Example route 1 is already leaving comuters waiting for next bus to and from downtown. This makes us late for work or standing downtown after dark. What are the plans to accomodate increased usage due increasing population density from rezoning initiative.</p>
<p>City Administration should look at how these bylaw changes in other cities worked out like Portland. These are short sighted and will lead to issues with traffic and parking in communities. It will also cause disturbances to neighbours. City should work on high density communities with large corporation HQs to keep people near their work and build better infrastructure</p>
<p>I worry RC-G is too small and timid</p>
<p>I am in favor of altering zoning bylaws to accommodate an increase in residential density. However, a strong and clear mandate must be sought by City Council through intensive public engagement with community associations and home owners actively engaged. Providing adequate parking with any rezoning proposals is paramount!! I live in Tuxedo Park where unlicensed suites are proliferating causing significant parking challenges to licensed home owners.</p>
<p>Totally against a blanket, city wide rezoning.</p>
<p>Zoning laws are fine, no need to change them</p>
<p>Not in favour of the city wide re-zoning. I think it would make more sense to do this near train lines and major transit routes. A blanket rezoning is not the answer.</p>
<p>YES! Stop this blanket rezoning stupidity.</p>
<p>I am 100% in favour of city-wide rezoning for housing. I have long been an advocate for this change to put an end to the exclusive enclaves developed for the wealthy in this city. Wealthy developers have controlled City Council for years and I'm positive those same developers ( ie Shane, Jayman and other TBA-controlled builders and developers) will become more aggressive in their opposition of this rezoning. Listen to companies like rndsqre and maybe NIMBYism and BANANAism will be shuttered.</p>
<p>Please leave established residential areas like maple ridge and willow park as is. Do not permit rezoning. Not interested in high density traffic and parking problems. Calgarians take pride in legacy areas and strive to own a single dwelling home here. Do not want to see this living appeal and comfort ruined.</p>
<p>The allowing anything to be built anywhere is an absolute mistake.. the congestion and crowding in older area will inevitably cause chaos. With no architectural change controls as we have see in older areas we are going to be faced with communities with zero character. I have little to no faith in our city planners, or</p>



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<p>administrators with approvals as I have seen in my area.. please stop asking what we think you ignore everything we say.. this is not a housing crisis it's all about tax rev</p>
<p>If i wanted to live in a high density neighborhood i would have bought there. I am against changing zoning and destroying the community and property values</p>
<p>Please approve this. It is an excellent idea, and will help Calgary retain its competitive edge.</p> <p>There will be a lot of negativity around this - ignore it. Proceed with this sound rezoning strategy, otherwise this city will lose its desirability.</p> <p>I love Calgary, have lived here most of my life (24 years). We need a lot more middle housing - townhouses, duplexed, quadplexes, etc. Make the inner city more than just mansions and condos. Please; save this city.</p>
<p>What will be in place to protect Calgarians quality of life, and our property values, when multi family is introduced into quiet residential areas. Don't I have a right to retain the peace and quiet of the beautiful part of the city we chose to live in? It is indicated to be rezoned to multi family. Where will these people park? The beauty of the area will be gone, cutting down big beautiful trees to build these places, turning this into an ugly cement landscape. Shameful.</p>
<p>The city ads are promoting this initiative to deal with affordable housing. The rezoning initiative is not about affordable housing. It is about taking away my opportunity to voice concerns about development that affects me. This false narrative is misleading. City council and city management should be upfront and honest about this initiative.</p> <p>Additionally, we don't need more large infills and condos that remove smaller single-family homes from the market.</p>
<p>City Council does not get it!  By changing zoning, you are/will be creating HIGH cost housing... and you keep saying that this will help LOW income people&gt; How do you think this is going to work?  Community after community input has been against councils but you simply push ahead and do what you want. We are your voters and I sincerely with you will all lose your riding in the next election!</p>
<p>I currently live in the Charleswood/ Brentwood area, an established neighborhood with good access to road transportation, University of Calgary, and transit. One of the most appreciated characteristics of our neighborhood are the abundance of large, mature trees, both on private and public lands. It is very important that these not be destroyed by developers just to maximize the footprint/ profitability of their proposed new multi-unit constructions.</p>
<p>I am against changing the zoning of existing homes, I am all for building homes for legal [removed] and low income people who are working, not on social assistance.  Downtown has tons of vacant building floors that could be used for housing.</p>



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<p>Increased density is required in all areas of the city to reduce taxes and the infrastructure required if we continue to sprawl. I live in a community with rapid densification and there are no concerns with the false scare tactic of parking, crime and traffic.</p>
<p>We absolutely do NOT want this on our street. As it is, there is already never space to park on our street and this would make it much worse. Our properties would decline in the value. The community would lose much of its charm. I can understand this in inner city communities but this is being proposed for communities like ours that are in the outskirts of the city</p>
<p>rezoning is 100% required to give Canadians entering the housing market a chance in Calgary</p>
<p>I live in a single family home in Briar Hill area. I pay an extraordinarily large amount of taxes to the city for the privilege of living where I do. The rezoning of our area to include row housing and multi family dwellings are not why people have lived here or want to move here. The city never seems to take into account the traffic issues, the age of the schools in the area and the parking issues. We do NOT want this type of housing in our area.</p>
<p>There are pros and cons to any change. I wish the city would be transparent in stating both the pros, but also the potential cons and how the city will manage those.</p>
<p>I asked the city to present statistics on the number of developments they have approved when the community has protested the development</p>
<p>I've lived in Calgary for 15 years and what I've seen is that it doesn't matter the area of the housing in relation to the number of people living in those properties. Is there a law to prevent people from living in overcrowded conditions?</p>
<p>Traffic is already heavy in the area of Altadore and Marda Loop. Can't get around and there is no need to add more density. That kind of density should be downtown or suburbs where people are aware of the upcoming building. To buy in this area and then have the city turn it upside down with rezoning is wrong.</p>
<p>My main concern when it comes to rezoning is the very possible potential of neighbourhood density. In addition, what are existing homeowners to do about increased parking? About increased traffic? Or about increased noise? I moved into my neighbourhood so many years ago because of where it was located, and how it was populated. Now to ask me to sacrifice that, I believe, is unfair.</p>
<p>My Property at [personal information removed] is zoned R-2m, but has been incorrectly identified as R-1 to be rezoned to R-G on the Rezoning for Housing Map. Can someone please contact me to ensure that my property will not be incorrectly rezoned.</p>
<p>I live in a home built in 1930. I have lived here for 50 of those. Calgary's history is being wiped out with little regard for preserving it. I don't believe that shoe horning people into quick builds that won't stand the test of time - and with no emphasis on affordability - will solve anything in the long term. This initiative will certainly line the pockets of developers, but is short sighted. Renovate existing office towers downtown. Develop the core for vibrancy and safety. Preserve history</p>
<p>Blanket rezoning is a terrible idea. Rezoning should only happen if approved by a city planner and after community input. This plan will ruin community cohesion, traffic calming and flow.</p>



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NO, not in favour! I don't see how this will benefit affordable housing. It's just a free pass for builders to come in, buy up older homes, tear them down and put in infills to the tune of \$900,000+. That is not affordable housing!

For re-zoning, each property should be reviewed separately as each property and community are different.

It makes no sense to just do a citywide swipe and change all the zoning!

Very much opposed to this idea! NO, NO, NO!

Finally, Calgary is coming to its senses.

I own/live in Haysboro and always envied the mixed use I saw in some older neighbourhoods! corner stores, a variety of housing from single to multi, large and small lots, owner-run restaurants, etc!. Love the SW plan along corridors like Elbow Drive, allowing suites to finally be legal (they were always there, anyway), making neighbourhoods more variable and vibrant.

Also, support redevelopment of Glenmore Landing. Nice work.

Go Calgary!

Not in favour of change proposed. No need to recategorize all of Calgary. Broad brush approach implies little effort in addressing issue. This proposal provides the potential to devalue our current property with no obvious benefit to current owner. This council needs to focus effort on providing more land to developers and reducing the red tape associated with doing this.

Those who purchase homes in low density areas often pay at a higher rate for the benefit of living in quieter communities because low density neighborhoods are more desirable to live in.

Killarney is a perfect example of where this type of housing strategy has not worked. Builders purchase single family homes, knock them down, and build duplexes for \$750k. Despite the increased density, you have not made housing more affordable. Blanket rezoning is a bad idea and I am unabashedly opposed.

I am concerned that Calgary does not have adequate infrastructure, especially water, to support the increase in housing and future calgarians. Last year we experienced water restrictions, this may become more frequent. Is it appropriate to increase demands upon our water resources? We also have other parts of our infrastructure that are stretched (power, medical, educational). We need to deal with all of these before we make large increases to our housing.

Would really like to see more 2 story duplexes with front attached garages in SW/SE Calgary from 1400-1700 sq ft. Detached garages and alleys as the only access to get to garage especially in the winter bring on so many problems as alleys are not cleared of snow and security is a factor.

I am against this initiative, and I feel that many Calgarians do not understand the wide-ranging impacts this will have on their quality of life and their investment in their homes. Given the wide-ranging implications to Calgarians' lifestyles, this should be a neighbourhood-by-neighbourhood plebiscite - NOT a blanket city-wide policy. It is an example of municipal government overreach to sneak this through - another example of city council deciding what is best and not listening to Calgarians.



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<p>Many who have the right to provide feedback on Housing Rezoning will find the linked form overwhelming &amp; difficult to complete. Simplify the process to make it more accessible for all. Provide a basic text box, along with an email and name. This feedback opportunity MUST be publicized in many ways, TV commercials, local news, social media's, etc. to REACH ALL citizens and make them VERY aware of the timeline. Decisions MUST NOT be made without feedback from ALL CALGARIANS! we NEED a PLEBISCITE!</p>
<p>This is true insanity. Not only will I be speaking in opposition to this at the public hearing but I will be attending your information session to oppose this and point out the incredible number of flaws in the biased information provided. The federal funding package is being dangled in front of councillors in an attempt to sway votes while the citizens are expected to deal with massive fallout from this proposal. The maps you have provided are incredibly misleading. Calgaryans will oppose.</p>
<p>How will rezoning impact the value of my property: according to plan it will be rezoning from: R-C1 to: R-CG?</p>
<p>Please do not make Calgary into a concrete jungle.</p>
<p>I have a duplex in Altadore, I would like it rezoned to be able to have a basement suite. Thank you</p>
<p>Rezoning done right is a necessary and positive approach to helping Calgary's housing affordability issue. However, there are five architecturally significant historical single-home Calgary neighbourhoods (Scarboro, Rosedale, Erlton, Elbow Park, and Upper Mount Royal) where applying rezoning will take away from the overall character of the city. These neighbourhoods are valued for their architecture, layout and unique features, which all touch on their SFH zoning and ought to be preserved.</p>
<p>I am a single dad of 3 boys, one of which has recently become wheelchair bound. We currently rent and live in an older bungalow in a great neighbourhood. The house is still affordable for me because it is older. I am very opposed to blanket R-CG zoning because my bungalow and others like it will be the first target of developers! It will force me to move further from my work, into a smaller space, as I can have stairs and can't afford a 4 bedroom new home! You don't see the impact of this.</p>
<p>None of you can be trusted! Money grubbing developers cannot be trusted! Slacker city workers cannot be trusted. The mayor &amp; councilors cannot be trusted. You are all in it to get easy money from Sean Fraser &amp; Justine Trudeau. You won't get any money from them. Do not rezone.</p>
<p>I strongly disagree with this rezoning plan and respectfully request that you do not make this change although I do not believe any amount of negative feedback will cause the city to change course because they only pretend to consult with citizens through methods like this and then just forge ahead with whatever they want to do anyway. Prove me wrong for once.</p>
<p>Allow for commercial on first floor of apartment and condos if it is on a main artery or next to an lrt station.</p>



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<p>I do not support rezoning from single dwelling detached homes to allow for row housing. The new row housing should be available in new housing projects with appropriate roads, schools and other infrastructure to support them, not in existing developments.</p>
<p>Its a great idea, it finally time to remove the silly R1/R2 restrictions on housing</p>
<p>Buy land and build out. There is no need to redone residential communities for row house/townhouses and multi family. People buy single family houses for the community and what that area has to offer. Have you thought of the mass exit of families who will not want crowded street parking, congestion in the area. The impact on schools, daycares, medical walk-in clinics. Build out not up!!!! You are destroying our communities.</p>
<p>First my feedback about the flyer I got in the mail informing me of this change and there was NO DUE DATE for online feedback provided there so I missed the deadline (lack of transparency from the City). My biggest concern with rezoning is the decrease of green spaces and number of trees in the neighbourhood. Availability of green spaces and trees has a positive correlation with mental health, clean air and overall quality of life. For that reason I am NOT SUPPORTIVE of this change.</p>
<p>How do we put a stop to this ridiculousness? How do we get Josh White removed? How is he empowered to dismantle our Neighborhoods and destroy our urban forests? One hundred year old tree after another coming down in order to pad the greedy developers balance sheet.</p>
<p>I think this is a terrible idea. Re-zoning should be determined on a neighborhood by neighborhood basis. This will merely benefit developers and short term rental companies. I urge you to re-consider doing this on a city wide basis and allow neighborhoods to independent decide. As a new homeowner I chose I neighbourhood specifically based on its zone and it is frustrating that this will simply be overturned without me being able to vote on it.</p>
<p>I am AGAINST city wide rezoning. For over 100 years Calgary was able to efficiently build affordable housing during boom and bust but finally the bureaucratic creep and over taxation has resulted in a cost of housing crisis. Fix the housing crisis by speeding up building permits, reducing regulations (just not always increasing them) reducing property taxes, reducing developer contributions (a tax), reducing utility bill franchise fees (a tax). Rezoning should take place like it always has.</p>
<p>City's busy enough no rezoning</p>
<p>I have a concern. The rezoning map includes a great deal of park areas. Also, why are the lanes between the residential lots and the parks included as for example along Conrad Dr.</p>
<p>Terrible idea. It's neighbourhood busting. Nobody wants this. Shame on you.</p>
<p>I am not in favour of blanket rezoning within the city of Calgary. We chose to live on a quiet street in a single family home. Had we wished to live in a higher density area with busy roads and more people we would have chosen a different area. Please do not make this rezoning city-wide. We worry about increased traffic and safety of our roads for our children who play there. We are worried about our neighbour's house being demolished and a quad-plex put in its place.</p>



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<p>I do not support any city dollars going towards this initiative. I do support the city re-assessing whether existing zoning is appropriate. It is the city's job to handle zoning, and the overhead to manage the zoning is an acceptable expense. It is not the city's job to be directly funding building housing. Governments spending money on stuff like this is a significant contributor to why there is an affordability problem in the first place - doing more of the same will make it worse.</p>
<p>Passing the new zoning bylaws will allow us to produce a legal backyard suite at our Brentwood property. As with our registered basement suite completed in 2018, we would follow all bylaw and building regulations and create a new rental property within a few months. This will increase density and provide housing in a highly sought after location close to the university. We also need the bylaws to not require dedicated parking spots for all three properties. Please help us help Calgary!</p>
<p>Thank you for mailing out the postcard, which pointed me to this website. I appreciate the detailed explanation provided here to help me understand how these initiatives work and their impact to me as a typical homeowner. I believe this rezoning initiative supports the City's overall strategy in addressing the current housing crisis. Thank you!</p>
<p>Leave housing zones alone. They do not need to be changed.</p>
<p>I do NOT support blanket rezoning, as it will have a negative impact on established neighborhoods comprised of single-family homes.</p>
<p>We need the city to think about us, we cannot buy a house due to religion restrictions and there is no law to regulate rent prices to fix it in certain percentage to the people they already renting and want to renew like other provinces, from 2022 to now my rent went from 1100 cad to 1700 cad, if no chages in my work in the following year and they rise it again next year I am afraid I cannot afford a place to live, we are a family of three and this the minimum we can get</p>
<p>I am NOT in favour of this change in Silver Springs. There will be increased traffic, parking and possibly crime.</p>
<p>Rezoning is all about more density with more housing in the same land area. However, it is not clear that we really have the foresight in terms of addressing fundamental requirements of not only infrastructure, but what about the water supply system, from source to user. Is there sufficient water supply for 3 million people in Calgary or whatever that number could be? Can the existing river systems support the demand? We are headed for water restrictions now, well before any rezoning.</p>
<p>People paid ALOT more money to purchase a home in existing low density zoned communities. And have paid more taxes for their choice. It is unfair to change that zoning after they have made the investment. Increase the density of all new developments where people have the density information prior to purchase. It is deceitful to change the rules of investment after you have accepted the money. At least provide opportunity for neighbours to oppose project if it doesn't fit into the neighbourhood.</p>
<p>I moved back to Calgary to be closer to my aging mother. I have moved into an older community with a large yard because I am a Master Gardener. The house I bought has a restrictive covenant which restricts the houses to 1 home and maximum 1.5 storeys. This is critical to me to protect my yard and the plants I grow there. 3 storeys and 60% lot coverage by a neighbor would be devastating because of the light I would lose. I am OPPOSED to RCG blanket zoning!</p>



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<p>I do not see how this will increase affordable housing - as seen in Killarney, Marda Loop, Rosscarrock, Bridgeland developers are buying up old homes and adding 2 - 4 units on each lot and selling each unit for more than the original property sold for. Why not allow the communities decide as to how their community is developed? Once size does not fit all! You cannot have densification in the city while still allowing for development further out in the outskirts of the city- one or the other.</p>
<p>Meadowlark Park is one of the smallest communities in Calgary, and has never been rezoned to match the current climate. Please focus on rezoning this inner city community. Thank you!</p>
<p>City of Calgary should offer home owners grants to develop legal basement suites. This would provide affordable housing that could be available quickly in current locations all over the city. The grant would need to be significant enough to make it worth while for the home owner to give up that space and have someone living there. With construction costs so high it would need to be around a 40k grant to make it worth while. This would quickly increase the available affordable housing</p>
<p>City Council needs to be mindful of how they impact current neighbourhoods including current property value. I am not confident our mayor sees the bigger picture given prior decision making.</p>
<p>This is terrible idea. I bought in R1 and have paid taxes for last 30 years now you want to change what sold to me 30 years ago.</p>
<p>I am dead against de-zoning existing properties as requested my the city of Calgary motion April 22, 2024.</p>
<p>[personal information removed]</p>
<p>I am not sure how re-zoning and building more houses is climate action plan. Mayor and Councillors are choosing residential zones based on what. And who gave them the right to do so. It is My home My right. No one has the right to come to my property and say hey your property is under re-zoning, so give up your house. NO I AM NOT GIVING UP MY HOME FOR RE-ZONING. If any one needs their house to be re-build, that's their choice. There will be parking, electricity and water issues that will come.</p>
<p>This proposal is unacceptable and complete political rhetoric. On a national scale, there is no shortage of homes see Regina or St John. This proposal is highly invasive to home owners who have for years complied with strict and well trodden MGA. IT will erode the quality of life in mature neighbourhoods. Eliminate the urban forest and intensify the urban heat island in a high arid climate. Societal issues increase with density What is the capacity of the water shed to provide future population?</p>
<p>It truly is the most [removed] idea the City has come up with, so far. Builders are realtors are pushing it hard, of course, without any consideration for current owners' livelihood, and our delusional mayor is cherry picking the facts from "studies" financed by real estate companies. Please tell the Mayor that we don't want to live in [removed], and we don't endorse her megalomaniac idea that Calgary will become a model for entire North America (?!?) like she was saying in a recent TV interview.</p>
<p>Many of us have worked our entire lives and saved up to buy in a community that has only detached houses. These areas have many aspects that we strive for such as reduced crime, less road traffic, more space, roads that kids can plat hockey on. By rezoning, the entire feel of the community will change and</p>



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<p>the areas we have strived to live in will cease to exist. In addition the wealth we have saved in our houses will diminish and this will effect our retirement plans as we no longer have savings</p>
<p>The proposed rezoning of Calgary is a poor idea and not really well thought out. We purchased our home in an area zone R1 because it is R1. This plan will only see area turned into huge traffic and pedestrian problems as well as city run initiatives such as garbage pick up etc. Also who will be responsible for snow removal in the rezoned homes? Another poor idea by the City.</p>
<p>What happens to kids playgrounds in the area that were initially put in by developers in the older areas in Calgary? Are they going to remain in place? Will the city sell the land so housing can be put on the kid's playgrounds? What happens to large spruce trees (40+ years old) that the developer, or the city, planted in residential areas. As it is now, the city will not allow the home owner to remove these excessively large trees. This is unfortunate that these trees cannot be removed.</p>
<p>Regarding the very secretive plan to do something with the slope land at the end of Shawnee Dr SW across from Fish Creek Station I want to register my complete displeasure with the fact that we who live in this community have been told nothing about any of this. I and a lot more are entirely against this happening in our community. This is NOT THE PLACE FOR SUCH. We also would expect transparency BEFORE THIS IS EVEN PLANNED!</p>
<p>Can the person, or developer, who buys my neighbors home, tear it down and replace it with a side-by-side, condo complex with several units in it, rental units? How tall can they build, how close to street and fence lines? Will they block out my view and the sunshine coming through the windows? The city cannot control parking in my crescent now, with many vehicles sitting on the street, and not moving for days. I doubt the city will have the manpower to handle parking control in new rezoning.</p>
<p>I do not appreciate that this is homogeneously applied to the whole city. People buy in areas for the density and situations that they want. Also, the decrease in property values is not appreciated.</p>
<p>Any city to grow you need people and they need accommodations simple formula people who oppose to growth need to do some homework.</p>
<p>Hello - can I please get a copy of the webinar that happened on Jan 29? I attended and I want to take better notes and listen again. Thank you! [personal information removed]</p>
<p>I do not support the rezoning proposal</p>
<p>I am in support of citywide rezoning. As a young person, it is increasingly important that I, and other young people, have affordable places to live that are within transit distance of work. It's also important to maximize transit investments but building density along existing BRT and tram lines.</p>
<p>I am not in favour of rezoning in my neighborhood (Upper Scarboro), let alone to row houses. I bought here 3 years ago and one of the major sellers was that it's single family housing and that we won't be turning into Killarney with higher crime and nowhere to park. We have a CPR covenant on title, so I don't believe the city can force our hands on this issue, but wanted to voice my complaint anyways.</p>
<p>Rezoning won't fix the housing crisis. It will increase population density, further overcrowd schools, increase traffic, increase crime w/ strained emergency services. The City and Premier need to stop advertising Alberta and Calgary as the place to move to. Slum communities are spreading. Each</p>



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community beside a slum community becomes the next slum, like a spreading disease. City Counsellors need to tour the NE and much of the SE for a reality check-in. If rezoning, start w/ SW and NW.
I am in support of the city-wide rezoning to R-CG and R-G. This is a minimal increase in maximum allowable density, which would expand individual private property rights and make it faster and less expensive for someone to redevelop their low density residential land.
I am in full support of the city wide rezoning. we need to spend less time debating small scale housing so we can work on solving bigger problems.
Proposed zoning for HHBH neighborhoods is outrageous and will ruin the neighborhood. It will decrease the value of our single family homes. Accessibility in and out of Hounsfeld Heights will be hugely affected by increased traffic and cars. We would risk losing original 1920 homes from when the neighborhood was developed. I highly oppose the new re-zoning.
Understand the need for densification but please ensure all residential units have at least one assigned parking stall. Not street parking. With the transition to electric vehicles a place to charge these vehicles is required. Assuming people will only bike everywhere in a city with this size foot print is very short cited and not feasible. Public transport to work - sure. Public Transport to a soccer practice, hike, golf, or specific box store - less likely to occur.
I support citywide rezoning
Listen up!!! Ive worked and paid my outrageous property taxes ( since before Nenshi anyways) and bought and paid for a house in a quiet neighbourhood with single homes. I expect those taxes will go up every year on [removed] reasons. This proposal is the [removed] thing ive heard in a while and hopefully the first area's affected will be where city council lives. I pray a fourplex is right beside your mayors house first!!! Then beside the council next. We dont need more houses, we need more brains.
Allowing secondary suites to single detached homes must only be allowed if the infrastructure can handle additional parking, additional electrical, gas, water usage.
Council can't assume a house built prior to 1980 is considered energy inefficient. Many in higher priced areas have spent time and money to redo furnaces, lights, etc. If someone wants to own a home it shouldn't be a tax payers expense. Teach them hoe to save money for their home.
So whos gonna buy a lot in an expensive area next to the mayor? Or other councillor areas? If you put up your areas first ill support some fourplex to be built right beside your house and hopefully block all the sun. This idea just supports well offs and screws over regular people who have to pay your inflated taxes to support your BS projects that nobody needs. Like east village and stampede ground and new arenas leave people alone! We pay to be left alone!!! Go away!!
This idea is dumber than the 15 cent bag idea. And , by the way, hows that working out for you? Just stick to ruining your own neighborhood. Not mine. Do we all get security cameras now?
Absolutely opposed. If enacted I will make every effort to challenge it legally as freehold title ensures specific rights. Calgary single family zoned homes have limited parking that cannot accommodate high density. Overarching is the decline in quality of life with additional noise, traffic, crime, lack of privacy and a host of other concerns. I purchased a single family zoned home that should never be re-zoned! Calgary not responsible for bad immigration plans. Requires a plebiscite vote.



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<p>We are completely against the proposed rezoning and densification of our single family neighborhood. The growth is unsustainable, damages the environment, and uses up limited water resources in Southern Alberta. We have not been consulted and the website and info sessions are window dressing. I would like to see limits placed on the unsustainable population growth, which is degrading the quality of life in Calgary. It is also time to reduce the City of Calgary's unsustainable spending and taxes.</p>
<p>I completely support our new housing direction. Please pass this!</p>
<p>NOT in favour of citywide rezoning. The system works just fine as it is. It will make parking a nightmare, and it's a slap in the face of homeowners who have worked extremely hard to get the home they have, to be surrounded by multi-unit apartments next door. It negates homeowner's rights.</p>
<p>I would really like this to go through - I'm someone looking forward to buying a starter home in the next few years, and I want something that is close to transit because I don't drive. It's so hard to find an affordable townhouse near transit these days, and I think this policy could really ensure there's more housing for people with my needs</p>
<p>I have been to China, Russia, Cuba and Hog Kong. I seen first hand the apartment ghettos created when government gets in the housing business. What is proposed will destroy a once beautiful city.</p>
<p>Nope don't like it. Neighborhoods in Calgary do not need this.</p>
<p>I am STRONGLY opposed to this development. Mature trees are lost. Green space is lost. Curb appeal is diminished. Traffic increases and there is a lack of parking. Privacy is reduced as these units are larger than the homes in the community. Noise increase with traffic as well as construction and the use of leaf blowers to remove snow. For the value I pay for my house and through taxes, I want to enjoy my house and yard without the all previous mentioned items. Again I am STRONGLY opposed.</p>
<p>My concerns about rezoning are that the infrastructure is not set up for it nor parking. There are neighbourhods I no longer go to because of the traffic, lack of parking and dangers of overcrowded areas with frustrated people.</p>
<p>Devalued existing property for developers!</p>
<p>Our public transportation is awful! Great if you want to go just downtown! Parking!! That is a big issue! One vehicle per household is not enough as most households have 2 or more and they need to have off street parking as our streets are plugged full now. How many of these homes will be private business with vehicles and equipment all over the place! No one enforces the bylaws now so imagine what it will be like in the future with all these vehicles everywhere.</p>
<p>Our municipal government is the problem. This government is destroying the entire River Run townhouse complex so a developer can make more profit. This action speaks volumes regarding the actual priorities of this government (and such priorities are the opposite of what the City's propaganda says). This government talks about the climate crisis and housing crisis, but throws homes in a landfill to benefit a developer. Shameful.</p>
<p>No</p>
<p>I am so excited about this. I live in a community that will be rezoned to R-CG if approved and I would love to see more housing types and density in our great neighbourhods. Right now so many houses with secondary suites are being taken down and being replaced with duplexes which doesn't do much to</p>



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<p>increase the density, just the cost of housing, and also usually displaces renters. I really hope this gets a lot of support.</p>
<p>I support the rezoning. Everyone deserves a home.</p>
<p>Completely opposed. If enacted I will make every effort to challenge it legally as freehold title ensures specific rights. Calgary single family zoned homes have limited parking that cannot accommodate high density. Overarching is the decline in quality of life with additional noise, traffic, crime, lack of privacy and a host of other concerns. I own a single family zoned home that should never be re-zoned! Calgary not responsible for bad immigration plans. Requires a plebiscite vote.</p>
<p>Hello, I am against the rezoning from RC1 to RCG in the Briar Hill and Hounsfield communities. The land title of the properties in the communities specifically describes that only a single house is allowed. This will allow for legal challenges to the rezoning.</p>
<p>It should be abundantly clear that high density housing in already developed areas is a complete mistake. Take a drive through Marda Loop, and the error becomes instantly obvious. From a lovely community, to one of overwhelming traffic and congestion. Who's pockets got lined with that decision?? Not the people who live there..... I absolutely do NOT want any high density housing in any area already developed with single family homes. Current mayor and her council need to go.</p>
<p>I think rezoning is a great idea. It will provide more affordable housing.</p>
<p>My husband and I are living in our "forever" home. My yard is my joy. We have a large food garden and drought tolerant plants. Our bungalow allows us to age in place. An R-CG development on either side of us would be disastrous. We are OPPOSED! R-CG blanket zoning will not build affordable housing. Affordable older bungalows and their suites will be the first ones that are lost. R-CG in some areas will work and add higher density along the LRT. Ask communities what they want. NO to mass RCG</p>
<p>I am very excited for R-CG unzoning - though, it really isn't very dense at all. I think this will help us keep neighbourhood populations up as households shrink, this will help local businesses, schools, and community centres thrive. This is a VERY important step for us to take as a city.</p>
<p>This is a massive handout to developers at the cost of residents of existing communities. It will remove locations where people want to live in favour of locations where developers can extort the most money out of people.</p>
<p>Affordable and accessible housing options are needed for seniors and those with disabilities. Individuals should have ample choices to meet their changing needs as they age. Does this plan adequately address this issue or in the long-term, will there be fewer accessible options (e.g. bungalows or homes with no stairs) to meet the their needs? Shared/group living options should not be the only option for these two groups. Our city needs to plan for both accessibility and affordability.</p>
<p>We need tiny homes</p>
<p>I do not support the rezoning plan. In principle, I am not opposed to the form of density proposed for my neighbourhood: duplexes and rowhouses. However, the city has not kept pace with provided amenities (rec centres, libraries etc) for the residents currently here. In addition, suggesting everyone park on the street is not a suitable strategy. Houses on my street have, at most, room for one or two vehicles now and adding density will exaserbate an already undesirable situation.</p>



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<p>"Property owners will be prevented from replacing existing homes with new, single-detached homes." This is ludicrous! It means that the only potential buyer of a property will be developers, looking to buy at land value only, voiding any potential home renovation / replacement investments by home owners. The city needs to explain how property value can be maintained or increased when a handful of developers are likely to collude and force the purchase price down.</p>
<p>Is this initiative in response to the federal Housing Accelerator Program? If so, why does the marketing not say so? If we want all the federal funds, we must comply with their requirements and this is one. So, are you really asking us our opinion or just "engaging" citizens and appearing to base any decision on our opinion. You are going to accept the federal money, so please stop wasting yet more taxpayer dollars asking us what we think.</p>
<p>After all the work done by City planners for Local Area Plans, are you going to overrule their recommendations and do a blanket rezoning in every neighbourhood? Why then does the city have a planning department? I think you are surrendering any planning control over our city and how it looks and functions in perpetuity, for a few bucks from a federal government trying to get reelected.</p>
<p>Why is this feedback anonymous? Pro/con/homeowner/developer - all can submit multiple responses!.not very statistically robust.</p>
<p>I do not agree with re-zoning. It will ruin existing neighborhoods. Zone appropriately for new neighborhoods. I've seen too many multi unit resident zoned areas with no parking, and dangerous situations created because the streets are so narrow. It's bad in winter, and bad in summer. Any multi unit building created must have underground parking, whoever screwed up on that little zoning issue is an IDIOT.</p>
<p>I am not in favour of rezoning.</p>
<p>When people purchased their homes, there were certain expectations related to the zoning. Rezoning should only apply to areas not yet developed. If there's a housing crunch, maybe we need to stop trying to get as many people to move here as possible if the infrastructure can't support it. Not in favour of your proposal; promises broken.</p>
<p>This is great! Its about time we have less restrictive zoning in order to meet the needs of our city.</p>
<p>Property Rezoning, You, Mayor and Counselors of Calgary selling us out to the Federal Government. There has to be a gross miss management of our tax dollars. I hope you all get voted out come election time. Sincerely Home Owner. P.S. there should be a property tax freeze for seniors with a low income.</p>
<p>No</p>
<p>The zoning terminology is very confusing with numerous acronyms, e.g., RC1 RC1I RCIL RCG RC2 R1 R1N R2 etc, etc. This site should provide a glossary of terms laid out in simple easily understood language. What does 0.5 stall parking per unit mean in practical terms? The frequently asked questions helps somewhat, however I think the entire communication can be improved substantially by considering the average citizens viewpoints.</p>
<p>Not providing adequate parking.....increase in crime...bring back our police station</p>
<p>the city does not pay attention to feedback from citizens. It is just a sham.</p>



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<p>I support the rezoning. But we also need other strategies for addressing the housing crisis. The City administration and Council should have been more proactive and not let it get to this point. Also, be better at public involvement. The City is terrible at listening to the community. This process is a prime example. It's not clear what you want input on? Administration ignores everything until it becomes a crisis. Too much time is spent with developers and not enough with everyday Calgarians.</p>
<p>Leave the older established neighborhoods alone. Scarboro, elbow park, Mount Royal, Roxboro etc. people moved to those neighborhoods for a reason. Build your townhouses outside of the inner v City.</p>
<p>I don't support it.</p>
<p>You should stop pretending to care about taxpayers/homeowners and constituents opinions when you don't care and plan to do what you want anyway and then can say you asked for public input but decided before you received it.</p>
<p>This is something I don't approve of. The city is already stretched with emergency services and infrastructure. Providing free rein to developers isn't the solution. Properly thought out developments with the support to help grow this city responsibly is what's required. Densification to collect additional tax dollars isn't! Budget better ..</p>
<p>What about parking. There is already a parking problem where we live with neighbors having several vehicles.</p>
<p>This is a terrible idea, this should not be allowed, it will ruin established communities, interfere with parking, creat way more expensive homes for less square footage. Do not proceed.</p>
<p>This is a horrible idea and I do not support this. Rezoning should be done strategically not blanket approach across entire city</p>
<p>This is not a reasonable solution to our housing crisis. Rezoning communities where single family homes are the norm is just going to make developers plenty of money ! while keeping housing prices similar for less 'house' itself. Please do not rezone communities where these 4plex structures would be out of places and obtrusive.</p>
<p>Blanket rezoning is not only unwise but is lazy as a form of municipal planning. The idea that 90% of the city can be treated as homogeneous from a residential design perspective is ill conceived and short sighted. Put in the effort and deal with developments on a case by case basis like people who are employed to do such.</p>
<p>I think the rezoning is wonderful! It needed to happen, and I think that the negative impacts are totally well worth the positive ones. I think that people objecting to the rezoning are extremely privileged, and represent a segment of the population for whom entirely too much consideration has already been shown.</p>
<p>I like that this is applied city wide and that the scale is still reasonable. If the entirety of Calgary can increase in density the growth won't need to be so concentrated to a few communities.</p>
<p>If you are planning to blanket rezone. Then parking for each unit needs to be addressed and not just parking on the street with a permit. Lots of older communities don't want this and don't want to see trees torn down either. People don't want to be worried their neighbors are going to sell and a monster house is going to be be built next to them losing privacy. Calgary has so much land why not build outwards ??</p>



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Do not hike property tax please
This is not a solution, this will not reduce the cost of housing and is a plan in place to only put money in a developers pocket. Calgary infrastructure is already years behind its population growth, resources and services cannot support the current population. I disagree with this proposal
A new 4-plex on my street (proposed rezone is for [removed]) would be detrimental to the street. There is currently adequate parking for the people that live on the street. Adding in more units would make the parking challenging and make it a busier street. I do not want the property rezoned.
How will rezoning existing communities like desirable Parkland (with no commercial, not near c-train) ensure more affordable housing? If existing people sell (for a huge profit) whom ever purchased will sell/develop for even more! That is not affordable housing! Existing neighbourhoods like Parkland or Lake Bona Vista cost more to purchase & many people, like my family, worked hard to save money/go into debt, to leave high density Mckenzie Towne & Copperfield for a R1area. Rezoning not the way!
I wanted to voice my support in general for any of these higher density rezoning efforts. This is needed across the entire city and the free market must be more enabled to take the lead and provide what consumers desire. I understand that there are requirements for minimum on site parking for any higher density property. I'm not sure this is entirely adequate. I'd like to see what the cumulative effects are of typical streets/neighborhoods if the full density is reached.
Please don't make any changes until we have a competent, functioning municipal government that actually cares about citizens.
Stop the rezoning. Rentals and secondary suites cause nothing but harm to communities, in the sense of drug trafficking, gangs, crime, noisy, unkept properties. Calgary is becoming an undesirable place to live due to the woke, socialist Mayor and City Council currently in charge. Thank you.
Allow more carriage homes in Inglewood.
Seems like a better idea would be to encourage more residential construction near LRT stations. On many streets it can already be difficult to find a parking spot. Once you get away from LRT stations, pretty much every working person in a home will require a car. Quality of life is significantly affected if you come from work and have to spend 20 minutes finding a parking spot half a mile away from your house.
This rezoning plan is not practical and doesn't make sense. I'm strongly against it.
This rezoning proposal is not the way to fix affordable housing and is unfair to those who specifically purchased into a single family home community. People have paid a premium to live in certain neighborhoods and this rezoning destroys that. There will always be single family homes in a city, so leave those that already exist alone and build higher density when building in new areas, areas that are already zoned for that where the citizens who bought there had a choice and knew the zoning.
I worry about the proposed rezoning and believe there's a more effective solution. The province has ample space for expansion to the north, south, and east of Calgary. Constructing new communities with schools and roads seems like a viable alternative, considering the potential strain on existing facilities if rezoning is pursued without factoring in capacity issues for schools and other public spaces.



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Please pass this - regressive zoning is holding us back and just one part of why housing is unaffordable in Calgary
This is good policy! Thank you!
I'm looking forward to when it can be extended to the areas skipped - DCs and the older land uses from before 2007!
After attending our community's info session our concerns are: a) the increase in density of living units will cause havoc with street parking which may eventually lead to pay parking in the affected community, b) the increased lot coverage may result in the removal of trees in mature neighborhoods, c) to buy a 2-storey row house with a secondary suite is still not affordable for most people, d) those who invested in RC-1 properties will take a hit on their property values and lifestyle choice.
If this plan is silent on affordability, it will not be a net good. Units need to be priced for the working poor, single parents, the elderly, or disabled. We can't let billionaires continue to snap up units for rentals that strip our human dignity and independence. How will this plan ensure that homes are accessible for individuals and families as their FIRST or ONLY home?  What about re-developing single story shopping plazas for mixed use? How will developers be incentivized?
Calgary's municipal government is failing citizens. The Green Line is a prime example. The business case makes no sense (it makes lots of dollars and cents for developers, it makes no sense for citizens). Far too expensive to build something that will be a liability in perpetuity. Going from Eau Claire (to benefit Harvard) to Shepard is a ridiculously small track for the \$5.5B the City claims it will cost (the City knows it will cost far more, but lies). This housing 'strategy' is for developers
The City is ruining Inglewood. Buildings with more than 3 stories are not appropriate for Inglewood. Stop approving buildings with more than 3 stories if they are across the alley or beside single detached homes.
I have lived in my family home for almost my entire life. It is an older bungalow that allows me to age in place. It is also affordable for me to stay here and enjoy my yard with my 2 dogs. Senior housing does not allow pets. We have a lot of mature trees that add to our quality of life. I am opposed to RCG because it has 60% lot coverage and 3 storeys that would block all of my light and take away my privacy. RCG zoning will not create affordable housing. Put density along LRT and downtown
My family is 100% opposed to this idea about blanket rezoning. We need to grow density around main transit routes. Not to mention parking issues and noises. This is a very short-sighted horrible plan.
I recently purchased a home in Rosedale, and have RC1 zoning even though I actually have 2 plots of land that were put together decades ago. I have found Rosedale residents reluctant to change, and those who are against rezoning don't have a good reason as to why. I fully support the rezoning. We have a housing crisis and Calgary's residents have to understand that change has to happen.
Please just tell us what City leadership has already decided behind closed doors and spend less money on marketing materials designed to give the appearance of listening to citizens.



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<p>Allow people to subdivide lots to allow people to put affordable smaller homes on smaller lots. Stop pushing people with lower income into condos and trailer parks. We want to own our own land and not be packed into multilevel housing. We don't need large houses that are a waste of resources. We want something small and affordable. We don't want to be pushed into a segregated community. We should be able to live on a smaller plot throughout Calgary!</p>
<p>Rezoning big back yard to building addiction more house with sprite Utilities line!</p>
<p>Given the widespread impact rezoning will have it seems only fair that this issue be put to a vote via plebiscite. That way all parties affected can have their say. The City could continue to educate the public on the pros/cons of rezoning prior to the plebiscite taking place. There is a dangerous fallacy regarding rezoning; densification does NOT equate to affordability. Whatever the end result, we have to take into account the effect building more may have; no guarantee that better will result</p>
<p>Rezoning is a horrible idea, that does nothing but diminish the quality of life for people in previously R1 zoned neighbourhoods. Not surprised the woke leftist city council is wholeheartedly behind this plan.</p>
<p>City-wide re-zoning is an excellent idea that is urgently needed. I welcome it in my community. The era of huge single family homes on huge lots must end if we have any hope for a future for all people and the planet</p>
<p>We are against the proposed rezoning. We specifically bought our home in a community so that we would not be in a high density neighborhood, and this proposal threatens that.</p>
<p>I am against the rezoning in Lake Bonavista. I believe this will just create a situation like Marda Loop where developers buy up single lots and build multi-million duplexes! not affordable at all. It also degrades the community with busier streets, limited parking, and congestion, tears down old trees and reduces the green and canopy. As well, we have a huge mortgage which rezoning will reduce our property value for a house we will be paying for the next 25 years at the cost of other things.</p>
<p>Parking space requirements are insufficient. Five basement suites in one block added fifteen cars on our street. Proposal calls for .5 stall per unit. Be ready for parking wars if passed.</p>
<p>I don't support rezoning from: R-C1 to: R-CG in my neighborhood, Citadel Park NW and Citadel Court NW primarily on the grounds of lack of parking space and increased vehicle traffic in an area where there is only one way in and one way out. During garbage day there could be up to 2 garbage bins on the road, with parked cars plus snow and ice during winter makes the area a traffic nightmare. It's bad now with increased density it will be worse.</p>
<p>As long it does not greatly impact the traffic in the community, I am good with the rezoning.</p>
<p>Very excited about this important step for our city and all the Calgarians who need homes. Thanks!</p>
<p>I am in support of the strategy. I loved in Kingsland for 14 years and am sad to see so much high density housing going in with no way to help traffic in and out. We need to ensure communities work for residents on top of creating housing.</p>
<p>In your rezoning can you zone with low income housing in mind we need a lot more? Our shelters are full there are far too many woman and vulnerable elderly in shelters. We have a severe housing crisis it took 600 messages and 4 months to find a place. I was forced to live at the Drop In Centre. I'm 55 with major</p>



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health problems. The pain I suffered because of their rules was abominable. While getting my things in order for my impending death I found a place. I was lucky.
Don't do it.
Please don't do this! the only way we were able to afford our house was because it wasn't sub-dividable. If it was, the developers would have been able to pick it up, split it into multiple units and sell each unit for much higher prices. This policy is killing the opportunity for regular families to purchase older homes across the city. Please don't allow developers to dominate our real estate market! families will suffer.
I attended the open house in Bowness yesterday regarding Rezoning. Concerns I have: 1) parking for all these extra vehicles 2) I don't believe out infrastructure can handle the proposal 3) We are already experiencing water restrictions - how can the city manage water for all these extra homes 4) I don't want a huge structure built beside me - blocking the sunshine and having people looking down into my back yard. What happens to my privacy??
No more single family zoning for the love of all things holy
Increase base tax rate. Give a tax break to any neighbourhoods that opt-in to rezoning, as they will provide more revenue per acre.
Go ahead with the rezoning.  It is awful to have kilometers upon kilometers of only single-family homes, with a strip mall at the edge of each community. It is inefficient, bland, and encourages car dependency. We need more density and the ability to have small businesses spring up inside communities.
Go for it. More housing, more affordability, more diversity. Please ensure increased density brings increased amenities and improvements to existing facilities, i.e. the Renfrew Aquatic Centre, to serve surrounding neighbourhoods.
The proposed rezoning goes too far. Changing to allow 2 units (ie basement suites, backyard suites) is sensible. Allowing blanket rezoning to allow upto 8 units on a 50 ft lot will impact neighborhoods significantly as older homes will be bought by developers and replaced by upto 8 units leading to parking, privacy and over shadowing issues. As well loss of tree cover as more of the lot can be covered by structures. This policy actually won't address the need for more rental accommodations.
We are concerned with how broad the rezoning is across our community versus a more thoughtful, granular approach. Going forward our hope is the permitting process will adhere to the overall feel of a street. It's extremely important that existing green spaces are not compromised in an effort to build/expand more dwellings.
Steamlining is a great idea. City council need not spend time on housing development permits. Instead, they should continue to focus on how to increase city taxes. However, with provincial and federal developments, the proponent has a requirement to consult. Retrofitting a basement suite/backyard suite into an existing neighbourhood should require a minimum documented neighbourhood notification program. It should be left up to the neighbourhood to track these retrofits.



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I'm against blanket rezoning. Noise, parking, are a few reasons why. The City needs to grow the density around transit routes, not on every street. This is a horrible plan.

- Items to be considered if rezoning for more density (secondary suites, etc):
- how will current infrastructure be able to handle additional use (e.g sewer)?
  - how will limited parking be managed? The bylaws are already not being observed.
  - how will communities be supported to provide additional resources?
  - How will city ensure secondary suites are safe?
  - Will City make properties with secondary suites pay more tax to be fair?
  - Will City look at more controls like rent protection?

Refining should not be done, it would irreparably harm a lot of Calgary home owners and that is not acceptable.

The general consensus in our neighborhood is that this engagement isn't genuine. Administration has already decided on a path, and this is performative at best.

Council will vote how it wants, as it's been elected to do. Just don't be surprised when the majority of incumbents lose their re-election bids over this issue.

In a poll of 200+ Mount Royal residents, all but 3 were against blanket rezoning. Listen to us please!

This is a horrible idea. People work hard and have saved for years to buy in neighborhoods with single family homes. We paid for that type of community. You are devaluing the homes in communities that are currently solely single family. You need to remember where the base of your city tax payments come from. So many other options out there - try another brainstorming session!

My family came to Canada many years ago as refugees. I was fortunate to be able to get a good education and help support my family. I have raised my own family in an older neighbourhood and am now retired. My home and yard are my oasis. This is still an affordable space for me with no stairs. I am also able to grow some of my food in my garden. I am opposed to R-CG because my yard would be overwhelmed by a massive development next door and I would have no privacy. Please vote no to this.

Ogden/Lynnwood shouldn't be openly rezoned without consideration for the existing home owners. Having multi-family complexes is okay, but they should only be permitted in areas where it's not in the middle of a block of single family dwellings. Keep them to ends of streets, etc.

There's absolutely no consideration for parking either and all these multi family complexes are being considered for areas that will significantly impact the existing residents ability to park near their own residence.

My home is in the Westbrook area that has already been rezoned, so I am fully aware of why the opportunity to speak is valuable & will be unheard. Calgary does need more housing but the ideal that rezoning would open up more housing for anyone is ludicrous. Developers will always maximize density on a project to maximize profits no matter the consequence & Council is oblivious to this reality. There will still be a housing crisis once your rezoning plan becomes a reality. I'm opposed to rezoning.



# Rezoning for Housing

What We Heard Report – Verbatim Comments

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All properties in the inner city should be at least R2-
I already live in the Eau Claire area on 2nd Ave SW. So we're not part of the rezoning. After all there are already a few office highrises for residential conversion. It's a good direction for city. My best wishes!!
Allow all communities to host a wide mix of housing options. Retain current green spaces. Refrain from expansion outside current city boundaries.
It hasn't even been a year since the Westbrook LAP was approved and already the city wants to make changes. We were told the LAP would bring certainty; clearly a lie. This proposal shows such a lack of respect for Westbrook citizens who put hours of effort into the LAP process, a process where nearly all our concerns fell on deaf ears. Now the city wants us to engage again when previous experience demonstrates our concerns will be ignored and trivialized. We do not support this rezoning.
We have enough vehicles, traffic and speed concerns already - increasing density will compound the problem. Not in favour of rezoning.
Build more legal basement suites
Not everyone can afford sky rockets rent and mortgage its ridiculous this need to change . My wages has not increase in three years !!! And you keep sky rockets rent for people like me who do not have the money and will end up living in cars.
I am very happy to see this moving forward. Allowing more dense choices for consumers will go a long way towards addressing suburban sprawl.
I purposely bought a home in a neighbourhood with RC-1 zoning. To consider changing this after the fact is disingenuous and very disappointing as it will completely change the character of the neighbourhood that I live in by choice for my family. By all means, increase density in new communities that have not been zoned and those communities that are already zoned for the density. Be prepared for massive opposition that you have never seen before if you try to force this through.
I am wholly in support in a strong, legislatively-backed approach to fixing Calgary's housing supply issues. I believe allowing for higher-density housing through the zoning process, as well as rezoning of existing areas, is a well-overdue decision.
So many. How dare a failing, unintelligent council leader allow my city to fall like this. Stop finding ways to add to residents' taxes. Had back pay you have NOT earned and stop managing this city for the residents. My established neighbourhood is being ruined by your greed. Our water system, both sewer and fresh, is stressed and the aging pipes are bursting due to age and strain of use. How will tripling the population make that better? Oh right it won't. Mayor, be responsible and step down.
Calgary is becoming a metropolis of some sort... I am proud to have been here since early 2011.... I might be stuck for life in this city and I have no regrets! God bless Calgary...
Part of what makes our city beautiful is the generous amount of park and open space we have had. This rezoning may put that at risk, because ,for the excuse of city spread, communities will lose their cohesiveness and become regressive open 'prisons' in a 15 minute city plan.
The manner in which rezonning has been communicated and apparently implemented is poor and disrespectful to Calgary home owners. It appears City council believes approval from the public is not required and they have full authority to do what ever they wish. The wording of this question box is also



# Rezoning for Housing

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<p>poor, "Do you have additional feedback..". I never recall being asked to provide initial feedback. A respectful council would have had the decency to put rezoning to a vote.</p>
<p>I oppose the City's plan to have a blanket change to re-zoning. My concerns are:</p> <ol style="list-style-type: none"> <li>1. This change represents a breach of contract, if not in legal terms, in ethical terms. When a person buys a home it has a designated zone and they have considered the zoning in the choice of location. If you unilaterally change those rules you have consciously disregarded the choice of the owner.</li> <li>2. There is no evidence that re-zoning the city will result in a reduction in the price for homes.</li> </ol>
<p>To summarize, as a property owner and rate payer, I have firmly AGAINST the wholesale re-zoning of Calgary as is being proposed. There are many reasons for my position the top of which being it would facilitate the construction of housing inappropriate for and out-of-character with established areas. 2, reality is that it doesn't work. Developers buy-up affordable single family dwellings and replace them with more expensive condos, rowhouses and duplexes that few can afford. 3, parking issues.</p>
<p>This is a classic case of ignoring the glaringly obvious impacts on existing home owners. There is no universal right answer for zoning. If a community, a developer, or the city want to rezone let them go through the work to make the case and ensure it is the right thing for the city, existing residents in the area, etc.</p>
<p>Rezoning to increase housing density without proper studies can lead to community infrastructure getting overwhelmed and it's ultimate deterioration, severely impacting quality of life for people of the community. Citywide rezoning is a bad idea</p>
<p>This will do nothing towards affordability, new builds will be priced to neighborhood. Affordable housing next to low rent places does not mix and will lead to conflicts. All your doing is trying to generate more tax revenue for a give area and will like all things city council does, will be wasted a pet projects. Infrastructure is build built to handle 500- 5000 people. Parking problems, road construction for sewer connections, noise, mess. You were not elected to meddle with our hoods.</p>
<p>I strongly disagree with this rezoning proposal. This will devalue our properties. Prepared to be voted out of office.</p>
<p>The City destroying the River Run townhomes in order to enrich a developer speaks volumes regarding this municipal's government's goal with this rezoning: make developers as much money, as quickly as possible, regardless of the harm caused to citizens.</p>
<p>How will Calgary's urban canopy be protected on private property? Mature urban canopies are established in older neighborhoods: areas where redevelopment will impact most. With the redevelopment of these areas how will the ecological and heat island benefits of a mature urban canopy be protected, given that Calgary currently has no bylaw protections for trees on private property? Will a tree protection bylaw applicable to private property be developed as has been in many other Canadian cities?</p>
<p>With all the talking about rezoning is there any plans for providing more housing for the homeless?</p>
<p>I think this is a good idea.</p>
<p>Changing all R-C1 districts to R-CG is unacceptable. The reason I moved to this community is to have a community of large lots. Splitting these large lots will not help affordability. Changing my 50' single family</p>



# Rezoning for Housing

## What We Heard Report – Verbatim Comments

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<p>home at \$700k to 2 infills or semi-detached at \$1.5 million each does not help affordability. This appears to be a cynical exploitation of a real affordability crisis.</p>
<p>This is a good idea. I agree with rezoning the entire city. The context clause is important, too. The urban sprawl makes no sense.</p>
<p>I support the proposed rezoning. City planning needs flexibility, and the proposed measures make that a reality. If we want more homes for more people, this is just one piece of that puzzle. I want a sustainable future for Calgary where I can afford a home, and so can my friends and family.</p>
<p>I am completely against this proposal. I am deeply concerned that it will destroy the livability of my neighborhood and compromise the value of our family's largest asset. The city must come up with a better way to develop affordable housing than rezoning so much of the city to higher density than it was designed for.</p>
<p>I can not strongly emphasize enough that city-wide upzoning is simply a requirement at this point if Calgary hopes to remain an even somewhat liveable city. Council would be making a fatal mistake if they allow vocal minority groups who are content having already "got theirs" to prevent young families in this city from ever possibly owning a home by blocking this proposal.</p>
<p>I would like to say that I am pleased to see council moving forward to rezone all residential single detached homes to R-CG. My biggest gripe with the proposal is that I don't think it goes far enough. I would like to see more TODs. A higher base zone for all transit stops than R-CG I think would be applicable. I also think that decreasing entry to low impact commercial business would also be beneficial for overall cost of living. Either way I encourage council to move forward with the proposal.</p>
<p>My neighbours who live in a duplex have 4 cars parked on the street. What will happen townhouses and row houses are built ? Where will all the cars go?? Our transit system is not adequate for those who work out side of the downtown area. Two buses and a train are far too cumbersome for commuting.</p>
<p>Many people specifically live in an rcg community for the reason of not dealing with congestion, ability to have larger yards and appreciate the houses that were properly built. Having come from a RCG zoned area with minimal parking and poor craftsmanship we would never move back to it and left for a reason. Also, I do not for a second believe the words in the "rezoning is not a" section. Had a lot in community be a construction zone for 3 years and then have a house built from each property line.</p>
<p>I'm so glad these zoning changes are finally being pursued! Long overdue.</p>
<p>I am against rezoning. It allows for crowding of communities that do not have the infrastructure. The quality of living in these areas will drop significantly and most of the people who will be benefiting from this will be the property owners or companies that buy up these properties. The local people will have no benefit.</p>
<p>It is not a true statement to say that blanket rezoning won't affect property values (how can it not), this statement should be removed from the website. Additionally, the City does not appear to have considered the infrastructure requirements for traffic congestion, utilities, parking. Nor has the City considered the impacts on school class sizes and the quality of education our children receive.</p>
<p>I am opposed to this blanket rezoning. The changes proposed do not take neighbourhood context or city planning into account. My area (Glenbrook) just underwent "Area Planning" and yet there are clear</p>



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<p>discrepancies between the Area Plan &amp; the zoning proposal. We were told that the Area Plan would NOT change zoning and that individual owners would not have our properties impacted. We engaged in good faith in that process and now that final product (less than a year old) is being ignored.</p>
<p>I agree zoning changes should be CITYWIDE - that way it is more fair for everyone versus picking only some select neighborhoods where property gets devalued due to density developments. I also think that any rezone rules need to ensure that parking spots are made available and enforced (!) as part of the development, since Calgary is a sprawling city where cars are still needed. Parking is a MAJOR issue with rezoning!</p>
<p>This is not in line with Area Planning - leave zoning alone. In final area plan for Glenbrook (SW) the houses on the N/S/W sides of Graham Park (with the exception of houses on 45th St) were all left as existing urban form &amp; building scale. Now you are proposing to rezone additional houses along the park to HGO (4608 29Ave, 4712 &amp; 4708 Graham Dr). The community already spoke on this issue (loudly) - development on these side streets is not welcome - respect the engagement you've already done</p>
<p>Tiny houses are great seniors and students you could make them for sale. They would just be like the Atco military houses in Southeast Calgary on 36 street except a bed bigger with a bedroom do not make them as condos so there is a condo fee just tiny houses. They have them all over the states. Now there's a guy in Strathmore trying to do it waiting for the mayor. Just signing over, the zoning contact me for more information I have drawn a sketch of a tiny house</p>
<p>Housing costs are a crisis and it's time to re-zone. I recently went through the process of buying a first home, and the upward pressure on prices is insane. I only really bought to avoid paying even more than a mortgage costs in rent and ended up in a neighbourhood that doesn't really suit me. Anything that helps lift housing supply, public and private, is welcome at this point.</p>
<p>I dont want my communities to be turning into fourplexes just shoving people everywhere</p>
<p>Rezoning alone does not expedite solutions for demands for housing. The cost of renovation to make homes meet code are not affordable for homeowners to fork out the expense. This is especially so in times like today's economy where real and good paying jobs are hard to come by. If we can't afford to proceed with renovations to meet code, there won't be any renovations to change accommodating for housing. Tax breaks are not incentive enough to compensate for costs for homeowners to bear.</p>
<p>To whom it may concern.          Filling our older neighbourhoods with two, to possibly 3 times as many people will only further disrupt our Infrastructure. we already have water restrictions in the summer. This winter, rolling power outage warnings. What about the influx of sewage. All infrastructure in these older neighbourhoods were build to manage single family homes. not multi dwelling units. This move, once again. shows a knee jerk reaction, in our incompetent government.          You reap what you sow.</p>
<p>Basement Suites have not been mentioned directly here. Rocky Ridge Close NW is not zoned for basement suites. Will it be? If so, how will the need for more parking be addressed?</p>
<p>I'm against rezoning</p>



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<p>Acadia drive is already overburdened with traffic in office and school hours. With this change to have multifamily zoning, how would the traffic be managed?</p>
<p>This SCAM is to put money in the developers' pockets. It creates endless construction, not only on the housing, also roads/sidewalks being ripped apart so the city can upgrade the water lines, which is done one infill at a time and WASTES tax payers' money. Then, welcome the expensive townhomes ARE NOT AFFORDABLE. Then welcome the property Maintenance done with year-round leaf blowers. AND then our taxes still go towards infrastructure in newer communities while our schools and parks crumble.</p>
<p>I bought my house because it was in a single family area (R-1). If I had wanted more density I would have chosen a different neighborhood. You should leave the existing single family areas alone. Building low density housing next to single family housing will devalue the single family homes. That is proven by realty figures. Go to low density in the new neighborhoods that are being and will be built. Convert older buildings that we have vacant into low density family developments.</p>
<p>I fully support city-wide rezoning! As a recent first-time homebuyer, I wish that this had happened years ago.</p>
<p>There is a claim in the information that the city reviews. But where more housing is being allowed in older communities street parking is over run, driving down these streets is challenging, snow removal is impossible. It seems one of many things that is over looked is parking.</p>
<p>I am concerned about losing the tree canopy in older neighbourhoods such as Capitol Hill and Banff Trail. Usually mature trees on private property are removed prior to re-development. The building sizes take up so much of the lot that there is little room for plant growth. We need trees to help mitigate warming in the summer and provide habitat for birds. Also, shadowing from tall buildings could mean that people would not have enough sunshine to be able to grow vegetable gardens.</p>
<p>It's wrong to apply rezoning in existing communities. There are reasons why people chose to live in their communities and now The City wants to take them away.</p>
<p>Change to allow duplex in former r1 districts is enough of a change for densification. The inclusion of row housing and especially H-GO zoning is a step too far, too fast. This is a massive community change (see west side of 4 th street at 12 av nw). Negative impacts are loss of tree canopy, too much concrete, insufficient parking (how is that compatible with expected EV use and required home charging). Is the city planning to provide street charging in H-GO areas? This is ill conceived.</p>
<p>My wife and I move from Altadore to a nearby community with older bungalows and long term neighbours. We moved specifically because the density was getting crazy in Altadore. Do NOT push this insanity into all our communities. We are opposed to RCG. Traffic and parking are an issue, as well as lot coverage that destroys trees in older communities. Oppose this proposal.</p>
<p>I do not like the idea at all. It devalues the properties in the neighborhood! ! Rows of connected housing as an example are not as attractive as single family detached homes. I would not want to live in a neighborhood like that. It creates more traffic, more congestion and more people in the neighborhood! ! It is a bad idea. I am a native Calgarian and have lived in very nice neighborhoods and do so at present. Calgary is not the great city it used to be.</p>



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<p>Concerns: At least with people having to rezone communities had say. Our street can barely handle the regular parking for single family homes with the odd one having a rental suite let alone allowing for a row houses or a duplex being added. Honestly if I wanted to live in a congested community I would buy in a new community. I bought an older home so I actually have a back. As for the house prices pricing isn't going to change interest rates are too high and companies and people are greedy.</p>
<p>This is a terrible idea, just a cash grab for property taxes and developers. To make more housing, transition all the available real estate downtown into housing instead of empty office towers. This will also make downtown safer! More people, beautiful energy, restaurants, shops thriving! Leave the old neighbourhoods alone! The parking would be such a nightmare with higher density. Please don't make this change.</p>
<p>In your flyer, how come only the positive points (3) mentioned?? Creating a bias and manipulating the public???</p> <p>What is this rush to mutilate existing neighbourhoods. People chose to live there because what they have offered. Major degradation.</p> <p>Why don't you create satellite residential areas. Hands off from well established areas.</p> <p>Seems like The City has already plans to go ahead but with this survey they want to give the impression that it is democratic/fair process...and it is NOT!</p>
<p>This is totally wrong as many house owners bought properties to live in specific areas such as R1 and a change to one size fits all is irresponsible government. Allowing developers an open season to develop as they wish is poor leadership and if you allow something like this to happen, I'd plan to appeal and challenge this outcome. This is almost a developers led initiative and not what we voted to happen.</p>
<p>Please help guide me on how I can get personally involved in voicing the best development plan for the Signal Hill community. It's important to not rezone Signal Hill since rezoning would stress the current infrastructure and compromise safety, health, environment and add stress to people's lives.</p>
<p>This is too important a topic to be voted on by council. It should go to a plebiscite.</p>
<p>It is important to ensure there is enough parking. As well with this new rezoning that trees are saved and more replanted if there is to be a new build put in.</p>
<p>I think this would all be much better accepted if the developers were required to shovel snow from their properties under construction, prevent their bins from overflowing, not let their trades dump nails and garbage in the alley, not put 4x8 ft billboards in the front yard, etc. As a Realtor, I feel that a great deal of the community opposition to increased density comes from (some) developers being generally poor neighbours and not being held accountable by the city.</p>
<p>This is a fantastic initiative to remove exclusionary residential zoning and allow for more housing opportunities across the city. No doubt there will be opposition, but the need for a more simplistic and enabling process is clear. This will not solve the housing shortage nor lower costs exponentially, but it is a tremendous step in the right direction for effective city building, and will help put a dent in those challenges. Am very much in favour of this rezoning and overall approach.</p>



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<p>Absolutely embarrassing proposal. Destroying older communities so builders can put in multifamily housing. Too many people using minimal resources results in the same garbage new communities I'm trying to avoid living in.</p>
<p>I just read the City's propaganda document on the Housing Strategy. Our municipal government is the problem. It is a propaganda machine celebrating itself at great cost to taxpayers, with no awareness of how little it actually accomplishes and how much harm it causes. Bad people doing bad things. Before making massive changes to housing, our municipal government should reflect on its own lack of competence and integrity and make changes to itself.</p>
<p>I oppose a blanket rezoning for residential neighbourhoods. I am in favour of neighbourhoods deciding their own housing diversity. Multiple factors affect whether more density can be sustained. These include the volume of traffic, the width of streets, the sufficiency of parking (many homes in my area have no garages or not enough driveways space. That requires more on street parking), green spaces/parks. School population pressures. Too many variables for a broad, sweeping zoning change.</p>
<p>I am opposed to the City of Calgary planning to change the current designated R-C1 in Signal Hill and Richmond Hill SW to a new zoning of R-CG.</p>
<p>I am opposed to the City of Calgary planning to change the current designated R-C1 in Signal Hill SW to a new zoning of R-CG !</p>
<p>I am opposed to re-zoning of my SW community in Signal Hill SW from R-C1 to the new proposed R-CG. I can only hope the Ward 6 councillor that I voted for will look into this and ask the taxpayers of this community what they want.</p>
<p>Blanket rezoning of the entire city is nonsensical. Our infrastructure cannot keep up with those who are already here and yet the city is looking at bringing in more people without addressing basic access and services. The proposed changes only benefit developers and will put more strain on resources that are already over capacity, continuing to leave those most in need out of options. Listen to the residents and get back to the drawing board.</p>
<p>I do not agree with the blanket zoning. I do not trust your intentions. There will be a public hearing but like multiple other City proposals, you hear BUT YOU DO NOT LISTEN and then you rubber stamp anyway. Rather than a quick everything everywhere kneejerk housing plan, slow down, be careful , be considerate, do thoughtful category planning. You represent us, but we are more than you. We the citizens want to be alongside rather than opposite and against. THANK YOU!</p>
<p>My girls have grown up in our older bungalow. We have plans to renovate once we have the money. We are all opposed to RCG across the city. We don't want to lose our community trees and don't want to be overshadowed and overlooked by monster homes beside us. Ask communities where they want to see these larger buildings and leave the rest of us alone.</p>
<p>It is the useless Liberal Government that thought allowing minimum 250,000 ppl/yr for 8 years into Canada (and its municipal centers) that has caused a "housing shortage" . Close the doors for (8) years after electing the Conservatives and magically there will be more homes. I don't want a fourplex with 12 cars built beside me with tenant turnover and lack of respect for my community cause the Liberals flawed plan to fix the economy and "spread sunshine and green power around the world" .</p>



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<p>We have a city council which is currently at a 28% approval rating, I have a councillor who doesn't even answer my emails! Why is the city rezoning developed communities instead of building new communities? These proposed rezoning plans should be put to a vote with the taxpayers this is going to affect instead of haphazardly going ahead with a plan which is going to have a direct effect on current property values!</p>
<p>Wholesale rezoning of all existing neighbourhoods is unacceptable. Citizens bought homes in neighbourhoods which they chose because of their character. They invested in their homes and communities because of what they are, and now you wish to throw out the baby with the bathwater by throwing out all of the rules, and allow planners and council to make piecemeal decisions on development. This is no better than renegeing on a contractual agreement. For shame.</p>
<p>Brentwood row houses along park.  A bad idea that, in my view, will ruin the community park extending from Brisbois to 14th St. A city jewel. Simple calculations: ~63 rowhouses added to each of 3 segments=~160 people/34 pets per segment. Ramifications:  1) infrastructure (water, sewer, electric)  2) traffic and parking, let alone lane access  3) real estate values for obstructing "park view"  4) lose off-leash status of parks  5) each rowhouse &gt; \$1M, never a mixed socioeconomic area. Sad.</p>
<p>I strongly support rezoning, and the proposed map for my area (Sunnyside) looks reasonable.</p>
<p>Hello,  We are not in favor of this blanket rezoning.  The City has plans to redevelop a park &amp; ride lot in Marlb. They have investigated other lots to develop. They have converted various office buildings downtown to residential. Before we pull the trigger and allow rezoning in all communities, can we not take a BREATH and see what impact that has on this 'crisis'? How can we tell what's working. We seem to be reacting all the time in Calgary. Everything is a crisis.</p>
<p>We are not in favour of this blanket rezoning. I recently attended an info session on this. H-1 is the lowest draft zone. Why not have one below that that would see R-C1 areas go from single homes only to singles, duplexes and 2 infills on one 50 ft lot with NO row houses or town homes. I think this meets R-C1 n'hoods half way and you probably would see half the opposition u r now. Row houses does not have to be in every community.</p>
<p>I developed a legal secondary suite in 2019. It has provided housing since that time. On street parking has not been an issue for my neighbours. We are in a national housing crunch. I support the expansion of zoning in my area to include infills, duplexes and secondary suites.</p>
<p>Good idea to address this with good planning and consideration of community needs.</p>
<p>I think rezoning would be great for the city to allow more RC-G lots across the city as it would give people the chance to purchase homes closer to downtown which will cause less commute time to jobs and freeing up the roads of the recent traffic problems. It also opens up the chance of houses getting cheaper as the number of homes go up and increasing affordability across the city.</p>



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<p>I disagree with this, I live in Charleswood. I am 36. You are going to destroy the livability of established communities, I live on a lot with 1 house and you want to put a '8' on it, absolute madness! Even 4 is absolutely too much! THIS WILL NOT ADDRESS AFFORDABLE HOUSING! You increase the lot coverage too so everything gets darker, what about the trees?!. construction work on the homes built through banff trail is not inspiring! I bet most of the vinyl windows wont even last 20 years!!</p>
<p>Yes, don't make it so difficult to have legal basement suites. The conditions of a legal basement suite are too restrictive and removing/relaxing then would provide instant relief to the housing crisis.</p>
<p>This blanket rezoning is a short sighted solutions. Not all streets/communities can support increased noise, parking, crowding. This zoning change is ridiculous. Council should be looking at supporting zoning changes in Transit areas only.</p>
<p>I prefer rezoning</p>
<p>Making street parking more difficult to access through permits, time restriction and paid parking are not acceptable methods of ensuring enough parking in neighborhoods where single family dwellings are being replaced by eightplexes. (8 units with only 4 garages is silly.) Scaling these back to fourplexes would be a better solution. I support making it easier to build laneway homes for single family dwellings. This would allow owners to rent part of their property &amp;/or house aging parents.</p>
<p>Calgary does not need more condos, families do not want to live in them. We need more 1500sqft+ homes, we need to rezone and demolish the old tiny post war bungalows in our inner city communities. Thank you!</p>
<p>Change of Zoning will seriously negatively impact Mount Royal. I am against change to Zoning. ( IE. Not in favour of. )</p>
<p>Has there been consultation with school boards to forecast potential impact to the strain on schools especially in inner city as population could double in existing areas. Middle schools and high schools in inner cities are already bursting. Children could live walking distance to their school but not get in to the school because of lottery system. They are forced to commute to a school away from closer to their community.</p>
<p>Do not throw the 23 River Run homes in a landfill in order to enrich Harvard Developments. The City's decision to destroy the River Run townhomes, and treat the owners so poorly for so long, speaks volumes of the lack of integrity of Calgary's current municipal government.</p>
<p>The current zoning was designed by city planners to maintain and be compatible with the community. A blanket rezoning basically and saying development permit will allow review to ensure compatible is contradicting.</p>
<p>I'm curious why the city continues to host and these dog and pony shows with the outcome already decided? Has there been a recent community engagement that has reconsidered or even amended from a community engagement? From 14th street alignment to 'main streets' to now bullying this new proposal? The main street in Bowness was not approved by a single entity including our development committee as they tore up the road and they added centre medians. The inner city communities are bombarded with '.</p>



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<p>From the information provided on this website I am not in favour of this "rezoning for housing" moving forward, more consultation and better advertised information sessions are needed before something this impactful should be considered.</p>
<p>I have much concern about the proposed re-zoning that may take place. Making affordable housing is great, the short fall is that this proposal still excludes 1000â€™s, even 100,000â€™s of individuals and families that donâ€™t meet the annual financial criteria. This is the actually problem that people are facing. Within the \$40,000 and under, and the homeless community, there is severely limited funds and options for people. Even the options available make it impossible to get out of poverty.</p>
<p>I fully support this plan. Brilliant.</p>
<p>We believe blanketing residential areas within the city with the proposed rezoning to be a huge mistake. We live in an estate area of Tuscany (homes 3000+ sqft) and back onto an environmental reserve. Allowing this caliber of home/neighbourhood to transition to townhomes/duplexes/row housing would severely impact the value and character of the area. If we wanted to live in an area with townhomes for neighbours, we would have chosen a different neighbourhood. Council needs to reevaluate!!</p>
<p>I strongly "OPPOSE" blanket rezoning changes. I believe a case by case basis is still the appropriate process. There are to many factors to consider when it comes to infrastructure, parking and density in general. This is a Bad Idea!!</p>
<p>My main concern is the quality of life that you intend imposing on those of us living in areas such a Marlborough Park. We live in a single family home and It appears that you are suggesting that it will be Ok for the folks next door to lower my quality of life, reduce available parking, increase noise and traffic congestion. In addition it is possible that you will reduce the amount of sunlight that we get on our lot. We moved to this location to get away from what you are proposing.</p>
<p>Iâ€™m skeptical of this plan. Iâ€™ve lived in 2 heritage neighborhoods that were previously all bungalows, and rezoning led to them to being filled with million dollar townhouses, ruining the community vibe. I have been totally priced out of the neighborhoods in which I grew. I donâ€™t think Calgaryâ€™s rezoning has led to more affordable housing. I think instead you should build low-cost housing - developers will only serve themselves by building pricey town houses which wonâ€™t help the housing crisis.</p>
<p>I am not against redevelopment or increasing density but to to this on a blanket scale does not respect choices and investments that Calgarians have already made. We bought a home in an area that was zoned to not allow high density housing very deliberately. To blanket change the rules has the potential to change our neighborhood into a a place they in undesirable to us.</p>
<p>I am writing to voice my opposition to the re-zoning proposal. This is an unacceptable proposition which unfairly affects those who have made significant decisions with regards to where they want to live. While I agree that housing is an issue, I don't see how a broad stroke approach to this strategy is appropriate. Rather than focusing on established neibourhoods, this strategy should put limits on what developers can do on city outskirts, where city infrastructure is already an issue.</p>



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<p>My zone will be changed to R-CG and Land Use Bylaw1P2007 for this designation does not include a single detached home in 525(b), however, the FAQ on the rezoning site says that it is acceptable to rebuild a property to a single detached home. This is confusing. The FAQ must be incorrect as the bylaw does not include the original type of development. I cannot support this rezoning as the bylaw limits my options on my property.</p>
<p>Has there been an assessment of weather the existing infrastructure (water, sewer, electric, traffic capacity, etc.) in older neighborhoods could accommodate this significant increase in density. and I believe you should try it in your street and let us know how it goes.</p>
<p>I live in Lake Bonavista and have resided in my home since 1992. We do not support rezoning in our neighborhood as it will negatively affect both the quality of life and the value of our home. Infrastructure in each community would need to be assessed and built to meet changes to demand. Namely : electrical, water and sewage, parking, green spaces, and congestion. This proposal seems shortsighted.</p>
<p>Rezoned my house of 3 generations into a 6 storey. Instead of redeveloping the innercity why canâ€™t the new communities be high density instead they are always single family. City truly needs to get its priorities straight and develop low income housing in new neighborhoods instead of destroying the current ones</p>
<p>Please make secondary suites a discretionary use in TOWNHOMES/ROWHOMES all zones including all the CC zones. It's bogus that this was left out in an area that's supposed to be promoting density</p>
<p>Please remove all barriers to build housing, Calgarians desperately need it. This is one of many steps that will make more housing possible</p>
<p>I'm deeply concerned with blanket rezoning the majority of the city to RCG. I live in Parkland, a beautiful community in the SE backing onto Fish Creek Park. I chose this community because it's quiet and peaceful. This community was not designed for fourplexes or eightplexes in mind. Parking will be an issue, noise will be an issue, and the demographic that lives here picked here for its quaint appeal of the community. RCG would ruin this appeal. Unchecked immigration created our housing crisis.</p>
<p>No</p>
<p>My concern with the city rezoning. Currently I have lived on a street where the house across the street has a secondary suite. This makes 4 cars for the one house (owners park in garage) renters park on the street. My neighbor beside me who also rents the upstairs and basement ( 4-5 cars between the renter) one Renter parks in the garage and the other renters parks on the street. With 3 renting tenants my driveway is block by 1-2 feet. This is unsafe when backing out and missed bin collection.</p>
<p>I have no problem with small apartment buildings but do not support units above 5 floors in established communities</p>
<p>I think it is a good idea.</p>
<p>I don't want this</p>
<p>Itâ€™s not fair to rezone existing neighborhoods. This should have been considered when granting development permits for new neighborhoods.</p>
<p>I participated in the Bowness information session last Saturday Feb.3rd, and do agree that there does need to be more diversity in home affordability across Calgary, for different household incomes. One of</p>



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<p>my biggest concern is that developers will be scooping up land with a single family dwelling and constructing high end semi detached 2 storey homes worth 2-3 times (both new homes) what the original house was. Will there be assurances from the city that affordable homes will be built ?</p>
<p>Hi, I am not in favour of this rezoning proposal. All we are trying to do is cram in more people per square kilometer in the city. I moved to this beautiful city 11 years back and fell in love with it because of it's openness. I moved from Vancouver because of this very reason. Rezoning of many residential areas lead to parking issues. Streets are filled with vehicles, multiple garbage bins. Don't kill Calgary's charm by rezoning it. Expand Calgary outwards, extend the city limits.</p>
<p>This reasoning is terrible and will negatively affect property values. Houses being built will be far from affordable.</p>
<p>I do not believe that this proposal will address the housing issue. Developers will continue to build housing that is not affordable for most Calgarians. It is ridiculous that with a household income of less than \$100K, you cannot buy anything in this city except a condo.</p> <p>Some of us bought a condo as a starter and cannot afford a home with a yard because the developers keep tearing down anything affordable to build more condos. This plan solves nothing! .</p>
<p>Why are we considering allowing the same amount of density in the outermost suburbs where the cost of providing services is prohibitively expensive and more people would need to rely on the use of their individual cars for transportation. I am all for density and providing options for development but it should be focused around the existing amenities and transit infrastructure. Allowing for 4 times the people to move to the suburbs rather than focusing density around train stations is absurd!</p>
<p>Calgary's current municipal government has lost citizens' trust and respect. Fake engagement like this is far worse than no engagement. The City has already decided most of what it is going to behind closed doors and such decision will lack financial responsibility and integrity, just like the current Green Line fiasco.</p>
<p>Your solar inspectors are ignorant &amp; devoid of experience. Your strategy for laneway / extensions going off the grid is obsolete &amp; full of expensive red tape</p>
<p>My wife and I have just moved into an older home in a great neighborhood-- something we could finally afford. NO to blanket R-CG zoning! We intend to renovate our home over time and raise a family here. We would be devastated to invest this time and money into our forever home and be overshadowed and overlooked by a massive building on either/both sides! Put density along the LRT track and ask communities where they want it! Not every street needs to be townhouses! NO to R-CG everywhere!</p>
<p>I do not support blanket rezoning for each community as currently outlined. I prefer the current method where re-zoning is approved on a project by project basis as it allows neighbors to provide feedback on each project specifically. Blanket re-zoning will not allow neighbors to provide their opinions on changes that will very closely impact them. Please re-consider this plan.</p>



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<p>Blanket re-zoning takes away the proper checks and balances that are required prior to development. This proposal transitions the rights of home owner and community members towards developers. Developers are a business, and their primary goal is to increase the profit per square foot of land they purchase. Little consideration if any is give to the community impact and the affects on the community. Higher price development in turn drive up property values, further worsening rent prices.</p>
<p>I think itâ€™s a good idea!</p>
<p>I am not in favour of changing my existing zoning from RC-1 to R-CG. People chose to live in RC-1 for specific reasons such as reduced density, reduced traffic and surrouding spaces. The new proposed zoning would infringe on these chosen reasons. New development may see row houses or duplexes built disrupting the above reasons. Also parking would be effected making it more difficult and even more dangerous as visibility is reduced. New developments can be zoned as RCG increasing housing</p>
<p>I approve of the rezoning. Great job on the good communications with the public about this initiative!</p>
<p>I am knowledgable with the current zoning and DP process, and this proposal is a terrible idea. Densification should be targeted around transit corridors, but this is just careless rezoning which will pit neighbour against neighbour mostly benefiting jerks and developers that don't care about neighbours. This will push the city into chaos development which will take away housing units before yielding new ones, exacerbating the problem in the short term. I support mayoral recall before it happens</p>
<p>Eventually rezoning won't really matter. We'll reach a population where growth will be curtailed due to limitations due to diminishing surface and ground water resources. Once we reach that as yet undetermined population, there would be a shuffling of the deck as in, increasing population density around LRT stations, employment centres and the downtown area. We can't assume that Calgary can, or will continue to grow. There simply won't be enough water.</p>
<p>This change hurts existing home owners. Peopleâ€™s homes are usually their largest investment. This change without any control or review as is in place now will substantially decrease the value of any single home residential property unlucky enough to have a townhouse etc built beside or even near them. A blanket exemption for review as proposed is unacceptable and will have far more negative impacts than any positive. This affects quality of life for every hard working home owner. Scrap this idea</p>
<p>From all the new housing I have seen constructed in Glenbrook and Glamorgan, the claimed goal of providing affordable house is simply stated, a lie. All, I repeat, All of the new housing that I have seen built is high priced.</p> <p>I also object to the proposed higher density for Glamorgan. I saved the money to move to this community because it was zoned for single dwellings on large lots that allowed gardens and children space to play.</p>
<p>The proposal to change my zoning from R-C1 to R-CG is unacceptable. I live inan architecturally controlled estate area and I purchased my house on that basis. The city statements about what 'rezoning is' above are largely fluff and nonsense. How much will the city compensate me for the reduction in property value to my house and lot when rezoned? Zoning cannot be changed retroactively. I am completely opposed to rezoning in the Mountain Park area of McKenzie Lake!</p>



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regards

[personal information removed]

R-CG parcel could have four units on a typical 50 ft. lot, with each unit to have a secondary suite. Assume 2 people per unit, adds 16 adults plus children to a home that currently has 4 people (2 children). Impact on infrastructure - weak Electrical grid - aging water & sewer pipes. You are only providing 0.5 parking/unit - where do the aged park . What about climate and the destruction of the tree canopy. Context has no meaning once a 2nd suite planned - we have already learned this.

The proposal for blanket rezoning is a terrible idea. Densification should be placed strategically around transit corridors, but this is careless rezoning which will pit Neighbour against Neighbour mostly benefiting j developers that don't care about existing Neighbours. It will lead to chaos redevelopment which will take away housing units prior to adding them, exacerbating the short-term problem. I support a mayoral recall prior to this happening.

We purchased a house and lot in what the city promised us it was zoned for single families back in 1964. PAID EXTRA for this feature !! How can the City just steal this away from us now?? YES - steal is the right word. Our little bungalow sitting between 2 monstrosities ( 11 metre high) is wrong and has to be ILLEGAL!! Something that a Communist Country would do to their citizens !! Parking would beocme a nightmare!! Future ghettos coming !! Very irresponsibile City Council !!!

I am completely supportive of the rezoning initiative. All communities should have a mix of housing. I believe development focused on entry level and social housing should be prioritized.

We need re-zoning, these house prices and rents are ridiculous

I don't want to see my neighborhood lose all of it's lawn and mature trees because someone redevelops an ugly duplex on a nice yard!

We absolutely need rezoning! only rich people complain with a conservative mind-set about 15 min city. Everything is so far in this city! We need better solutions to look , for example looking to how Singapore and Europe are building their cities. Also, Singapore has solved their housing crisis.

I want to make 3 points. First, the rezoning should be put before all Calgarians with a plebiscite (don't always like that path but all voices must be heard), Second off-street parking is a NECESSITY for any in-fill building, Third all rezoned housing MUST be affordable.

Our grid and infrastructure would have to be in the foresight not an afterthought. The city should enforce parking permits for how many vehicles a home has and for street parking in this rezoning.

The city should enforce parking permits for how many vehicles a home has and for street parking in this rezoning. If a new infill next to our home blocks sun access to our solar panels, this will require compensation for non-functioning solar panels.

I just wanted to submit my support for this plan. It is extremely disappointing to hear older generations talk about this issue, they don't seem to understand how crushing it is not to be able to afford a place to live.



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Thank you for proposing a plan that will have a real impact on the issue, even if parts of it are unpopular with those who want to maintain the status quo

The proposal for blanket rezoning is a terrible idea. Densification should be placed strategically around transit corridors, but this is careless rezoning which will pit neighbour against neighbour mostly benefiting jerks and developers that don't care about existing neighbours. It will lead to chaos redevelopment which will take away housing units prior to adding them, exacerbating the short-term problem. I support a mayoral recall prior to this happening

If street parking rules are relaxed and we're all to have alternative vehicles such as electric the how will people be able to charge their vehicles from their home's electricity without off street parking at their home?

Our energy infrastructure must be updated first to take on additional houses especially after this winter grid issue and several brown outs over the past few summers. Snow reclamation and water recycling also must be done to handle increase water needs. New homes MUST include alternative energy such as solar.

Transit also MUST be updated, be safer with regular security to take on more riders.

Our municipal government is the problem. We need a better functioning government that does not hide so much behind closed doors. More honesty and integrity within the government is needed. Our poor functioning municipal government does not have enough competence to meaningfully impact the housing crisis in a positive way.

I am against the blanket rezoning of Calgary to multi-dwelling. I am against permit parking in multi-dwelling neighbourhoods. I am against developers not having to provision for minimum parking, regardless of whether the majority of their target market relies on public transit. It is not clear whether the affordable housing owners/renters are exempt from municipal and provincial tax, or is it a discounted rate.

I would like to be able to vote on this issue. This issue will widely change our city, and I believe that allowing the privilege to vote within the hands of only 14 councilors (and a mayor) is anti-democratic, especially considering this was not brought up during the time of elections. The city voted on fluoride and everyone got a say for this, why can't we vote on the blanket up zoning?

This City Council has no right to apply its rezoning ambitions to long standing neighborhoods that were built on the premise of the zoning currently in place. Go back to the drawing board.

I don't trust this city council, led by a mayor subject to a recall initiative, to act in my best interests on this matter. Rezoning with their "caveats" gives me no comfort at all. They do as they please. I do not support.

we understand areas zoned sfud are not included , why not

I do NOT support the blanket rezoning proposal. It is a lazy and reckless idea by council. We bought in an established community and I paid a significant premium because I value space and less dense communities. Now this council is trying to turn every community into inner city, which is reckless. If the rezoning proposal is approved it will be the first step in turning Calgary into a place I want nothing to do with. Impacts to my family is no parking, increased traffic, and ugly infills!



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<p>This rezoning issue has been decided against over and over since Nishi proposed it. I don't want existing neighbourhoods rezoned. Was proven in my area the infrastructure does not support more people unless designed for more. You want higher density build new areas for high density and you can go as high as you want to. Other states have tried this and found high density is not cheaper than building out.</p>
<p>I see no reason that the entire city will have the property rezoned. It simply takes the onus away from the city to look at why the party that wants the rezoning done. Why would the city redone properties that are obviously not a property that could be rezoned. Lots of properties fall into this category. This not a good idea!</p>
<p>I have paid and worked hard to have a single family home in my community of Somerset. It is already noisy, busy, and street parking is a challenge now, let alone if row houses, duplexes, and secondary suites are allowed. It's my home. My choice! Not members of City council to decide!!</p>
<p>Are they rezoning in Queensland in Calgary , Alberta</p>
<p>Are they rezoning in Queensland in Calgary alberta</p>
<p>I do not support the City moving forward with city-wide rezoning. I have been impacted by R-CG zoning by the neighbouring property, and I don't believe the City has fully assessed negative impacts to adjacent homeowners. Not only will this change antagonize residents, but it will not actually add to affordable housing stock. Each of the 4-unit townhomes adjacent to my heritage bungalow sold for &gt;\$100,000 more than my single-family house.</p>
<p>I live in a community with larger lots and homes and narrow streets. If my area is rezoned then there is a real risk of devaluation of property values if this allows homes to be sporadically turned into multi family suites or knocked down and multi family residential randomly built beside single family homes. Our area also does not have the infrastructure to deal with higher density, most streets are inadequate for increased parking, the majority of streets are too narrow for bus transit.</p>
<p>Are they rezoning in Queensland in Calgary Alberta</p>
<p>Suddenly re zoning established areas where families bought because of the current zoning is not fair. It's all about density but it needs to be go forward with new neighborhoods. To rezone an established neighborhood should allow existing residents to have a say. To erect a multi dwelling next to a single home is not right. Devalues existing single home. Have seen on 19 st nw.</p>
<p>I think this is a bad idea. This means that more of our mature communities will be faced with more noise, traffic etc. This is the main reason that I bought and spent more for this privacy. You need to go on a case per lot consideration.</p>
<p>I am 100% opposed to the rezoning in Calgary</p>
<p>I would support a plan that has parameters around construction quality. I have lived through enough alberta economic cycles to have concerns that this may provoke another wide spread building boom of low quality housing. It would also be helpful to understand how the builder's saving on permits are passed on to families, as well as any savings on GST during construction under the federal incentives.</p>
<p>How does this plan compare to what edmonton and red deer are doing ? Are there any plans to curb investment properties, short term rentals , and absentee ownership from outside of Alberta?</p>



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Would an organization like CMLC be in a position to purchase any of the Chinese owned properties currently being liquidated to develop affordable housing ?
Please build affordable homes that the average single person can afford. Working people need homes, but affordable housing is always built for the very poor. People making \$70+ k need housing, too!
This is a horrible idea that will forever change the landscape and dynamic of our communities.
Please make sure that gentle density can be added to neighborhood (rowhouses, small apartments etc.) Multiple staircase requirement should be removed for low storey buildings.
The decision to rezone the City directly affects nearly every Calgarian and should be decided via referendum.
The City deciding to destroy the River Run townhomes speaks volumes regarding the City's actual priorities when it comes to housing and development. The environment and the well being of citizens is disregarded in favour of enriching developers and their friends.
The affordable housing crisis is not only an issue of supply. It is equally and issue of greed. The city wide rezoning will make it easier, and less expensive, for a developer to buy a single detached home and then tear it down and build a duplex, or buy a series of single homes and build a row-housing/ townhouse complex. The developer then sells each of those units for the same price that they initially paid when they bought the single house(s). What is the city doing to help the home buyers?
I absolutely do not want the natural area next to me developed into high density housing. It would wipe out the equity in my home. I am counting on that equity to see me through my old age. I bought where I did because of the nature of the community - single family dwellings. I was told the natural area would never be developed. It is totally unconscionable to change things now. 7 new Calgary communities were approved - make them high density. Leave my investment alone.
As a past vice-president/communications director for the Richmond/Knob Hill Community Association and a continued active community member, I would like to voice my support of the city-wide rezoning that is being proposed. We have seen our community evolve and change over time and the modest density increases across the city are the least that we can do as a city to support affordability, creating vibrant communities, and offer a variety of housing for different types of community members.
A high density housing development has been built bordered by 77th, 17th and 85th in the Springbank Hill community. It's functional but it's ugly. There are no new roads to handle the additional traffic and traffic is much heavier than it used to be. We are struggling with drought and talking about water restrictions for summer 2024. How does it make sense to put more strain on our water supply by creating super densification? What about the strain on the electricity grid? Garbage removal?
Rezoning to very high densities should consider road access to the development. If the rezoning will create congestion, improving road access should be included in the planning. Eg: Glenmore Landing has one access road. Obviously this would not accommodate an increase of thousands of residences.
Not in my neighborhood!
The city wide rezoning seems far fetched and I'm not sure the infrastructure upgrades have not been considered. This includes water/sanitary/storm sewers. If we're going to increase density like this the increase in runoff surely hasn't been thought off. What's needed is common sense increase in density in



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locations where the infrastructure can be easily accommodated. Also, let's not forget about transit needs with more people needing access. Good try but more works needs to be done
Please consider providing mixed use zones with affordable mid rise complexes, connected via rail. Doubling-down on suburbs will not help affordability or reduce our dependence on vehicles.
I disagree with the proposed land use change. When we purchased our home we paid more to live in an R1 district. If we had wanted to live in a multi use area we would have purchased an R2 home.
We strongly feel that this initiative will strongly affect the quality of life in our neighborhood. The reason why we opted to live in Arbour Lake is because we value the green spaces, the quality of life, the serenity and the peace and order our community brings. I hope that the status quo remains where we live. I am sure there are other areas where this kind of zoning will be applicable. Why impose this burden on us able bodied, gainfully employed honest to goodness taxpayers?
This is crazy. The positive is that if it passes you can lay off all the people in urban planning. As an alternative, vance the build of the transit line. It is a set of tracks to bring people to a downtown that few people work on anymore and donâ€™t need it. Take those billions and buy land, and put up housing. Problem solved.
I am concerned with a blanket endorsement of any city hall changes. Houses are owned and property tax valued based on certain criteria that may be compromised with a blanket zoning change. I don't believe a zoning change will improve a housing crisis. What ever happened to blackfoot trail and 16 th ave trailer parks disposal. This is good land for budget minded housing Perhaps city administration should rethink the development process that i understand may take up to 2 years in certain cases
Please consider adding daycare/child care facility (i.e. not home based child care, rather larger/greater capacity facility) as a permitted or discretionary use in the new districts. This would support the increased density and young families who are in need of childcare service.
This initiative has my full support. It makes sense to reduce this level of bureaucracy while maintaining safeguards in the process so housing meets needs and fits in with existing housing in those areas. We urgently need more housing, more affordable housing and a "Housing First" approach to tackle the terrible and inexcusable homelessness crisis in this city. I applaud those who have taken steps to try to actually do something about the housing crisis which only worsens year on year.
I don't like the rezoning.



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<p>I have lived in Calgary my whole 35 years. I am all for changing up the zoning. The expansion of the city has become a problem. We need solutions.</p> <p>My only point of contention: single family dwellings should remain solely for use and ownership by individuals. Too many have been snatched up and converted into business fronts when there are plenty of available vacancies for business purposes.</p> <p>People are struggling to buy housing. It is reprehensible that businesses are allowed to take these away.</p>
<p>I am very much against blanket upzoning. I live in Brentwood and have already seen on-street parking on my own street increase significantly, mainly due to 2nd suite additions. When cars are parked on both sides 2 cars can no longer go up and down together. I cannot imagine what would be the parking situation if apartments, duplexes and row housing were allowed without public input into the change. In addition speeding is also a problem on our street. PLEASE DO NOT DESTROY my Standard of Living!</p>
<p>I support rezoning for two reasons:</p> <ol style="list-style-type: none"> <li>1) the Calgary is spread too much, and cannot be spread anymore without harming the environment more than it does already.</li> <li>2) the opulent 2,000-3,000 square feet houses, with 0-2 people living in it, are an insult to the world facing economic crisis. Most of the houses are owned by money launderers from overseas, and we know it.</li> </ol>
<ol style="list-style-type: none"> <li>1. I live in an area that is currently undergoing significant urban density. It comes with access to retail space, and increases the capability by neighborhood. The major limitation is this areas, inability to cope with traffic and construction. It is impossible to find street parking, and all major access routes are burdened by very high traffic.</li> <li>2. High density housing must have design requirements so that they suit the neighborhood. It's possible to achieve higher density, but keep character.</li> </ol>
<p>If a neighbour puts a single-family house up for sale can a developer turn around and build a multiplex (i.e., up to 8 family unit) on the property with the current approved rezoning, even if I disapprove?</p>
<p>The information about rezoning is helpful and I agree with it. The faster that affordable housing is made available, the better.</p>
<p>Redevelopment in older neighborhoods is allowed, so what is to stop someone from demolishing older homes and putting up a 4-plex? -string of rental row houses? -more cars, more rentals, where maintenance of properties is not as important, bigger structures closer to our property line, congested street parking. We paid for our house largely based on the character of the street, and have owned it for 25 years. Rezoning would change our investment terms after the fact!</p>
<p>I generally support the rezoning plan. A couple of points: (1) It is important to ensure that all units have off street parking. Any assumption that people will use transit exclusively is not realistic. (2) The regulations should be thorough but simple - safety, parking, setbacks, height - and the approval of neighbours should not be required for either the primary units or secondary suites. (3) Sidewalks and bike lanes should incorporated into every community.</p> <p>Thank you.</p>



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<p>Calgary is a great City with great people, despite having an incompetent dictatorship as a municipal government. This rezoning decision (which has already been made despite this pretend engagement process) and the Green Lie will go down as the two worst decision this municipal government has ever made, at least from the perspective of citizens. City insiders and their friends will profit from these decisions.</p>
<p>I whole heartedly disagree with this rezoning! I purchased a single family dwelling in an older neighbourhood specifically because I do not want to live in a highly densified neighbourhood. Your proposal will ruin quiet neighborhoods. Your proposal will reduce the amount of green space and ability of home owners to grow their own food on their property. Parking and traffic will become an issue. I am vehemently opposed to this proposal!</p>
<p><b>WE DO NOT APPROVE REZONING IN OUR AREA</b></p>
<p>This housing crisis has been inflated by immigration. What happens when this new population naturally leaves the city? Families migrate to Canada to not live on top of each other, for a better life and affordability. How is encouraging densification in already established communities an improvement/solution of poor government planning, impacting locals and the Canadian quality of life?</p>
<p>I do not agree with rezoning neighborhoods. Most neighborhoods have multi and low income housing. Calgary has been doing this since its birth. Rezoning will create a frenzy for developers and take away the very nature of a neighborhood. Knowing who is living beside you, watching out for each other and low crime. It is outrageous that this is even being proposed as we know the residents who have paid high taxes and supported Calgary's growth for many years will be the residents most effected..</p>
<p>You say this won't decrease my property value but that is untrue. I live in spruce cliff and we told you we want to maintain green space as a priority. What will fill the quest school? More low income? We have done our part.</p>
<p>I support the housing initiative that is being proposed to address housing affordability in the city. I believe that this should be passed by council as an important measure market Calgary as desirable city for people to live.</p> <p>Emphasis should be mentioned on how the city will ensure effective and safe transit options as communities increase their density. One of the weak areas of the city is its transit system due to safety and reliability. With increasing density, transit must be improved.</p>
<p>I think this a very good idea, the rezoning should also make transit better if possible, especially if this could mean a rise in density. I also think amenities in the city should get better from this too, assuming again increased density which probably means higher taxes collected from the city. This may even be the most important because often I thing I hear from Calgarians is there is nothing to do especially in the winter.</p>
<p>Hello, I attended one of your public webinars. I was wondering if the What We Heard Report will be made available to the public, or only submitted to Council? Please make that clear on your website. Thanks!</p>



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<p>I find it amazing that areas are being rezoned - rather than taking into consideration the age and size of current housing in the neighborhood. What is already built will not offset the ongoing urban sprawl and lack of service.</p>
<p>This rezoning is a terrible idea and shows the complete lack of regard for existing homeowners and neighborhoods. Homeowners already have to fight to preserve their neighbourhoods against rapacious developers; your arbitrary blanket rezoning will makes this battle even more difficult. The developers who benefit from this rezoning will never live in the neighborhoods they ruin. Blinded by ideology, our city council has become "useful idiots" to the forces that push for these changes.</p>
<p>I am a home owner in Lake Bonavista. When my family moved to this community, a few short years ago, we anticipated our home and community maintaining their value as well as the culture of the community not changing. In addition to this, we have an HOA that will experience an increase in busyness and possible over-use. We are against this possible rezoning in our area.</p>
<p>I am very much against this blanket rezoning. Neighborhood zoning was done for a reason. It was to protect property owner rights against land change that will impact the quality of life in the neighborhood and the value of the property that the owners have invested over a lifetime. These rights to quality and value should not be taken by the city and developers without compensation and the democratic process.</p>
<p>Dear Calgary City Councillors,</p> <p>I'm concerned about the blanket rezoning for housing. Instead, let's address root causes with increased education, social services, and healthcare funding. Rezoning must align with community support and infrastructure. Say no to rezoning without these commitments.</p> <p>Thank you.</p>
<p>Citywide rezoning won't solve housing or affordability crises. It risks making communities unable to meet residents' basic needs. A more nuanced approach, addressing root causes and prioritizing community support, is essential for sustainable solutions.</p>
<p>How does densification in Calgary address housing inequality for the 1 in 5 Indigenous Canadians impacted by colonization? We need a multi-government solution providing services and funding to reduce poverty and social harms. Let's prioritize initiatives led by Indigenous communities to create meaningful and lasting change.</p>
<p>I will not vote for any City Counsellor that votes in favour of this rezoning. I am a native Calgarian who has saved and sacrificed to live in an R1 zone of my choosing so that I would no longer HAVE TO LIVE to live in an R2 or higher density community and live with all the negative issues that result. City Counsel's only agenda is to increase density, which increases property taxes as the City of Calgary is incapable of managing our tax dollars effectively and is incapable of cutting costs.</p>
<p>The prospect of rezoning threatens to exacerbate existing challenges such as overcrowding, parking shortages, and increased crime rates. Rezoning without adequate solutions in place will only magnify these problems. Many of us are unable to fully utilize these amenities due to the prevalence of dog waste</p>



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<p>and unleashed dogs. If left unaddressed, this issue will only worsen with rezoning, further diminishing the appeal and accessibility of our neighborhood's outdoor areas.</p>
<p>All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. How does the current rezoning proposals address the future need to accommodate and charge electric vehicles?</p>
<p>Do not rezone existing neighbourhoods! Build a high density area at edge of city with transit available. Leave the central communities as they are. Also...put back Midfield Park Mobile Home neighbourhood. That should NEVER have been destroyed</p>
<p>NO REZONING. Council was not elected with this mandate. A meagre \$24M flouridation issue required multiple plebicitates, this is well beyond that. This is either an election or plebicite issue.</p>
<p>Thank you for doing what you have to do. We all need a liveable community. Those too selfish or shortsighted to allow change must not be allowed to prevent necessary measures.</p>
<p>I am very much against the rezoning proposal. People who have purchased homes in current zoning that is where they want to live should not be arbitrarily forced to have their zoning changed. Property values will be depleted. Living conditions will change. Traffic and parking will be negatively affected. DON'T DO IT!!</p>
<p>I attended the Feb 1 session. I really support the rezoning proposal. But: 1) you really need to dumb the material down. A lot. The use of land use district/zones (like R-CG) is confusing. 2) you should really highlight the benefits to the existing homeowners whose neighborhoods will be rezoned. Right now, they just see the downsides, you need to highlite the opportunities this will provide them. [personal information removed]</p>
<p>I am not in favor of rezoning R1 to RG. Homeowners who purchased or built in R1 zoned areas did so with the expectation that their communities would remain as R1 and not be subjected to densification. There are many impacts to allowing additional homes into already too-narrow lots on narrow streets, with parking availability being a primary concern.</p>
<p>All new housing outside of the downtown core should include off street parking for at least one vehicle per residence. Should not be street parking as there is already too much street parking which creates a safety hazard for children. Additionally each parking spot should have capability for charging of EV Need to plan ahead not just be reactive.</p>
<p>Hi I would like to know more about what will be allowed for Laneway housing/Garage suits. There is so much potential for this type of housing, and other cities like Edmonton/ Vancouver. There is allot of opportunity to encourage long term house owners especially a someone whom has lived in their home for over 5 years or more to build this type of building. Vancouver is offering a home owner a \$40,000 incentive to build a laneway. Why doesn't Calgary offer the same program?</p>
<p>We have invested over 570,000\$ upgrading our home in Lakeview, I am upset seeing what you did in Mount Pleasant, where multi dwellings 8- 10 plex are being put next to new single family homes with no apparent parking and no sense of a plan , just random development with mix of structures and use.</p>



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<p>All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. You are making a terribly incorrect assumption that some households will have no vehicle at all.</p> <p>How does the current rezoning proposal address the future need to accommodate and charge electric vehicles? How can someone charge an EV on the street?</p>
<p>The City deciding to destroy the 23 downtown, waterfront River Run townhomes so that a wealthy developer's project will be transformed into a waterfront project highlights our municipal government's approach to housing: (i) citizen's well being is not important; (ii) the environment is not important; and (iii) developers making profit is all important. This engagement is propaganda. The City has already decided the outcome behind closed doors.</p>
<p>density allows better city revenue, which allows infrastructure and services. Historically, cities are high density. We need more walkable districts like Marda Loop and Beltline. The sprawl of the 1950s and 1960s is an anomaly in the way cities have been built, they worked for an era of cheap cars and gas, and were simple to build. If people want to talk about how density changes the character of a district, then lets talk about how Bowness has gone from a separate village to engulfed district.</p>
<p>All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. How does the current rezoning proposals address the future need to accommodate and charge electric vehicles?</p>
<p>I agree that the city needs more housing but there needs to be a proper plan in place not just a knee-jerk response to the Federal Government's offer of more funding if the city complies with its demands. If we're all driving electric vehicles and few people can park near their residence, as a result of increased density and less parking provided by developers, how will we charge our cars? Please, please take the time to PLAN not just respond to the Federal bribe with no forethought!</p>
<p>I DO NOT support blanket rezoning. The incompetence of this council is staggering. The developers will completely run with this and slowly destroy our communities. Blanket densification is NOT the answer. Ugly infills, condos and duplexes in every community on every street is disgusting. If this council approves the blanket rezoning Calgary will never be the same and the negative consequences of this decision will be staggering - all we get is traffic, noise, no privacy, no parking.</p>
<p>If I am to ever own an electric vehicle, I need to be able to charge it, which means I either need parking in front of my house (i.e. new higher density builds need to have enough parking included so that the street doesn't get overfilled) or some type of infrastructure so that I can charge when I am not in front of my house.</p>
<p>I strongly oppose the mass rezoning. This negatively impacts the value of our home and is a badly thought out initiative. I highly distrust this city council's decision making capabilities. Go back to the drawing board and look for ,earning full ways that will address housing without hurting current home owners.</p>
<p>Seems poorly thought out. No plans to address on street parking, charging of EV's, will cause community strife. Listen to the community feedback.</p>



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<p>I think it is a bad plan and likely unworkable. Parking is too much of an issue. To be practible, There needs to be a restriction on developers to include 1 car parking per residence and then a city managed overflow parking lot a second vehicle within a reasonable distance as most couples have two vehicles.</p>
<p>STOP THIS NOW AND LEAVE OUR HOMES ALONE! EXPAND OUT INTO THE COUNRTY! LEAVE US AND OUR HOMES ALONE!</p>
<p>I live in Kingsland, which is a lovely, mainly bungalow community. We DO NOT want our houses torn down to put in four plex units or larger. These developments need to be nearer to the transit lines and not in the middle of our community. I can't believe that this rezoning proposal takes away our rights as home owners. What is happening at Glenmore Landing is unbelievable and Kingsland certainly does not want that happen in our community.</p>
<p>All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. How does the current rezoning proposals address the future need to accommodate and charge electric vehicles</p>
<p>I am OPPOSED:</p> <ul style="list-style-type: none"> <li>- Decreases affordable housing in established neighborhoods (developers replace small homes with expensive infills/rowhouses).</li> <li>- Irreversible loss of privacy, trees, landscaping, light, drainage.</li> <li>- More noise (e.g. A/C) &amp; traffic/parking issues.</li> <li>- Disallowing public input on permitted developments is disrespectful.</li> <li>- 276,000 families in R1 areas reasonably expect them to remain R1.</li> <li>- Better to have separate contextual zones within neighbourhood for 1-family vs. multi-unit.</li> </ul>
<p>In most instances I would be in favor of the proposed blanket RC-G zoning. Having said that, if the intent is to produce and provide more housing and higher density in attempting to mitigate the housing crisis and affordable housing- that can only happen if the contextual and discretionary elements of the policy are excluded. Otherwise, it will be elected officials who will make decisions based on ensuring they keep their voter base and can be re-elected.</p>
<p>Rezoning is a ludicrous idea. Schools are to capacity, traffic would be increased. Infrastructure has to be a priority before any decisions can be made. Crime increases because you are mixing different classes of people.</p>
<p>While I think densification is important, I do not agree with the r-cg zoning to allow up to 8 units on one parcel. Too congested!!!! 4 units (quadrupling from a single family residence on a 50â€™™ lot) is more than enough!</p>
<p>All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. How does the current rezoning proposals address the future need to accommodate and charge electric vehicles?</p>
<p>The City should hold a plebiscite on whether to eliminate single-family zoning city-wide. I am against rezoning for the following reasons: Rowhousing will cause economic harm to existing property owners property value, Allowing RCG will enrich developers by driving up property value. The new RCG supply</p>



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we see built today is already too expensive and damages low cost housing stock. The city needs to offer housing diversity rather than a blanket zoning approach.

Although I am in favour of more housing, most often, this comes at the expense of the "poorer" neighbourhoods in the N.E. or S.E. We do not want to see apartments or row housing replacing single family dwellings because many builders do not take parking, increased garbage/compost/recycling, or the aesthetics of an older community into consideration. The buildings are often tall and loom over the street (68th St.- Elliston townhouses being an example). There are no yards for gardens or flowers.

As a taxpayer and a member of Ward 14, I don't agree with this rezone strategy. T

Will the rules around secondary suites change to allow them in duplexes? For example, 2nd floor dwelling unit, main floor dwelling unit with a basement secondary suite. Currently, the use definition wouldn't allow a secondary suite with another dwelling above the host dwelling unit.

We live in Woodbine and currently have a lot of trouble with not having enough street parking. If this change (to R-CG) goes through we will have bigger traffic and parking issues that we already have. It will absolutely affect the neighbourhood negatively. Please don't do this.

This is a poor solution to housing crisis. Small cul du sacs, quiet streets will be bombarded with noise, black/blue/green bins and cars. I 100% oppose this. Rezone should happen closer to transit areas. Not every community/street should be high density.

Please consider traffic corridors when you increase housing density! Here is an example using an area already undergoing new high density development: 17th Ave and 77th St SW. There is going to be a lot more traffic on 17th Ave because of this development. Is 17th Ave west really capable of handling that much traffic? Thank you.

All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. How does the current rezoning proposals address the future need to accommodate and charge electric vehicles?

I support the proposed changes to residential zoning. I live in Hounsfield Heights (we have lived here for over 30 years) and fully support increasing the density and providing a wider range of housing options. Like many established neighbourhoods we have all the amenities (schools, public transportation, library, shopping, etc) that a larger and younger population could access. Please curtail residential growth on the periphery of Calgary and let's reinvigorate our established communities.

A significant representation of residents in Wildwood signed a petition to keep zoning as is and are against the R-CG rezoning. It will negatively change the historic neighbourhood as the infrastructure is not meant support so much development and will make life for the existing residents challenging. This petition was largely ignored by council. I am also aware city council is replacing community board members unethically to push forward its vague strategy that lacks real inputs.

Utter rubbish! No thought provided for homeowners and access to electric vehicle charging! That's just the touch of the iceberg. Brilliant moves once again City Council! Perhaps review with some logic in place prior to even suggesting.

Dear Mayor and Councillors,  
As a Brentwood resident, I oppose blanket rezoning, especially in our neighborhood. It doesn't address



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<p>affordability effectively, risking higher prices and added expenses. Rezoning to R-CG brings parking issues, increased crime, congestion, noise, tree loss, privacy invasion, and cleanliness concerns. Instead, incentivize infill development at appropriate locations, prioritize affordable housing initiatives, and protect green spaces.</p> <p>Sincerely, [personal information removed]</p>
<p>I support the citywide rezoning. We need more density city-wide and in all communities to support greater housing choice and affordability. Please vote yes for citywide rezoning for the future of our city.</p>
<p>Council will be creating a rich mans ghetto!All of our coveted R1 zoned areas ie Mount Royal &amp; Bowness will be spotted zoned built for multi family units.Similar housing stock in R1 areas makes sense &amp; function socially &amp; economically.If you add high density multi housing in the middle of million dollar homes is not the benefit for anyone except short thinking &amp; developers.We had the highest vacant rate only a few years ago now a housing crunch artificially created by a flood of immigration.</p>
<p>While I understand the need for housing space and affordability, it is not fair to do so in well established communities like Lake Bonavista. This will also impact the lake access. On top of that, these homes are our lifetime investments. If I own my home and next door will have multiple units built, how is that fair??? Should consider building apartment buildings in other areas close to public transport. crime is on the rise. Drive by before approving ridiculous new home builds.</p>
<p>Not in favour . Don't overcrowd my street , leave us alone . Focus on new and upcoming areas .</p>
<p>Calgary's municipal government would save money if it stopped its fake engagement processes and just admitted that all major decisions are made behind closed doors with city insiders and developers. Pretending to engage with citizens is costly. Citizens could be 99% opposed to a development and it will go ahead because this municipal government is focused on insiders and developers earning profit, not the future of this City.</p>
<p>The City destroying the River Run townhomes speaks volumes regarding this government's priorities. Destroying downtown, waterfront homes, and treating the property owners terribly in the process, in order for a developer to have waterfront property. This municipal government is dishonest and unethical.</p>
<p>All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. How does the current rezoning proposals address the future need to accommodate and charge electric vehicles?</p>
<p>I oppose the rezoning.</p>
<p>I have attended on line &amp; in person meetings. NO answers to questions. No plans except build their solutions. Parks, playgrounds, sports fields who needs those? The city has NO interest in listening to taxpayers. Only shove their "ansers" down our throats</p>
<p>While I support more housing, there are so many issues with a blanket wide city proposal. One 'solution' doesn't fit all. Every street is different, why not focus on the major routes, more high-rises near c-trains, etc... This is not a solution for parking and the City's electric vehicle wishes.</p>



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Two things - new infill development has never resulted in affordable housing. New infill is typically higher priced. Second, why not amend land use is neighbourhood supporting it and leave others where residents do not support it. Sound simple to me
Hi There, home owner, Lake Bonavista. I disagree with decision for City wide re-zoning done by city council without plebiscite. City Council does not have a voters mandate for decision changing "decisions done by homeowners years ago" when purchasing houses, and affecting density, property value in the future. Homeowners paid for specific characteristics - some paid more to live in low density areas. This can't be override by governing body without unified homeowners approval. [personal information removed]
I and my neighbours are strongly OPPOSED to the proposed rezoning. There is no room for additional parking and the current infrastructure (water, sewer, power) is simply not built to handle multifamily structures in this area. Rezoning would be a major disaster!
Homeowners paid premiums for houses in low density areas. Houses have specific market value up to date. If developer will build two duplexes on each side of single detached property - this will ultimately devalue that property. Homeowner will lose value and specific conditions he bought this property with. To do this retrospectively is sort of violation of owners rights known in time of purchase.
Of all the major countries, Canada has the most land per capita. And technology has enabled people to work and shop remotely. That's why I do not support squeezing ever more people into ever tighter spaces in Calgary. There's no need to sacrifice the living conditions of current residents. Altadore schools are already over capacity, and traffic in Marda Loop has worsened considerably. Unlike the current R-C2 zoning rules, the proposed H-GO rezoning makes NO PROVISION for parking stalls.
Inner city sacrificed as lots dramatically increase in \$ to build row houses worth 750k not low-cost so cities can get federal money. Expensive infill overtaxed homes will lose value due to parking and density. No place to charge vehicles. Will we make the same mistake as we did downtown and wipeout the character of inner-city? Will Mount Royal be rezoned? Will Pumphill? Will Scarborough? 10th and Kensington will be built even if the area doesn't want it all for tax revenue .We all know it.
I am strongly opposed to city wide re-zoning. This is an irresponsible, lazy solution that will put undue strain on the current infrastructure, health care and education systems in our city. This should be the last possible option. Current tax paying Calgarians should not have their quality of life affected due to the irresponsible foreign policy decisions that have been made by our Federal government.
We oppose rezoning as will crowd existing communities, potential traffic issues. To afford a house our son purchased a very nice bilevel in strathmore. There are other options rather than ruining established neighborhoods.
Hello, We adamantly oppose the proposed citywide rezoning. It is touted as a way to increase affordable housing, however, in reality, builders build mediocre quality rowhouses and sell them for min. \$900,000. That is not affordable housing by any means. As well, because these townhomes can cover 60% of the



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<p>property, there will be less trees and greenery on each of these lots. Please do not allow citywide rezoning!!</p>
<p>I understand the need for housing but the proposal to allow rowhouses, secondary suites and duplexes in virtually every neighborhood is extreme. I moved from Surrey BC due to the secondary suites and high density housing which created inadequate parking and changed close knit, supportive communities to transient neighborhoods where you did not know your neighbors, Please go back to the drawing board and come up with a better proposal.</p>
<p>I can't understand where City Council and Admin is heading? Height bylaws are relaxed for new towers in Inglewood and Kensington, and now the land use for the entire City will be amended. As a home owner who selected a single family community, why do I feel helpless?</p>
<p>I am opposed to the rezoning of Calgary. Parking, traffic, and crime are at the top of my list for opposing this change. Lower density neighborhoods provide safe and connected communities which are an envy to most of Canada. People want to live here for the communities which previous and thoughtful councils created. Calgary is a city where we know each other and take care of each other. Higher density in established neighborhoods is a huge mistake.</p>
<p>The rezoning map includes parkland behind my house [personal info removed]. Currently, the park SW of John Laurie Blvd is largely not zoned as a park. I ask that the city zone it appropriately. At present, map 6N shows it as mostly roadway. Moreover, there is a slice of land N of my house and N of the alley immediately behind it which is marked as area E and denoted 1496JK. This is currently parkland. I am concerned that the zoning could allow this to be developed. [personal information removed]</p>
<p>As a citizen of Silver Springs I have absolutely no interest in the proposed rezoning. Although I appreciate the need for additional housing in order to meet with the demand, the impact to increased traffic and the need for additional street parking is not something that I would like to entertain for this neighborhood.</p>
<p>Does this rezoning help affordability? I don't think so! Not when new developments still cost 500k, 600k, 700K. That's how you're trying to "sell" it to the citizens. Not cool. Also, it's kinda shady that citizens are only hearing about details of this huge change after it's pretty much decided. New development communities do not mix and match housing styles on a single block. I wonder why! Because it doesn't serve the citizens! This plan helps politicians not the people who actually live here.</p>
<p>I am against this proposed rezoning. I live in Silver Springs and chose to move into the area as it is an older community with beautiful mature trees and a wonderful sense of community. With the proposed change the increase in people and lack of parking will cause major issues with traffic and congestion in the area. I am 100% against this rezoning proposal.</p>
<p>This is exactly what we need for the City of Calgary to move forward with redensification and proper city building. Even if we can't reverse suburban sprawl, we can make the various neighborhoods more city-like and have micro-cities across Calgary with mixed use zoning, coffee shops mixed with residences, etc. I hope City Council will not be cowards and hope that they won't bow down to the few, loud, vocal NIMBYs. Do the right thing. Pass this city wide rezoning. Make Calgary a #StrongTown.</p>



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<p>School capacity and city amenity capacity (pools, libraries) and public health needs to be evaluated before moving forward. St Francis and Churchill are WAY past capacity with no end in sight. Rezoning without adding capacity will detrimentally impact our schools health care and facilities. This will lead to lower quality of life for all. Build capacity simultaneously with rezoning</p>
<p>Blanket rezoning is poor strategy since city infrastructure is insufficient - many neighbourhoods have inadequate transit access so cars will still be required, yet parking allotment is insufficient. Negative impact on city landscape &amp; water drainage. Suggest targeted strategy focusing on C-train corridors and expand as C-train access expands.</p>
<p>Oversimplification of housing issue since interest rates are significant factor. Serious concerns about blanket rezoning due to insufficient infrastructure (lack of transit in many neighbourhoods); negative impact on city landscape &amp; water drainage; insufficient parking allotment - especially in areas with inadequate transit. Suggest a targeted approach with robust community consultation, eg, increased development in areas with C-train access.</p>
<p>I want to write this to voice my support for this rezoning! I currently live in a community where much of the proposed zoning is allowed and I believe it has helped add vibrancy and affordable housing options. To see this proposed across the city is a bold action that I think will do wonders to improve the city and make it a more vibrant, accessible place for all citizens!</p>
<p>This blanket rezoning is not the right solution. The strategy will negatively impact property values in the city and hurt the city's landscape, not to mention parking, and noise. This is not the solution.</p>
<p>This will diminish the livability of Calgary as a whole. Cheap shortcut to a problem without thought to the people already living here. The city administration and council continue to be tone deaf to the citizens calling Calgary home. Time to leave.</p>
<p>We are opposed to the rezoning proposal as a blanket application. Our neighbourhood is already quite diversified in it's housing options. Increasing the density will create issues related to traffic flow and other infrastructure systems. Concerns related to decreased property values as identified by CREB are also a serious problem. TOD seems a more realistic approach and perhaps there are areas where this proposal will work well, but to apply it everywhere in the city does not make sense.</p>
<p>We have lived in Kingsland (facing Heritage Drive SW for 50 years. We like the community of bungalows and would hate to see two and three story buildings being built. We already have 8 high rise building Kingsland Junction and more going up behind the old Kingsland school. Please rethink</p>
<p>I just think it's great that this is being pursued. This shows that the City is moving along with the challenges and difficulties of the current state of living around the world. Suburbia sounded like a nice "dream" many years ago but it's just not sustainable now. We need to reclaim our cities and towns and give them back to people, not cars. Kudos for taking the first step towards densification and a better future.</p>
<p>This has my full support.</p>
<p>Have schools been considered? There are currently 26 schools that have a lottery because they are over capacity. Has the cbe been consulted for this rezoning initiative? List of lottery schools: Cambrian Heights, Connaught,</p>



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Copperfield, Cranston, Crossing Park, Dr. Gordon Higgins, Dr. Martha Cohen, Elboya, Grant MacEwan, Griffith Woods, Hugh A. Bennett, Kenneth D. Taylor, Lakeshore, Mahogany, Mount Royal, Nelson Mandela, New Brighton, Northern Lights, Peter Lougheed, Prairie Sky, Rideau Park

Many, many concerns! My neighbourhood is 1950s bungalows. You claim that R-CG zoning has rules to "take into account the existing styles of development" but this doesn't happen at all! Infills loom over existing houses and sidewalks, creating a depressing streetscape for active transportation and casting existing homes in permanent shadow. The scale of new homes MUST fit the existing neighbourhood! And rowhousing should never be allowed on mid-block lots. Not that you will listen though.

There apparently is no thought or planning given to the communities these changes create in the long run. These are panic-induced changes without a real plan in place for creating communities that are pleasant to live in. The redevelopment allowed in older communities is appalling! Why are there not strict rules in place to make sure infills ACTUALLY fit with the community? The current (and proposed) regulations create horrible, divided, piecemeal communities. Infills MUST be smaller!!!

I am in full support of the proposed rezoning. Our current zoning rules are too restrictive and do not allow the types of housing diversity that the community needs.

Since developers make all material decisions regarding housing, perhaps the government could get out of the way and let citizens talk with developers directly. The exercise of pretending that Calgary's municipal government plays a meaningful role to protect and assist citizens in connection with housing and development is inefficient and very expensive.

Love it. we have a landscape full of empty buildings and should be allowing more of them to become houses.

I'm against this plan, I live in one of these planned rezoning area for HG, it will destroy the neighborhood with density and unaffordable housing, it won't solve our housing shortage for those looking for first time homes, I believe it will be out of their price range. The builders are the true winners!

Please spend less taxpayer dollars on pretending to listen to citizens. The main rezoning decisions will have been made by city insiders behind closed doors well before this 'engagement' exercise started.

I do not agree with the proposed rezoning plan. This does not solve the problem of the housing shortage or rapid population growth from migration. Instead it further increases pressure on the currently available amenities which are still non-existent in some communities; while reducing the quality of life of the citizen. New communities should be opened instead targetted at higher population density and planned as such instead of a quick fix, a more thorough approach is critical.

I support blanket rezoning to allow for duplexes and secondary suites in all districts of Calgary.

I DO NOT support any other blanket rezoning including for 3plexes, 4plexes, or other multi-unit dwellings. Nor do I support blanket rezoning that allows for 3 story dwellings. To change zoning this way would negatively alter the character of many areas and lead to parking issues.



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<p>This process is a joke as not all Calgarians can attend a meeting at city hall. Why are written submissions not accept on all city of Calgary matters? what a joke.</p>
<p>This is a terrible idea. Some of us purchased houses in older areas zoned as single family homes, such as Varsity, for a reason. If this goes though, I will move to Rockyview County. Not everyone has the right to live in whatever neighbourhood they desire.</p>
<p>Individuals and families purchased their current homes based on how the community was or is being planned. A blanket rezoning for established neighborhood's is both negligent of your civic duty to your constituents and visibly pushing an agenda of a select few. I am vehemently opposed to such an idea or even suggestion. In addition, housing is but one aspect of an influx of people. Even with adequate housing, there isn't the support with schools, health care, police, fire, etc.</p>
<p>I bought my home 27 years ago in an R1 zoned estate community. I DO NOT support in any way, shape or form reasoning into multi family dwellings. If I wanted that I would have bought something in the inner city! There is already one basement suite across the street from us that got rammed in very quietly. I AM NOT IMPRESSED WITH THESE PROPOSED ZONING CHANGES TO BE ALLOWED IN QUIET R1 ZONED COMMUNITIES1</p>
<p>The proposed rezoning is a bad idea. It won't significantly create anymore housing but will make housing much more expensive. Housing is too expensive now! Don't make it worse with this bad rezoning idea.</p>
<p>Very disappointed in the rezoning proposal! When we purchased our home thirty years ago in a lake community, we did so because of the area and single family homes with large lots (we have dogs). Being on a cul se sac we are already tight for parking, multi family homes would create major parking issues. I am also concerned that the lake and other amenities built in this community were intended to serve a set number of residents, also very concerned about devaluation of our property with rezoning</p>
<p>I do not agree with rezoning R1 districts. Consider effectively using R2+ districts to better advantage</p>
<p>This change will not help people that are trying to get into the housing market. History shows a \$600k to \$700k home gets removed and duplex gets built and sells for \$800k to \$1,200k. How does that help the people? People can't afford the \$600k home! If this is the city plan to fix housing, stop and ask "will this really help?" It won't! Try affordable mobile home parks, oh ya, you have torn them all down!!</p>
<p>This will not solve the housing issue as it will be easier to build higher density housing in the inner-city but we have seen in many of the areas infills coming up that are very expensive and even a fourplex that replaces a corner lot house is not any cheaper. It creates more profit for developers and mediocre builds. My friends are I are having problems with our infills and the housing is unaffordable with no street parking for visitors. Higher density in the area will cause more issues</p>
<p>The rezoning issue should be a public plebiscite and not just a Council decision. If passed, this rezoning initiate could negatively impact both the quality and safety of family lifestyles and the value of property investment. If Council wants to change zoning for new built communities, people at least know what they</p>



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<p>are buying into. In exciting communities, allowing a second suite in the basement is understandable, but higher density than that is not acceptable.</p>
<p>I don't see how this re-zoning will have any impact on the need for affordable housing unless the City of Calgary also sets parameters around the kind of new housing proposed. My experience in Brentwood is that bungalows are being replaced with larger houses that are not remotely "affordable" for most people. So if developers build multi-family units, the cost per unit must be affordable. Otherwise neighborhood density increases with no relief to the housing crisis, just richer developers</p>
<p>I went to Dalhousie meeting.          Jyoti Gondek was not there.          She is not in touch with the people affected.          DO NOT UPZONE from R-1.          Builsd high rise buildings along ring-road to accommodate newcomers.          Uses busses to bus into town.          Faster and cheaper than rezone and redevelop.</p>
<p>1 -It's problematic because it does not protect currently affordable housing from being torn down, "new development" is always more expensive due to the costs to build. 2-blanket zoning will result in unplanned areas, not conducive to community building, with negative implications for the tree canopy, schools, road, infrastructure etc. etc. We need carefully crafted zoning/bylaws to achieve a livable, affordable city. Nothing good comes easy, we need to do the work-not just "blanket" it all.</p>
<p>Your 5 step plan sounds like a nothing burger. How many new communities will be built? How many houses, in how many years? Where is your annexation plan??? How about you reduce the cost of permitting to aid with affordability?          How much money did the city spend on this [removed] plan? How come there are so many lots that sit empty for ages and ages?</p>
<p>I have major concerns with this rezoning. We do not have the services to support this increased density in our community. I do not support this.</p>
<p>Some higher density housing in ALL neighborhoods (INCLUDING places like Upper Mount Royal, Britannia, Roxboro, etc).          Honor existing housing heights to ensure people's existing solar systems, gardens, etc, will NOT be shaded (and/or can still be installed).          A MINIMUM of one parking space per dwelling.          FREE street parking (people in high density housing should not ALSO have the burden of paying to park just because they can't afford a home with a driveway).          Close to public transit.          Thank you.</p>
<p>Please include appropriate, income geared housing for seniors (preferably next to a park)!!! And make balconies a requirement for ALL apartments! As well as at least ONE parking space PER unit for ALL housing!! And free street parking for residents!</p>



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<p>City wide rezoning is a recipe for over crowding streets, making parking challenging in neighborhoods. This is a terrible idea. Do NOT allow this Council!!</p>
<p>Great. I am totally in favour and have been for decades. What I am not in favour of - endless, expensive sprawl . Take careful note of all members of council and their votes plus their connections with developers. Sprawl take such a toll on the environment, our taxes, our travel time, and climate change etc. Calgary 825 km2 compared to Vancouver 115 and Toronto 630. Insane.</p>
<p>Live in Elbow Park since 1994. Badly flooded in 2013. Totally opposed to increase of population density. Property values will drop. Schools will be overcrowded. Stick to developing corridors along LRT or main roads.</p>
<p>I am opposed to blanket rezoning. I intentionally purchased my home in an R1 neighborhood. This blanket rezoning feels like a violation of that agreement. Based on what I have heard and witnessed in neighbouring communities I have NO faith in this council giving due consideration to the impact of increased densification on existing communities. Examples are traffic flow, egress, green space, parking, light, consideration of existing character of neighborhood. NOT in favor.</p>
<p>The blanket rezoning is a terrible idea. While more supply may mean lower costs of housing, this is not guaranteed, especially when outside buyers/investing company’s own the properties. You’re forcing change in established mature communities to at are sought after for the community and single family homes. Placing multifamilies units detrimental to those in the community already. Build multi family close to transit, use CITY land - don’t force your ideals on communities that don’t want it.</p>
<p>The abolishment of on-site parking requirements for new builds in the rezoning recommendations is in opposition to the federal demands for increased EVs in the next decade. Where will these vehicles be plugged in if everyone has to park on the street? We are decades away from improving walkability and transit enough not to need a car. Higher density will only work if onsite parking is strictly regulated to reduce the negative impacts on neighbors.</p>
<p>I totally support this proposal!! We need this.</p>
<p>I am very against rezoning in order to build more and congested the areas more we need to have space and less cars on the road this was a beautiful city I W t to stay where I was, born but am finding it difficult for many reasons why don't we finish what we are working on a. And be more strike about allowing more people in... I feel like a minority in my own country</p>
<p>I am deeply opposed to the proposed citywide rezoning. I believe that this rezoning initiative would have negative impact on our community and our quality of life.</p>
<p>We moved to silver springs specifically because it was a neighborhood of predominantly single family homes with lots of green space and parks. We wanted to raise our children on a street with light traffic and lots of room to play. If we wanted to live in a denser neighborhood we would have stayed in Mt Pleasant where we were prior.</p>
<p>I am concerned for the removal of mature trees that will be a consequence of crowding multiple homes on lots that now have only one dwelling. When new homes are built on our R1 street, all trees are removed. As an example, we currently have 4 spruces over 60 yrs old and 2 deciduous trees. They would be</p>



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sacrificed for concrete. The city used to think preserving trees was a priority. Allowing rezoning for density in all older areas of Calgary is a mistake.
I think rezoning to add more livability options in Calgary is a positive ! Something has to change before it is too late! I like the plan to rezone!
All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. How does the current rezoning proposals address the future need to accommodate and charge electric vehicles?
I am opposed for rezoning because of increased congestion, pollution, less canopy, increase of water usage and rapid run off because of no yard absorption.
The most difficult job for a government is being financially responsible. Calgary's municipal government has incompetently over spent for more than a decade. Lazy, selfish and incompetent City leaders have failed citizens for too long. Calgary is a great city and it needs competence to return to city hall.
I am a long time resident of a community that is currently R-1 and is slated to R-CG. I strongly disagree with the rezoning of the R-1 communities to meet this government created Housing Crisis. As a home owner I selected that community i live in because of what it provides and that is single detached homes. The impacts to current home owners is far greater than what council understands. There are many less impact means to help with the housing shortage. Not enough room here to discuss.
City wide rezoning is NOT the answer. I spent extra money to buy a home in an area with RC1 zoning so I would not have to live in an area with rentals, secondary suites, and all the parking and other problems related to high density housing. I feel the solution is to make secondary suite approvals easier in areas already zoned for this activity.
I'm grateful to administration and Council for bringing our city in to the future in a thoughtful, efficient, effective, and more inclusive way. Housing diversity and affordability is very important to me and I think blanket rezoning, allowing for townhouses, row houses, duplexes, will improve housing stock and affordability. We must have diverse housing to welcome diverse new residents and population growth. Thank you!
I feel like, as a homeowner with an M-CG property, this initiative devalues my property as it no longer has much additional zoning potential relative to all other properties in Calgary.
The rezoning should be in compliance with community agreed development plans. City council should not be overruling applications that do not meet community development plans.
I think this policy is flawed and will not be of benefit to present homeowners. We invested in our home in an area that suited our life style, now you want to minimize our investment by allowing non-compatible housing on a blanket basis. If putting a multi-family dwelling next to me is such a good idea then let the process stand up to scrutiny on an individual basis. We say NO! to the blanket approval process you seem to think Calgarians need. Start approving only new multi-family dwellings.
I think the city wide rezoning approach is smart. Change is necessary and unavoidable, and I think this is a change in the right direction. Densification will only happen where it makes sense, and it won't happen overnight. This will help provide more viable housing city wide, and will make our city more vibrant, active,



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<p>and diverse. It will also take advantage of existing city infrastructure, rather than continuing to expand city limits to accommodate low density suburbs.</p>
<p>The city is going to create slum pockets with this and cause increased crime to spread around the city.</p>
<p>We live in a city and not a village. Density and urbanization brings variety and diversification of experience, and that’s what makes the city a desirable place to live. Densification counteracts the urban sprawl, preserving natural habitats and recreational landscapes for everyone to enjoy. 75units/ha is an appropriate next step for a city like Calgary.</p>
<p>Please put more emphasis on preserving urban pockets with distinctive heritage characteristics. The property tax relaxation that was proposed a few years ago and enhanced upkeep subsidies for designated homes would motivate owners to value their heritage homes and preserve city history in the face of future oriented densification.</p>
<p>No to blanket rezoning Should not be one blanket policy fits all. Totally fails to account for different characteristics of established neighbourhoods Complete waste of time. Council has clearly made up their mind. If not, why are legal letters being sent to landowners prior to Council hearing? Do not believe Administration will accurately report comments &amp; be impartial. They will not bite the hand that feeds them</p>
<p>Makes a total farce out of the LAP procedure. Westbrook LAP 3 years, 31 public engagement sessions, over 44,000 packages mailed out. What a waste of time &amp; money! It will have no short-term &amp; marginal medium-term impact on non-market housing It will take away funds &amp; manpower from addressing critical issue of non-market housing</p>
<p>While it may increase the amount of market housing (cf Auckland), it will not result in more affordable “missing middle” and will not reduce rents Spruce Cliff. One \$650k bungalow replaced with two infills priced at \$1.2mm each. How is this helping to make houses affordable? Will make price of single-family homes far more expensive as less will be built It will result in an increase in crime in many areas</p>
<p>Info session board #4 shows new build assessed prices of detached, semi-detached &amp; row houses at \$1,640,000, \$903,000 &amp; \$586,000. CREB benchmark prices are \$675,783, \$604,933 &amp; \$399,008 respectively. So, either new builds are far more expensive &amp; less affordable OR city assessments are way too high &amp; rezoning is nothing more than a tax grab. Many established neighbourhoods do not want this. See Westbrook LAP Phase 3 What we heard report, p. 11.</p>
<p>Statement “opportunity to live &amp; remain in the same community” not true for many. If Wildwood becomes like Killarney I for one am moving. If funding from Housing Accelerator Fund reduced because no zoning changes, use money from Climate Emergency &amp; other wasteful items.</p>



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<p>Do not buy the comment that there will be no impacts on utilities, parking etc. What about community access?</p>
<p>Housing Strategy had no representatives from established communities &amp; totally biased in recommendations. Need questions with responses that can be quantified &amp; answers more than 500 characters.</p>
<p>I am strongly against this re-zoning. Taking a broad approach to designating neighbourhoods is not effective in giving the best outcomes for your citizens. There are many issues with this approach but a starting point for consideration is that the schools in our neighbourhood are full, that is a leading indicator that further densifying an area will create more problems. Broad zoning changes will not fix the affordable housing crisis, and will further hurt resources in many areas.</p>
<p>My Single detached house is in Zoning R2. I got my basement legal secondary suite. Now I want to build a 3 car garage at back with a secondary suite on top for rental purpose, and I am not allowed. City agent advised me to remove legal status of my basement and then build a secondary suite over the garage, forcing me to rent my basement like thousands of illegal rented suites in calgary. City don't want more tax and more rental spaces.</p>
<p>Please be more ambitious with the rezoning. This is a step in the right direction but R-G and R-CG don't go far enough. We should be rezoning for higher density.</p>
<p>I support the rezoning proposal. I do not believe it will impact property values in any measurable fashion. I would like to see measures in place to ensure that adequate parking is considered.</p>
<p>I am 100% against rezoning. Rezoning city wide allows the city to build apartments and condos wherever they want. This is wrong on all levels. People have paid a lot of money to live in certain areas that aren't densely populated and this rezoning will affect what their property is worth and they will be living in an area which wasn't what they originally planned for.</p>
<p>I think the city should start the rezoning at inner city community instead of the whole city. It will make more sense to do a gradual approach instead of an extreme one like this. Also, the city should consider the lot size one allowing more than two units on a lot as this will increase congestion and so simply just doesn't make sense.</p>
<p>I am opposed to the proposal as it stands now. I don't agree with a blanket change to the whole city. I think it makes sense to increase zoning to higher density in areas in close proximity to public transit (LRT) and to major road ways and shopping centers. When I bought my R1 house in 1992 I paid a premium to have low density and I expect not to lose that premium to over development. Plus, my street can't handle any extra density as parking is at a premium now, let alone with more density.</p>
<p>I am opposed to my lot in Willow Park being changed from R-C1 to R-CG zoning. I bought my house because of the R-C1 zoning.</p>
<p>We live in one of the 9 residences in Rosedale re-designated as H-GO rather than R-GO. The greatly increased density that comes with H-GO rather than R-GO is undesirable for the following reasons: 1. Privacy will be lost ( 2 x 12m high 'stacked townhouses' permitted on 1 lot) 2. Mature trees will be removed. 3. The back lane is narrow and unsuitable for the increased number of cars that will use it and for the</p>



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<p>placement of multiple bins.</p> <p>4. On-street parking is very limited.</p>
<p>Hello. I do not agree with the proposed changes to the current bylaw that would make it easier to build row housing anywhere in the city. I think the rules we have in place right now are fine the way they are. I am against the proposed new bylaw. I think a plebiscite would be a good idea in this instance.</p>
<p>I'm fully in support of the RCG rezoning proposal and think that this is a good step in the right direction to increase the amount of inventory on the market and reduce urban sprawl. A lot more needs to be done and the world has changed since many of the people that oppose this initiative bought their home. Realistically, they won't be here to deal with the consequences if actions like this aren't taken to attend to the housing crisis and it's unfair to give them too much power in this decision.</p>
<p>This rezoning is far too broad in its approach. It was not brought up in the last election. There has been insufficient discussion with citizens all of whom will be impacted by the votes of a few individuals ie. city council and the mayor. It should be put forward in the next election by those brave enough to espouse it in their platforms. If my councillor votes for it I will not vote for her in the next election nor would I re-elect this mayor.</p>
<p>I am concerned about increase % of lot coverage with redevelopment and subsequent loss of trees, further reducing our urban canopy, something previous councils were keen to protect. This will have subsequent impact on micro-climates &amp; biodiversity within the city. Trees provide a great method of sheltering houses from wind and cold in winter and heat in the summer. You need to put protection of mature trees into your plans so developers don't just cut them all down.</p>
<p>Blanket rezoning of the entire city would take away the rights and expectations of existing Calgarians who have already invested heavily on properties in neighbourhoods where the city told them would be low density. City is changing the rules in the middle of the game and cheating their constituents. At a minimum, the city needs to allow communities the opportunity to intervene or deny developments that would change the nature of their valued neighborhood.</p>
<p>Blanket rezoning will NOT fix the current housing crisis. Developing high density units/lots within existing low density neighbourhoods with high home values will NOT create housing for families struggling to find affordable rentals or affordable housing. Developers will make expensive units in low density communities and this will reduce the substantial investment made by those who made their purchase with the understanding that they were paying more to live in a low density community.</p>
<p>Crime in Acadia is already significantly higher than all surrounding neighbourhoods. I'd rather densification of population took place elsewhere, rather than concentrating it in our neighbourhood. I'm not opposed to duplexes and row housing but 3 story buildings and apartments are out of the question. The last thing we need is the single detached homes on Acadia drive being replaced with high density structures.</p>
<p>A high density city is no place to raise a family. This city charges ahead with high density developments and then the residents who live there are left with a mess. Marda loop and Altadore where I live are getting worse fast. Traffic is a mess and there is no parking.</p>
<p>Great idea council surprised me on this one.</p>



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<p>How come they build units with no parking stalls?? Where are those people supposed to park?? You do need a car in this city with this weather!! Does Gondek or any of the City Council members go grocery shopping by transit, or biking??</p>
<p>Please do NOT rezone certain areas until ALL prior promises are fulfilled. IE. 69st SW LRT traffic calming measures are still outstanding over a decade later. That is unacceptable. Flow over traffic runs up Simcoe &amp; Sirocco to 17th at high speeds with no deterrents like speed bumps adjacent to cross walks or parks. People &amp; Pets have been injured. The trust to rezone correctly is eroded if the City can't even make good from 10 years ago. Completely against more traffic!!!</p>
<p>the rezoning biases construction to infills - usually attached units such as condos and town homes. This is creating a shortage of low density single family dwellings. Please protect our starter home bungalows. Developers are out competing individual buyers</p>
<p>The City's expropriation of the River Run townhomes is gross. The train could have gone on or under 2nd Street. The City took the River Run homes in order to transform Harvard Development's project into a waterfront development, which will enrich the developer. This conduct speaks volumes regarding this City's "housing strategy". The City's motto should be updated to "enriching developers, everyday".</p>
<p>This Mayor and most of the Councillors that kiss her ass are making a total mess of this city. Marda Loop used to be a great community. Now when you drive in, it is very cold and most buildings are way to high for that area. Marda Loop is now very closed off and claustrophobic feeling. And now they want to do that to Kensington. If the City wants dense housing, then put it in the new developments that are being built so not to create the existing districts into eye sores.</p>
<p>Absolutely no to a blanket zoning change! It will not provide lower cost housing; ; it will decrease livability; it will impact neighbouring property values. Effectively replacing a 3 bedroom bungalow with an 8 plex containing 12 to 20 bedrooms and up to 16 cars looking for parking on the street will destroy neighbourhoods. Encouraging basement suites, tiny homes; building City controlled housing over LRT parking lots and on City land adjacent to the UofC etc would actually achieve the aims.</p>
<p>Calgary city council directed the administration to ensure parking is not a barrier to or limit development. I didn't see any effort from administration to address this concern. At one open house, a planner said they were just going to leave the stalls per dwelling at the 0.5, voted on in Jan 2023 despite the direction provided by council in oct 2023 to revisit this topic. Administration previously proposed a lower stall per dwelling count to address issues with onsite parking and R-CG dev.</p>
<p>I am against the blanket change of land use. I want a say on how my neighbourhood is redeveloped and certainty of control. City admin and Council want to decide for me. My house is my biggest investment and I chose to live in a SF district for a reason. Please don't proceed with the proposed blanket land use change</p>
<p>I realize the housing crisis is a complex issue that needs to be resolved if calgary is going to continue to thrive into the future. I think this whole city rezoning is not the proper way to go about it. If calgary want to increase density it should do it in a staged manner outward from the center. I have concerns about the implications of what is proposed for my neighbourhood. I have invested significantly in the choice of my home and neighbourhood and this stands to adversely influence it.</p>



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After reading the documentation I am struck by lack of real evaluation of the impact of the proposed changes. Blanket rezoning across the city seems to be a blunt instrument for which the City does not understand the potential impacts. If rezoning is the appropriate solution, it would make much more sense to implement that change in some specific areas and measure the impacts.

Proposed rezoning will increase traffic congestion, parking scarcity, and add additional strain to infrastructure. Some of the older communities impacted by this change have infrastructure that has not been upgraded for decades. It is unlikely that the City will perform the necessary upgrades before additional density in these areas would occur. Units in recently built townhomes are not in a price range that an average family can afford, whether it is a full or a smaller secondary units.

- reduced carbon capture due to lack of trees, shrubs, and garden space
- lack of play space for children when 50' X 100' lots are covered by 4-plexes, 6-plexes, or 8-plexes
- inadequate infrastructure in older neighbourhoods, e.g. sewer, electricity, water, gas, lighting
- lack of parking; traffic congestion; vehicle exhaust pollution
- smoke from multiple bbq's, wood and gas fireplaces, cigarette smoking in much higher concentrations
- privacy concerns; higher noise levels; stress stimuli

The City destroying the River Run townhomes so that Harvard Developments' project can be transformed into a waterfront development is disgusting. Calgary is a great city, despite having a municipal government that is bought and paid for by developers.

I live in Silver Springs and do not approve for this rezoning in my district. I have lived here for going on 34 years. It will lessen home values and ruin the community. We do not want more density in housing in SS

Hi, I dont like it I purchased in a R1 area and I want to keep it that way, what a poorly thought out idea, the next election cant come soon enough.

This municipal government has lost the trust and respect of citizens. Pretending that the City cares about feedback is a waste of taxpayer money.

The City is destroying the River Run townhomes in order to transform Harvard Development's multi-tower project into a waterfront project. The City is destroying homes in order to enrich a developer. This conduct speaks volumes regarding the City's proposed rezoning: developer's profit takes precedence over citizen's well being.

Why rezone the entire city when we have so many empty buildings in the downtown core??? These buildings could be turned into apartments and/or condos. The current owners would benefit from their properties not sitting empty, there would be additional housing as per your intent, and all of this would help revitalize the downtown core. I don't see any downsides to this, but I see many more with rezoning other parts of the city.

The City Council just approved at least 29 new districts at great cost to the tax payer. This new rezoning is just a gift to developers to make exorbitant amounts of money, and ruin our neighbourhoods; all under the guise of 'affordable housing'. Let us be clear, this will NOT result in more affordable housing. NOTHING developers build is affordable.



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<p>All zoning out side of the immediate downtown high-rises, need to have at least 1 parking stall per unit. Anything less is ludicrous. How does the current rezoning proposals address the future need to accommodate and charge electric vehicles?</p>
<p>Yes, this is much needed to have a better and sustainable future for Calgary. We must have higher density housing to make more affordable living along with better use of public transit with additional forms of transportation that are not ICE vehicles. Edmonton is leaving us behind as they have done this update to zoning years ago.</p>
<p>This was made with zero forethought. Typical knee-jerk decision by Council. This simply isn't a sustainable model in existing neighborhoods.</p>
<p>I support citywide rezoning! It's time to increase density and provide Calgarians with the housing we so desperately need.</p>
<p>I am against this proposal. I, and I expect many others, purchased my property partly based on the current zoning of that property. Especially the type of building that was likely to be allowed in my neighbourhood. The proposed change makes other types of building more possible and likely in my neighbourhood, thus making it a less desirable place to live and possibly impacting the value of my property. Given the large investment most people make in their property this is unfair.</p>
<p>I don't see any rezoning for peacekeepers gate/drive SW just east of MRU. Unsure if this area has already been rezoned as I don't see anything on the ArcGIS map.</p>
<p>This is perhaps the most consequential decision Council will make this term. Allowing for housing of all types for Calgarians is the most important issue today. Council needs to reduce red tape so that housing can be built in this city. Rezoning will be not only the most socially responsible action that this Council can take, but also financially for itself and residents. If Council does not approve the rezoning they will be perpetuating unaffordability and driving more residents into poverty.</p>
<p>My husband and I downsized into a bungalow for our retirement. We are active and intend to age in place with our dog. We are opposed to RCG blanket zoning because we will have no privacy or sunlight in our yard if 3 storey 60% lot coverage buildings go up beside us! We are in an older neighborhood and that kind of development will destroy all the mature trees. Put density downtown and along the LRT. Plan for it in new communities, and ask older communities where they want it--not everywhere</p>
<p>Rezoning doesn't mean affordable. The row houses in Crescent Heights are not affordable housing. As a homeowner in Crescent Heights, I do not want my property value depleted because of rezoning. Many of the town houses that have been built. Here are now being rented out as Airbnb therefore not helping the housing crisis that is in the city. those individuals who do not care about the community that they are in and will not contribute to keeping it clean and a safe neighborhood.</p>
<p>vote YES for city wide rezoning.</p>
<p>Vote yes</p>
<p>I support city wide re-zoning.</p>
<p>I do not agree with this rezoning. The zoning in our current neighbourhood was a factor in buying a home here. If this does go through, I think the city should be forced to pay compensation for devaluation</p>



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<p>of directly neighbouring properties (loss of view, sunlight etc). If the city wants to focus on higher density, pick a larger area near a busy to develop.</p>
<p>This plan is a terrible idea. I am a homeowner in an established Northwest community, and if I had wanted to live near high-rises, I would've purchased a home closer to the core of the city and the corresponding better services that are available. If this plan is passed, I will reflect my opinions the next time I have an opportunity to do so at the ballot box.</p>
<p>Dear Project Team, Although I appreciate the attempt to solve the housing affordability issue, and I am also deeply concerned by your proposal of blanket rezoning. Please let supply/demand and market forces manage this problem, if you look just 3 hrs north of us, Edmonton is an extremely affordable option for those who cannot purchase in Calgary. Air BnB's take up a sizeable portion of what could be rentals as well. You do not need to ruin existing neighbourhoods to solve the problem.</p>
<p>we don't need more houses just so the city can generate more taxes and waste more money doing things they shouldn't be doing. council and administration need to get more focused on what their job is and quit forcing non-essential agendas on the taxpayer. they also need to switch to zero based budgeting and to flatten the administration to stop wasting tax dollars. and, MOST importantly, they need to CLEARLY understand that they are just one of THREE groups with their hand in our wallets.</p>
<p>Blanket City wide rezoning should not occur. Houses have been purchased based on the current zoning for the area and this should not be change without individual stakeholder engagement for the impacted lot or area. This need to be handled on a case by case basis. Contrary to what council and administration may believe it is ok to have single family areas.</p>
<p>I live on a street in a neighborhood that is 55 years old and that is comprised entirely pf lovely single detached dwellings on regular sized lots 50-60' by 100' or slightly more. Rezoning would promote tear-downs &amp; positioning of two infills which would be highly outrageous. Buildings would be out of character &amp; diminish property values of all remaining residents. We are not obligated to fix the outrageous problems caused by the Ottawa liberals and their outrageous immigration policies.</p>
<p>Website is difficult to use. Why are you taking out places where children play to put in houses. So you can collect out of control taxes. I never got a chance to provide any feedback. Where was that questionnaire?</p>
<p>We strongly oppose the change to the city's rezoning strategy. Our concerns are: The negative impact in property value for houses in older neighborhoods that get stranded in higher density redevelopments &amp; diminished quality of life as shadowed yards, traffic congestion and noise levels creep up.</p>
<p>Strongly opposed to proposed parking development strategy of 0.5 vehicles per unit. This is not a realistic expectation for Calgary with our very cold winters, perceived unsafe public transit system and limited walkable amenities will significantly exacerbate on street parking congestion. Our north American culture is unlikely to easily adapt to no car lifestyles: daily grocery shopping, limiting children to near community activities etc. is unlikely to take hold.</p>



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<p>I don't support this rezoning. This rezoning only benefits builders. This rezoning promises them faster turn around from the planning department and less encumbrances. For existing residents, it means watering down the protections that zoning is meant to provide: protections that have been steadily reducing over recent years. Builders should never benefit at the cost of residents. If anything, builders need to be held more accountable to existing communities, not less. This is backwards.</p>
<p>I oppose the proposed rezoning. It is simply not well thought out and will change the fabric of established communities forever while not addressing the real issues. It is developer lead &amp; short focused  The rezoning fails to mention the loss of urban forest &amp; permeable land that is happening with the increased zoning  70% of the existing tree canopy is on private land. The City wants to increase its tree canopy to 16% yet our community is averaging a 75% tree loss per DP due to development</p>
<p>AWFUL idea. Our kids will be subjected to a lottery system for local public school, even with Elbow Park zoned R-C1. How can Council pretend this proposal (up to 8 units on a 50 foot parcel of land) will not overwhelm classrooms and EVERY OTHER public service by increased densification? Driven through Marda loop? Nightmare!!! Developers will always choose the most financially rewarding path (mega units). Until local schools are adequate to meet existing demand REJECT THIS PROPOSAL. Thanks.</p>
<p>Thank heavens my wife passed away recently before you do this to all our communities! I hate the idea of RCG everywhere, and she would too. We grow tomatoes in our little greenhouse and vegetables in our beds. These monster houses would block all of our light. You are forcing us seniors out of our affordable bungalows because developers are coming after our houses. You will also kill off many of our trees with this plan. Some places should have this density, but not everywhere. No to RCG</p>
<p>This entire exercise is motivated by the City wanting developers to earn more profit. Just look at the City's destruction of the downtown, waterfront River Run homes. The Greenline could have run on or under 2nd street. The only reason the City decided to run the train through River Run is so that Harvard Developments' project will be transformed into a waterfront project. Such transformation will enrich a developer. This municipal government has little regard for the well being of citizens.</p>
<p>Wheelchair accessible??Throughout the document there is never mention about people living with disabilities. New home examples provided are NOT wheelchair accessible! Small apartments are NOT wheelchair accessible. Having more pathways and improved sidewalks mean nothing if the snow is not cleared in the winter. Important for policy makers to understand: living with a disability means your home is likely the gathering space for friends and family because it is designed to meet your needs!!</p>
<p>I am against the blanket rezoning. I redeveloped my property 5 years ago. I purchased a lot on rosery dr where the lots are all rc1. I invested in this location because I knew my neighbors could not subdivide their properties. Allowing the blanket rezoning would significantly devalue my property and allow duplexes and row houses in an area that it was not previously allowed.</p>
<p>I am concerned about:</p> <ul style="list-style-type: none"> <li>- the extent of densification and its impact on the road system and congestion.</li> <li>- that developers don't seem to be held to building associated amenities (schools, community spaces).</li> <li>- that the remaining natural green spaces (and their associated wildlife) in suburbs, one attractive reason</li> </ul>



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<p>to live there, are disappearing rapidly.</p> <ul style="list-style-type: none"> <li>- that the new developments are poorly built (i.e. stapled plywood), not built to last, and will have lots of issues such as noise between units.</li> </ul>
<p>The blanket rezoning is going to destroy our communities. It is a terrible idea put forth by administration and endorsed by a council who does not care about the taxpaying citizens of Calgary.</p>
<p>We DO NOT want RC-1 zoning removed in favour of high density housing. Vote AGAINST this horrible proposal. Do something for the people who pay taxes and make this city run, not just the drug addicts who take from the system, and people who don't pay into it at all.</p>
<p>It is really difficult to figure out how to provide a comment. Links dont take to the right location, you need to figure out meeting time agenda item etc and I don't see this listed anywhere. Feels like you dont want to get feedback. I paid a premium to get to a neighbourhood of single family homes and this is taking that away. I feel unjustly treated that you are changing the ground rules, and no real way for me to assess true impacts such as traffic congestion etc. I dont support this.</p>
<p>This is a very important step and something the city must unquestionably do! We are in unprecedented times and will pay dearly for the choice of doing nothing. It's time for this wonderful, expanding city to modernize and focus on interior development rather than expanding further outward and causing further property tax increases</p>
<p>past experience I have seen houses tore down and turned into multi family units, which results in more street parking, a hazard due to increased parking on roadways. when I looked around and purchased a single family dwelling I don't want my street to turn into multi family dwellings , and now the city decides that they will rezone my area after I went through years of investing my money and time to select a nice non crowded area of my neighbourhood to live in.</p>
<p>Blanket rezoning fails to take into account the existing HOMES that are already there. These are HOMES that existing residents love and have committed much of their lives to, as opposed to developer profit-machines. We are not a blank slate! Context matters! A 12m building with 8 units towering over the bungalow next door is massive, removes sunlight, creates multiple windows overlooking the neighbour, basically ruins any privacy. Why does one developer have the right to destroy the neighbour?!</p>
<p>Rezoning needs to respect our heritage districts. Densification should be concentrated to sensible densified neighbourhoods, with sensitivity to traffic and access, including parking, unless council intends to also improve transit to levels of service and safety that make it actually usable and a humane option.</p>
<p>The city of Calgary would benefit from gentle densification strategies like the RCG city-wide rezoning. I approve of this housing strategy and hope to see this implemented.</p>
<p>I am against the rezoning. We paid a premium on our land to have RC1N zoning where our home is. It is unfair for the city to suddenly decide to change it. Our neighborhood does not have the parking to accommodate more people living in a house and I feel that our homes will be devalued with the zoning changes. Rentals often bring issues to neighborhoods, is the city prepared to handle the increase in noise and other complaints. How will you stop people from just using this for Airbnb.</p>



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<p>I am against the rezoning. We paid a premium on our land to have RC1N zoning where our home is. We specifically moved here for lower neighborhood density. It is unfair for the city to suddenly decide to change it. Our neighborhood does not have the parking to accommodate more people living in a house and I feel that our homes will be devalued with the zoning changes. Rentals often bring issues to neighborhoods, is the city prepared to handle the increase in noise, parking, and other complaints.</p>
<p>I fully disagree with the proposed changes. This council is over reaching and is not listening to the citizens of Calgary.</p>
<p>100% against any blanket or individual rezoning in my subdivision, Deer Ridge. Purchased this property in 1980 for peace and quiet living. Major concerns include increased crime, increased noise, property value reductions, unruliness, traffic congestion in area and on collector roads that are currently overloaded during weekdays, especially rush hours and weekends. Our quality of life will suffer from foolish government decisions. If higher densities are desired, use space along the LRT lines!</p>
<p>Calgary's municipal government dictates, it does not meaningfully engage. This 'engagement' for feedback is a farce and is a waste of taxpayer funds because leadership at City Hall does not listen or care. Most of our current civil leaders serve themselves rather than serve citizens. Calgaryans deserve massive change at City Hall to restore integrity and trust in our municipal government.</p>
<p>The proposal appears to be a careless and low resolution attempt at solving the housing problem. Further consideration and problem solving needs to be performed.</p>
<p>I'm pretty sure what you are doing is against the law and undermines the existing contracts the city has with current landowners living in a detached home. You don't get to arbitrarily walk away from contracts just because it's expedient and fulfills a political objective. What you are doing substantially changes neighborhoods and what people may have spent their lives building.</p>
<p>This item is a significant reason why first world nations are so polluting and has been discussed significantly in the past 20 years about its negative effects. I'm all for eliminating this costly and unnecessary red tape.</p>
<p>Where are people supposed to park? You want to increase density in zones that don't have adequate access to transit, you aren't improving transit, especially in the Northeast where the LRT still hasn't been extended to reach the new communities, so how are people supposed to get to work? Increased volume also doesn't address the main issue of ridiculously high rent and house prices. This really only benefits landlords.</p>
<p>When we bought our home 38 years ago we chose a neighborhood that was quiet without a lot of traffic to raise our children. We are opposed to blanket rezoning which will change our neighborhood and increase the amount of traffic. We have seen the row housing built nearby, on 19 street NW and it is not affordable housing!</p>
<p>Hi, I currently work as an architectural technologist with a background in interior design. I have worked in Vancouver and Victoria in BC and have seen the deep problems they have due to the spiraling housing costs. I think it is deeply important to add these measures to Calgary before housing prices spiral out of control making it harder to correct. I hope that Calgary will go through with this proposal.</p>



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<p>No to rezoning.          Investigate rent-to-own and co-op housing.          Provide more transparency regarding the hiring of Tim Keane.          Stop disincentivizing vehicle ownership until council gives up vehicle allowances and takes transit and bikes as main transportation.</p>
<p>I am opposed to the blanket upzoning of all communities to R-CG! Ask communities where they want some. Put high density along the LRT. Calgarians don't want to live in Vancouver. We want to live in our smaller, saner city. This upzoning only brings profit to developers and does NOT create affordable housing! It creates a lot of landfill from houses and trees that will be ripped up. All levels of government are at fault here, but Council should be preventing this. NO to R-CG everywhere!</p>
<p>I was hoping to see short term rentals (verbo and airbnb) addressed as these strongly impact supply of housing as well as community safety.</p>
<p>I have seen first hand how changing zoning and eliminates the affordable options with the removal of older properties. We need all ages types and styles of housing to create affordability. People need older homes, as well as space</p>
<p>Some of these are removal of yard space and doubling or tripling the roof spaces causes street and back lane flooding, old infrastructure issues, as well as a creation of a lot of waste. The removal of perfectly good homes by demotion does cause another level of climate change. Will there be some guidelines in place to offer the recycling of this homes, relocation of them, salvaging them or are they also just going to be added to the growing landfills which are huge problem.</p>
<p>My other concern is what about the character of Calgary? making a great beautiful city which maintains keeping the old with the new. European cities are hundreds of years old without having to knock down all that was great. Is there a plan to keep the Calgary charm where not everything is new and built quickly in the 2000.</p>
<p>My concern is mental health, have studies been reviewed at the consequences of increasing density. Do we have the proper public safety and security systems in place? Highly dense cities around the world work well because they have systems in place. Rules and budgets to ensure the safety of the residents as well as extensive public transport systems. Calgary does not at this time. Certainly not safe options</p>
<p>1. The Fish Creek site is a pathway to wild animals &amp; a landing/feeding ground for Bald eagles will be destroyed. The said community lost 2000 matured trees with the recent construction project. Owls and other animals disappeared with that. If you play with nature, you destroy and disturb the ecosystem and future generations. Build where there is concrete.          2. Many Senior living facilities are within walking distance. Their vulnerability &amp; safety must be considered while having transitional hsg.</p>
<p>Polls indicate the great majority of Calgarians do not trust you, our current mayor, and city council due to your clear Woke Socialist ideologies.          I do not approve ytour rezoning effort.          Just to be clear, “No zoning will change without Council approval” is an absolutely ridiculous statement by</p>



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<p>the mayor. Council are public servants, serving Calgarians and it is Calgarians who will provide approval, not Council.</p>
<p>Sounds like a great idea! I hope this will go through to alleviate the housing crisis.</p>
<p>I live in Oakridge, and we purchased our home on a quiet street with other single detached bungalows. We paid a premium for that- if I wanted to purchase a home beside a duplex or sixplex, I would have done so for a cheaper price. Now you want to blanket rezone the whole city! I don't want to live beside that type of development. I paid a premium to NOT live beside a development like that.</p>
<p>I am not in favor of the proposed changes. Neighborhood infrastructure cannot handle the additional density in terms of parking, roadways, green spaces and utilities. It is abundantly clear in neighborhoods where this has already happened, that a 'ghetto' appearance and the difficulties associated with high density housing has already occurred (crime, uncleanliness, no parking etc) People love this city because it has been LESS dense! That is the city we want and want to keep.</p>
<p>I do not agree with such a broad rezoning policy. This is attempting to be a simple solution to a very complex problem that will create a lot more problems as well as lower property values. I also don't think it will benefit those looking for affordable housing.</p>
<p>Rezoning will only prove to be a total failure:</p> <ol style="list-style-type: none"> <li>1. It will do unrepairable damage to established community, by destroying the character, adds to congestion, stress schools, and make security worse. What happened in the inner-city communities are examples.</li> <li>2. Calgary has many vacant land for new building without disrupt established neighborhoods.</li> <li>3. Adding density in good communities won't provide affordable housing. Instead, it only hand over the jackpot to greedy developers who hike the price.</li> </ol>
<p>I've reviewed the Housing Strategy document and the Info Session Boards. Like most City documents, these are marketing documents and not serious information documents. The documents do not provide a clear cost benefit analysis and they read as propaganda because of the obvious bias in favour of doing what City insiders have already decided, behind closed doors, will occur.</p>
<p>Redeveloping single-family homes to row-housing and duplexes, particularly in established communities adjacent to the core, is removing permeable surfaces which contributes to heat island effect, reduces habitat and biodiversity, and stresses existing water run-off management infrastructure. This is obviously even more exacerbated with multi-story, multi-family infills. How is en masse re-zoning addressing this?</p>
<p>I am very disappointed that the process and the communication is totally slanted to approve the zoning without appropriate recognition that there is a significant segment of the population who are against blanket rezoning. Numerous generations have specifically chosen to live in communities zoned RC2. Part of the strength, history, and diversity of Calgary is the fact there are communities that have different zoning criteria. A responsible and democratic action would be to hold a referendum.</p>
<p>Based on our market analysis a rowhouse development in SAH adjacent to our property would restrict a significant market demographic interested in our property thereby negatively impacting the value of our property. Rowhouses in SAH that would have to sell for \$600000 to \$800000 will not be financially viable</p>



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for the majority of Calgarians. Consistently positioning this bylaw change as an affordability benefit is misrepresenting how many Calgarians may effectively benefit from this change.
I have two comments: The first is that it is unclear how (or even if) the revised approval process will at least partially honour a communities history and culture. For example lane, housing (as in Vancouver's Kitsalano) allows increased density while enabling neighbourhood ambiance. Four-plexes on a single family cut-de-sac do not.  My second comment involves the marketing strategy - your mail-out focusses on three "goods" while purposefully leaving out "bads". Misleading communication.
I don't want 15 minute cities
Yes, rezoning will help to provide the better amenities.
I strongly disagree with blanket rezoning1) It will not make housing more affordable. The only beneficiaries will be developers and City2)adding density is incompatible with surrounding communities3)property value will be reduced due to shadowing, parking & privacy issues4)maturing communities do not need 'help'5)will not help housing crisis. City s/b encouraging mobile home parks, housing coops, Habitat for Humanity, Attainable Homes6)Little resident involvement. Please rescind decision!
I support it as it will increase the supply of housing and make housing more affordable.
Don't allow this to make neighbourhoods so that they are this awkward looking mix of different housing styles and ages. Make it a priority to use empty land around the city first.
Fourplexes are easier to fit into traditional neighbourhoods than high-rises or row houses. Matters of height restriction need serious consideration. It's not fair to the person who spent tens of thousands of dollars for a solar panel installation to have the sun blocked by tall row houses or high-rises. Street parking alone is NOT ENOUGH. A mandatory requirement of 1 parking spot/unit should be in place for all multi family dwellings. Any less, NO PERMIT. Less parking = more congestion/conflict
While we understand that increasing population density is a must in order to decrease our environmental footprint thru urban sprawl. The proposed RCG rezoning goes too far, installing up to 8 units on one lot where one was. Allowed heights (11m) will decrease sunlight in yards, gardens and homes nor fit in with existing bungalows. As well, parking of .5 per living unit is ludicrous. Apartment buildings have better parking supply. Calgary is based on vehicle transit. Unfortunately.
Hi, I wanted to express my concern about the City's plan to allow higher density development in any neighbourhood. I am against this proposal, as I feel it will lead to more traffic, strain on infrastructure and negatively impact the neighbourhood community that I chose to move into. I agree with The Calgary Real Estate Board's position and would hope that the City would look at their concerns and look to a strategy that would actually help with the housing crisis. Thank you, Edgemont Resident



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Hi, as a 12yr resident of Elbow Park (R-C) i do have concerns with the blanket rezoning;  
\* we purchased in an RC - single home neighborhood only on purpose.. This purchase was based on schooling and access to schools so we could limit driving. However recently all our zoned schools are over capacity and our two sons are already in lotteries for their designated public schools and facing potentially long bus rides to other quadrants. How would the overcapacity of our schools be addressed??

We can no longer afford to keep exclusionary zoning in our city, while the supply of housing is woefully outstripped by the demand. The blanket rezone will allow for gentle density to alleviate the pressure on the housing market.

We bought our home because of the Zoning! Who would have ever predicted to be forced out of your only secure space

I do not support City wide rezoning as the solution to address the housing crises. It is not fair to arbitrarily change zoning rules that will negatively impact the quality of life in our neighbourhoods where we live and have invested heavily in our homes. Selective rezoning WHERE IT MAKES SENSE especially in under-utilized city/government owned lands with properties managed by not-for-profits. Other cities in Canada have adopted this approach to add housing and maintain our quality of life.

There is no point letting people build more suits when they r just ripping off the people & governmentby charging too high rent in cash only and not claiming the rent on their taxes. Ripping the goverment off

I am not in support of the blanket rezoning that will apply across the entire city. Individual neighborhoods should make the decision about how their neighborhoods are zoned. In many cases it is the reason people have purchased homes in a particular area and it is those residents that are most impacted by any changes. If the majority of a neighborhood wants to change the current zoning, than so be it, but it should be left to the residents to decide.

My input on City wide Re-zoning Plan.  
This should be voted on by each community regarding accepting the new re-zoning.  
The reasons regarding the above point is that homeowners have made their largest investment in a community that suits there needs and culture. (architecture, environment, educational, community connections, transportation options etc.).  
Navigating to a home and community required basic rules, regulations etc. of law to follow. Which this blanket re-zoning ignores.

Further Comments regarding blanker re-zoning.  
each community should vote on weather to accept blanket re-zoning.  
Many urban communities are very old and may welcome the change others equally as old may not. There is enough vacant land to significantly provide new housing without rezoning the whole city. 57,200 units with out rezoning. 62,700 units if local area plans fully developed. As well 27,100 capacity in Outline Plans.

[personal information removed]

The proposal is too broad brush ... has not considered implications to community infrastructure (roads, schools, parks, water and sewer, etc). Start small using City lands targeting low income (a definable



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<p>category) where infrastructure can be properly sized. Affordability is a relative term meaning different things to different people even in the same demographic. If adopted, your proposal has a high probability of destroying neighborhoods. A rethink of proposal is strongly encouraged.</p>
<p>How does allowing a free-for-all in building, provide any sort of city planning? If you want impactful density, put it along transit lines, not allow a free-for-all around the entire city. The rezoning 'decision' should be whether to pursue a plebiscite, rather than allow a handful of residents to make a decision for all Calgary residents.</p>
<p>I am not interested in living in a row house city or have my beautiful neighborhood ruined by tall rentals leave the old communities alone do this to the new ones</p>
<p>NO! This is very unfair to home owners who have invested a large part of their life savings in their home. Blanket secondary suites = fine. EIGHT homes on one lot (with no parking requirements) = not okay!! Would you want this beside your home? It should be illegal to make such a drastic change - people bought in specific areas with particular zoning!! It is wrong to change zoning like this. At a minimum vote by ward? Nobody voted for this and it was NOT part of any campaign!</p>
<p>there is a lot of anger that a few city council members and mayor will decide a decision with such wide-reaching implications as city-wide re-zoning, it should be put to plebiscite. If the city council is confident this is what citizens want, then they should be comfortable putting it to plebiscite</p>
<p>Yes I think rezoning should be done. Example we live in an area where home owners are not allows to build up one story “because of flight paths and sound... however they have and continue to build 4/5 floor condos in the exact same neighbourhood /blocks.. something like that makes zero sense. We could have an added level on top of the garage which would provide another housing unit for someone...</p>
<p>Calgary is a diverse city and one size fits all approach to zoning will reduce the community character and historic composition.</p>
<p>Concern for multi-suites which will increase amount of traffic and noise in our quiet suburb. We live in sundance where the properties are single family- already our streets are lined with vehicles. Adding more suites will increase traffic, noise pollution, safety concerns &amp; cause congestion. We live in the far south to be rid of noise and congestion of downtown. We have a fairly safe community where our kids can still ride their bikes on the sidewalks, people walk their dogs &amp; jog to fish creek</p>
<p>The rezoning should be put to a vote by all calgarians before any changes are made. Like the PM said all new housing should be built around true public transit (C-Trains). No Rapid transit as there normally isn't enough busses to handle all the people who want to use it. Also easy traffic access that does cause problems in areas.</p>
<p>I am in full support of this proposal, I have lived in Calgary my entire life and I strongly believe we are in desperate need of more mixed use zoning. I would also like to see more lenient commercial zoning rules near/in residential areas.</p>
<p>Please release objective proof/studies(ie from other communities that have done this) that this proposal of rezoning established communities will actually create housing stock that can be afforded, will not negatively impact established traffic, schools and health care in local area. Seems like a great idea for</p>



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<p>new communities though retrofitting old communities I am not so sure though open to objective data has opposed to ideology.</p>
<p>If this proposal is adopted, it will fundamentally negatively change my neighborhood (Elbow Park) forever. Finite resources (i.e. schools), will be affected with this blanket change. Our neighbourhood schools are already at capacity and part of the CBE lottery system (Rideau Park, Elboya, William Reid and potentially Western High School). Property values, roads, traffic, parking, garbage collection, water supply, sewage, privacy, and green spaces will also all experience negative consequences.</p>
<p>This is a great initiative to help address Calgary's housing crisis.</p>
<p>Part 1/2: It seems as though very few Calgarians (outside of developers, the city, and those profiting from housing industry) supports this decision. We are aware you already accepted the \$228 Million dollars from the federal government in Nov 2023 to implement this strategy that is taking place across three other cities. However, can you really go forward with these changes with the mass amount of rejection from Calgarians?.</p>
<p>Part 2/4: There are significant issues that will arise from this including environmental impacts from infrastructure development, over population and strain on community resources designed for 1/4 of the population, impact on parking, the environment especially in communities that are near environmental reserves, flood plain, or are highly populated with wildlife;</p>
<p>Part 3/4 : internet and communications strain; transportation issues; electricity concerns: can you imagine an 8 unit residence on a community lot with 2 cars per unit.. imagine those all being electric cars in 10/15 years; and don't forget climate footprint - there are studies that show when communities are designed like this they have a larger carbon footprint than traditional communities; the list goes on.</p>
<p>I am concerned about a blanket rezoning proposal that doesn't contain guardrails to protect the livability and feeling of existing neighbourhoods. We chose our home based on amenities and pace of living that existed in our neighbourhood. Unrestricted infill multi unit development would be a tragedy. Haphazard development, increased street parking and traffic would be significant negatives. Pockets of higher density in an area could maintain character and limit traffic and parking negatives.</p>
<p>This is the exact opposite of city planning and will destroy the longevity of Calgary as a result of a bandaid solution to an inflation and federal issue. You were voted in by Calgarians to meet the needs of Calgary, not the federal government. In 2018, research in Calgary showed people wanted for more affordable DETACHED SINGLE FAMILY homes. This is not addressing the concerns or meeting the needs of Calgarians.</p>
<p>STOP this rezoning proposal. We don't want it to "be easier, and legal, to build various types of homes in our communities. We don't want overcrowded neighborhoods. We don't want to pay to park in front of our houses. We don't want people tearing down affordable homes and replacing them with multifamily houses c/w secondary suites in the basement, upstairs, and in the garage. The mayor and all you tax-raising, business-friendly councilors should all resign immediately.</p>
<p>I live in the inner city by the old children's hospital by richmond. The single houses currently are allow to be redeveloped into duplexes. This has already provided a lot of extra density. Please do not increase the</p>



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<p>zoning to allow for 4 units into a 50' lot. The density would be too great for this area. I am against anymore up-zoning in the neighborhood.</p>
<p>houses today are built with 2 to 3 times sq. footage than 20 years ago. if they were less sq footage you could fit more on land available. there also does not appear to be a shortage of space for "luxury" housing or "luxury" condos . There are also city owned parcels of land available. We do not support rezoning.</p>
<p>The city demolishing the River Run homes so Harvard's project will transform into a waterfront project is disgusting, but speaks volumes regarding the city's housing 'strategy'. This Council is elected to serve citizens but, instead, takes from citizens to benefit developers.</p>
<p>I oppose blanket re-zoning policy. This policy doesn't solve affordable housing issue and only benefits developers. Developers do not construct affordable housing; they construct the amount and type of housing that will maximize their profit. This policy takes away our right as home owners to have a say in what's built next to us. It poses a significant risk to communities, driving up the level of congestion in neighbourhoods and putting added strain on infrastructure and service quality.</p>
<p>Rezoning requires vote of the taxpayer. I bought my property based on existing zoning. Council does not have right to arbitrarily change that zoning. As well city has property that should be considered prior zoning changes. Perhaps the next municipal vote should deal with zoning changes.</p>
<p>I do not support blanket rezoning. This really only supports thr developers.</p>
<p>We don't want Edgemont Estates to be rezoned. Major concerns about increase in people, traffic, noise etc.</p>
<p>council needs to stop pushing ideas without some foresight. You need to plan your city around density, not a carte blanche solution. You needs to plan transportation, schools, fire stations, police etc, you can't just increase density everywhere. For example, schools are now shuttling children all over the city because of a lack of planning, and this will only compound the problem.</p>
<p><b>DO NOT RUIN OLD NEIGHBOURHOODS BY INCREASING THE DENSITY WITH LOW-INCOME EARNERS.</b></p>
<p>Developers are not incentivized to create affordable housing, they are businesses trying to make money. Rezoning won't create affordable housing in my opinion, and hope other solutions will be considered.</p>
<p>Please make this incremental step towards facilitating neighbourhood growth a more attractive option for home builders by approving this plan.</p>
<p>There is not enough parking already on the street and this will only further the issue. Lower property taxes so Calgarians can afford housing.</p>
<p>Postcards were sent out to residents regarding the proposed city-wide rezoning but we didn't receive one. We became aware of information sessions too late to participate. Not enough time or opportunity has been provided for residents to give their feedback, especially given that like us, others may not have received a postcard or had the opportunity to join one of the limited number of information sessions.</p>
<p>We have a concern relating to a response in the FAQ's concerning traffic issues. In areas designated RCG where row houses can be built with the potential of secondary suites, it was suggested traffic issues could be dealt with by parking permits. Paying for permits only increases money for the city and does not</p>



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<p>create parking spaces where there are none. To suggest that bus routes are located close by and this will encourage residents to take transit, is just not realistic.</p>
<p>Adding density to communities isn't a guaranteed solve for the housing crisis. In our neighborhood, bungalows are torn down and replaced by two infills or a three story duplex, with prices well above \$700,000. Affordable? No!</p>
<p>RCG which would allow building row housing even in mid block areas with secondary suites doesn't guarantee home prices or rents will be reasonable (There are no rental caps here) When new homes are built, due to allowed building size, tree removal means less urban forest. Trees may be marked to remain - as long as the developer is willing to pay, a tree can be removed. It's time to consider a more thoughtful approach to development and housing.</p>
<p>I 100% support this change</p>
<p>We are not japan, we have the space to enjoy non congested living, dont force this on calgary</p>
<p>The information provided by the City is not balance or fair. The City only depicts rezoning as positive, which only tells half the story. Of course there will be some negative consequences. I don't trust a government that only shares information consistent with what it has already decided to do and then, just for show, asks for feedback before the already made decision is rubber stamped by city council.</p>
<p>Calgary is a beautiful city, wide open, with a charming neighborhood feel. Cramming more density indiscriminately will take that away and will not be able to be regained. You only have to look at 33rd ave in marda loop to see what a hodgepodge of building increased density has done to the appeal of the area. Whereas within Marda loop in Garrison, where there has been careful planning has increased the appeal of that area.</p>
<p>carte blanc zoning will not improve affordability, only worsen it. You are now increasing the price of lots for housing by saying a builder can build more units on it, a builder will not charge 50% less for a build on a house because the lot is 50% smaller (ie.duplex), costs will increase for everyone. You only need to look online at duplexes to see that costs remain very significant compared to single detached housing, as an example</p>
<p>Calgary's expensive real estate and rental crunch demonstrate that Calgary needs to densify and provide "missing middle" housing so that ordinary families, teachers, nurses, bus drivers, janitors, students, and everyone else can afford to live in the neighbourhoods close to their work and school and groceries: and close to convenient public transit. Please use zoning to incentivize housing for people who do not make a lot of money.</p>
<p>Blanket rezoning goes too far too fast. Instead, a graduated approach, firstly to allow secondary units in existing single family (SFD) homes, with rules around fire regs, unit size and parking (see Toronto regulations). Based on 500,000 existing SFD homes, this would potentially create 500,000 secondary units alone. After this initial zoning change, the impacts on neighbourhoods assessed and feedback obtained, and the situation re-evaluated. More likely to be accepted by citizens.</p>
<p>Strongly opposed to blanket rezoning to RCG. This will destroy many Calgary communities. STOP BLANKET REZONING</p>



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<p>We are opposed to blanket rezoning to allow for ultra-densification of all neighbourhoods. I will never support blanket RCG rezoning. I will never vote for this or for a counsellor that isn't opposed to blanket densification.</p>
<p>Diversifying and densifying neighborhood's makes them so much more vibrant and livable! It's what provides the customers for the locally owned coffee shop and turns Neighbors day into incredible off the cuff pot lucks. I fully support simplifying zoning and allowing more density and housing types.</p>
<p>We need more homes and more relaxed zoning to create a dynamic, prosperous society. The younger generations are getting priced out of homes. Homelessness is increasing. The economic costs of constrained housing supply are massive. Taxpayers have to pay more for sprawl than for density. Real progressives support more supply to help lower income folks get homes. Real fiscal conservatives support more supply to create a more prosperous city with less taxpayer costs of sprawl.</p>
<p>I fully support the upzoning of the city to R-CG zoning to allow for more and denser housing across the city. As we begin to enter our own biting housing crisis despite our record construction of housing construction shows we need more housing more than ever. Especially dense climate friendly housing rather than greenfield.</p>
<p>My only thought is that this city can do more, by adding in zoning for small commercial properties, such as cafes and small grocers, across these neighborhoods as well.</p>
<p>I am in support of the rezoning change! We need to make it easier to get more housing built in the city. We need more diverse types of housing instead of just single family homes. Living closer to amenities makes it easier for people to get around and be a part of their communities. I hope this goes forward!</p>
<p>I am OPPOSED to blanket R-CG upzoning across the City! Already a developer is trying to do this behind me! It will be massive. It will cause overshadowing. The trees on the lot will all be removed. There is already limited parking on my street and this will make it worse! Not every street has to have this density everywhere. Ask communities where they want the density! NO to R-CG everywhere!</p>
<p>As a homeowner that lives in Crescent Heights I support density, however, I strongly oppose this blanket re-zoning. I live between three mainstreets (Centre St, Edmonton Tr, and 16th Ave). Densification in my area has already been pushed to the interior areas of the community instead of along the mainstreets that are already zoned for it. Why has The City been approving single storey commercial developments on mainstreets while Council pushes for density in residential areas with character?</p>
<p>How does blanket rezoning ensure the affordability goal is met? The document states that building a rowhouse next to a detached home does not impact the value of the detached home. What is the evidence to support this statement? The FAQs are unbalanced and focus on the pros of this change. What are the cons? How will the City ensure that the look and feel of existing neighbourhoods are maintained? Why wasn't a more targeted approach to rezoning undertaken? I am not in favour of this proposal.</p>
<p>The Rutland Park Community Association is opposed to blanket rezoning to R-CG. R-CG does not create affordable housing. There is no requirement for affordable housing on any privately owned land.</p>



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<p>Removing older more affordable bungalows from the rental market may further reduce affordability. Increasing lot coverage to 60% will have a significant impact on our urban canopy. Minimal on-site parking puts pressure on existing residents. No new amenities are being provided with this added density</p>
<p>I am very very strongly in favour of rezoning!! Calgary needs more homes to support the wonderful growth it's experiencing and rezoning is a step in the right direction. It makes the most financial sense to grow where infrastructure is already built and is by far the least impactful to our climate. Let's build a sustainable and economically vibrant city by allowing for more homes in existing neighbourhoods through rezoning!</p>
<p>Generally I'm very excited for this!          Allowing for more incremental densification can go a long way when it comes to providing more housing options while maintaining neighbourhood character and avoiding needless gentrification.          In addition to this, I would love to see parking minimums removed as a way to potentially bring down costs of development even further.</p>
<p>I am totally against a blanket zoning change. This will ruin neighbourhoods . How you expect that covering every inch of a property without making allowances for yards/gardens and parking is unreasonable. Perhaps if you want to change from the old R1 to an R2 zoning is necessary but densification should not occur randomly but along existing traffic corridors</p>
<p>I really strongly support this change. I want to see more people living in my community and this is a small step in this direction.</p>
<p>This is a very positive direction for Calgary to be taking. Housing affordability and missing middle housing are top of mind for myself and my wife. Restrictive zoning, parking minimums, and a lack of supply make long-term housing a serious challenge for many Calgarians. This change is absolutely necessary.</p>
<p>I'm very enthusiastic about rezoning. Very happy to see my city stepping up on the housing crisis.</p>
<p>I do not approve of this initiative. My neighbor already has enough traffic and congestion at times. The infrastructure was never meant to handle more people. It was based on the model at the time. I understand older neighborhoods, that have bigger lots and wider streets. Newer neighborhoods do not have that kind of space. A lot of the developers don't care about 'shoe horning' more homes onto one lot. More money for them. Greed does not develop better neighborhoods. Over crowding doesn't work.</p>
<p>Re-zoning Calgary carte blanche is going to lose the charm that is Calgary, a big city with community feel. People move here because they want to escape the housing situations in Ontario and Vancouver, we should not be emulating those places</p>
<p>stop this re-zoning disaster, Calgary has a high quality of life with quiet and walkable streets without crazy traffic density, and there are designated projects that will provide the required density / affordability in a better planned area. Please don't ruin what makes Calgary such a great city to live with this poorly targeted measure.</p>
<p>please do not bandwagon with Vancouver and Edmonton for blanket zoning, the amount of money you get from the federal government is not worth what you are giving up in quality of life for Calgarians, people are moving here to enjoy our lifestyle, not because we can become dense centers like Vancouver</p>



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and Toronto. A caption from concerns within BC about their change in zoning " "It's just not good policy to not recognize the differences in our unique areas."
I wholeheartedly support the the city's initiative to rezoning the base residential district which include R-CG, R-G, or H-GO. I believe this will enable greater freedom for communities to build the type of housing they want, and more importantly, the housing they desperately need. Calgary can be so much more if it housing scene welcome and entice more people to move here. Communities would be more vibrant, more prosperous, and more economically well-off.
I fully support it, up-zoning will help for housing crisis in Calgary, and providing more affordable options..
The information provided comes across as one-sided propaganda in favour of rezoning without a credible, balanced discussion of the pros and cons of such a change. The lack of objectivity in the City's marketing materials leads me to say a hard NO to this proposal.
I have several concerns regarding rezoning. Our schools currently don't even have capacity for children living in the neighbourhood. I have concerns about traffic & congestion, as I have seen Marda Loop/Garrison once a charming area turn into a nightmare to visit (I recently moved from the area due to the high congestion) . I also believe that there are families who value privacy and space and enjoy old character/heritage homes that deserve to be maintained.
Will parking need to be provided for each project if this goes through? If you look at Killarney its a nice area that has been mostly re developed but the parking is a huge problem.
Calgary is growing. Taxes are not generated through low cost housing. While we may not want to increase our footprint we may have to. We do not want to turn into a big city where people live on top of each other. Grow out not up. We have the space and it makes for a far nicer city than high rises and low rise homes. Too many people living in close Quarters is not Preferable
In areas where density is increased, the mature trees are cut down. This has not been addressed in the proposed changes.
I fully support this proposed rezoning. We are a growing city. Continued sprawl will continue to wear away at our city budget. Building a little more densely will reduce the costs for all of us.
this blanket upzoning is to relieve 'exclusionary zoning,' for access to federal funds, I'm not sure following this federal government policy is the best thing to do, as they have made so many poor decisions with consequences for Canadians, due to their lack of foresight, and why they are so low in the polls and many MP's will be losing their job next year. This blanket upzoning will raise the prices of land parcels / housing and will only serve to drive cost of housing up for everyone.
I'm rich, so will be purchasing lots to divide and sell, now that I don't have to worry about parking or impacts on the neighborhood, it's not like I'm living there anyway. I can pump out any many units as possible and make some money.
I'm going to crowdfund and build some town houses around the mayor's house



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<p>More than just zoning, the city needs to invest MUCH more in developing affordable housing. STOP the arena deal and put the MILLIONS of dollars towards building affordable, space efficient multi-family dwelling housing in transit-accessible locations PLEASE.</p>
<p>Concerns:          Developers will buy up older (often affordable) homes and build more but not necessarily more affordable units. Developers can often outbid other people.          Loosing the character and identity of neighbourhoods. We don't want all communities to start looking the same with the same styles of housing, the same amenities the same commercial.          It is ok to have some less dense neighbourhoods with more green space. Some people like active neighbourhoods, some people like quieter communities.</p>
<p>Rezoning will only benefit developers while destroying single-detached home communities. Mature communities are targeted because the residents are old and defenseless. The high-density homes will be overpriced and built in communities that were not originally designed to handle additional traffic. This will create hazards and congestion. Research has shown that avoiding soil sealing and artificialization should be a priority in urban development: how will this be possible with such dense zoning?</p>
<p>The biggest concern I have is with parking. How is counsel going to handle the increase in cars/motorcycles/RVs/campers etc. on the streets with the change to R-CG? Please put more thought into this proposal. Do not make it like the single use plastic law that now has to be reviewed.</p>
<p>Mayor Gondek should resign her position as Calgarian have no faith or trust in her!</p>
<p>I am against blanket upzoning to RCG. As a senior aging in place, I continue to enjoy my yard and don't want it overshadowed by a huge building. The only one that is going to benefit from all this RCG is developers. They will be the ones to make the money and the rest of us will lose out on the quality of life a bungalow in an older neighbourhood provides. Developers benefit and don't give anything back to the community. Stop this and add density near LRT and build affordable housing.</p>
<p>I am generally in support of increasing density throughout the city to increase access to housing and slow the inexorable growth (and related costs) of city services further and further from the city centre (utilities, roads, public transit, etc.). My question is why is there a distinction in (proposed) zoning RC-G and R-G at, for example, 69 Street SW between the east and west sides of 69 Street SW.</p>
<p>Please go through with this, and more. Calgary desperately needs to build as many new homes as possible.</p>
<p>I think we need to rezone calgary. I think this a great idea and will help with affordability.</p>
<p>The primary cause of the housing issues in Calgary is our municipal government. This government: (i) has been fiscally irresponsible for too long; (ii) is often too arrogant to really listen to citizen or experts; and (iii) is often too incompetent to execute tasks effectively. Step one on housing should be to improve our municipal government's competence and self-awareness.</p>
<p>My feedback is that I do not trust this municipal government. Our municipal government makes decision behind closed doors and then goes through the motions of soliciting feedback in order to pretend this government listens to citizens. Even if the public will is 99% against this rezoning, this government will</p>



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<p>proceed. This government's tendency to act as a dictator is particularly bad for Calgary because this government is not very competent. Change is needed to fix our broken city government.</p>
<p>I do not want this rezoning for my Elbow Park neighbourhood. I realize this is only an opinion box. Do the residents get any vote /say?</p>
<p>Please consider supporting biodiversity within housing strategy as it can have positive impacts on human health as well as insect populations.</p>
<p>Do not like it whatsoever! This is basically the entire city! My answer is NO!</p>
<p>I completely disagree with the new Rezoning proposals. Our nicely developed City was designed &amp; built following defined Urban Plans. To make a city-wide Rezoning Bylaw is inconsistent with Urban Planning principles. Once an urban plan is defined for an area, City Council and Administration must have the courage to stick with it. If not, what was the purpose of spending all that time, effort &amp; tax dollars to develop the urban plan in the first place. <b>DO NOT PROCEED WITH A BLANKET REZONING BYLAW.</b></p>
<p>Housing will be needed for young people who earn less than 90 thousand year can buy there are many young people who already between 30 and 40 who say are alone and also want their homes with the very high prices and interests it impossible for them which makes them It is leading to depression and frustration they live rented or in their parent house so who can have a family They spend their lives working paying taxes and without hope This is the reality of many young people here Canada.</p>
<p>This is the most ridiculous plan EVER! Quiet streets and cul de sacs will be crammed with cars and bins, not to mention the noise and house values plummeting. This is a short-sighted plan and not one that has been thought through. CREB is correct this will make the housing crisis worse and Calgary an undesirable city to live in.</p>
<p>Hi there! No doubt the city needs more housing. When you drive through neighborhoods like rosscarrack and see towering new infills they dont fit in at all with the neighborhood and it looks like developers just trying to jam as much housing and make as much money as possible. Is it possible to have Height restrictions? Also what about parking? Currently if you drive through Killarney there is a parking issue. What is the impact of not addressing these issues before we just let developers run wild</p>
<p>I live in canyon</p>
<p>I disagree wholeheartedly with this approach and do not approve as a tax paying Calgarian.</p>
<p><b>NO TO BLANKET REZONING!</b> It doesn't respect the Infill Guidelines or the MDP It doesn't create a Livable City It doesn't result in beautiful streets It doesn't come with increased amenities It removes too much of the urban tree canopy The increased lot coverage will not result in on-site water retention Residents of newer communities like Wards 3 or 12 will not see densification in the short term so it's an easy decision to let older communities take the hit when you know it won't affect you.</p>



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The end of the R-1 zoning is the end of the Canadian dream.  
 This policy is designed to appease Fed/UN immigration policy and is not in the interests of Calgarians. If passed eventually all detached neighborhoods will be gone.  
 Kids need backyards and places to roam, and parents need their own bit of green space for wellbeing.  
 The proposed high density zoning will denigrate communities leaving little space for trees, birds or anything else.  
 Planners have factory defects. Hire people who think.

Some councillors are supporting this because their wards will be largely unaffected. The consequences in other neighbourhoods really doesn't matter to them so they are not listening to opposition feedback. Not all density is good density! Density does NOT = affordability. Councillors in new suburbs should not be blindly supporting a plan because they know their own areas will not see the startling changes. Placing an 8-plex or 10-plex on a single lot amid existing single-family houses is wrong.

First I find this frustrating, that this is all presented like it is supposed to help home owners make money or making it easier for home owners to redevelop their property. Most home owners can barely afford their home as it is, what makes you think they can afford to tear down a house and build something else? This whole thing is just to make it easier for developers to make more money faster and cutting red tape for them.

500 characters is not enough space for all of my comments either

Second comment:

I am not 100% against this proposal, but I also feel like more safe guards need to be made to ensure a home owner isn't completely blindsided. The last thing you want as a homeowner, is the property next to you turn into something you hate. The current process only needs the immediate neighbours be notified, it is not providing them with enough opportunity to review. The impacted residents should be required to their consent.

and again 500 characters? continued

Third box:

Removing all the requirements is the first step with this rezoning. The second would appear to be for developers to get impacted residents/neighbours consent to be removed. If this rezoning is to be put in place, more safeguards to resident consent needs to be put in place. When I attended an engage session last month. Only the next door neighbours get notified, and there's no proof that those neighbours have provided input.

con't on 4th box

4th Box:

The impacted households should be expanded to include more households. The last thing a home owner



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wants to see is a construction crew arrive and start working on a house. Because at that point, everything has already been approved, and it's all gone under the radar for that homeowner. More safeguards need to be made and needs to be in place before this blanket rezoning gets pushed through.

con't

5th box:

The proposed parking for this new zoning is also not sufficient. This council's "If you build it they will come attitude" needs to stop. just because you are trying to make people take public transportation, doesn't mean people don't have cars. There should be at least 1 spot per dwelling unit. If you want to rezone to this, there will not be enough parking. When developers start tearing down a block at a time.

Blanket rezoning is not planful & is merely a way for the city to bypass its responsibility to review zoning requests in the context of specific neighbourhoods and streets. This does not benefit regular citizens & especially disadvantages current property owners. Only developers stand to gain from this proposed change. This will not help to fill the "missing middle". This only puts more power in the hands of developers that do not care about the neighbourhoods where they build. Do not support!

One of my big concerns is the parking around my neighborhood. Now it's just chaos! We do not have signs to keep park cars in the right spot! I live in Mckensie Towne in one of the duplexes. Some units are rented to 7 or 8 people, all adults in a very little space (2-3 bedrooms) and illegal basements, and each person has a car! Parking around is just very stressful and driving is worse. Is the city installing traffic and parking signs to address this issue??

Calgary's bloated, inefficient and unaccountable government is the primary cause of housing costs in this City. Rather than rezoning, which will profit developers, this municipal government should gain some self awareness regarding how poor functioning it is and then take steps to improve. Calgary is a great city with great citizens who deserve a better municipal government.

As a young person who is getting gouged by rental rates with little to no available options to move or find a new place to reside, I believe it is important to have new affordable homes build throughout our city. This will not only assist our housing crisis but it may also revitalize our downtown and other areas that were affected by COVID-19.

I am against blanket rezoning of Calgary neighborhoods. High density or transitional housing residential units are not warranted in established communities. Introducing high density housing will cause more issues around already suspect infrastructure & poor planning. Has anyone bothered to study impacts on parking and infrastructure? Will the city hold developers accountable? Why does web admin never provide enough character space for 'feedback'?

As much as the city claims that transitional housing does not have an impact on property values and safety/security of neighborhoods you fail to link to any of the "100 articles" you cite. Are there studies on the increased number of transients into neighborhoods? The city also claims that this is of no cost to the taxpayer - how is that so?



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<p>This should be put to a plebiscite. It is an important public issue, with direct impacts on the individual characters and histories of our neighbourhoods and communities, and the way we live in our communities. It would change the zoning rules homeowners relied upon when they chose where they wanted to live and raise families, often undertaking significant financial burdens to do so. The people living in the communities should get to decide such an important question.</p>
<p>I would really like to see rezoning of upper Montgomery. I would say that most of the people that live up here are elderly with maybe one or two people in the house. I would be interested in developing my corner lot to build row housing so I could move my parents into one of the houses and my sister-in-law into another one. There are also a lot of Duppy houses up here that I'm sure the people would sell and make room for more people. My address is [personal information removed]</p>
<p>I am in support of rezoning to increase density and make it easier to build more housing and to diversify types of housing. I am also in support of non-market housing help bring down housing costs.</p>
<p>I don't want to live in Vancouver or Toronto, I want to live in Calgary and have made it my home for most of my life. I am OPPOSED to blanket R-CG rezoning. This will NOT create affordable housing, but it WILL decimate the older, more affordable community I call home-- the one where I was planning on aging in place. Some communities may embrace this density, but the only ones benefiting are developers. No new amenities are being added with the density-- in fact, many trees will be lost! No!</p>
<p>The City provides information in a biased way. Benefits of rezoning are overstated and the City does not identify the many negative impacts of the proposed rezoning. I wish Calgary had a municipal government that was competent enough to be honest with citizens. The unofficial motto of the current municipal government is: 'embrace your inner bully'.</p>
<p>Hello, The rezoning should be reconsidered for streets which average house price is 600k or less. My street (Bannerman Drive NW) has multi million dollar homes on it and no one wants to deal with a town house on my street. Please reconsider.</p>
<p>PLEASE PUSH IT THROUGH WE NEED MORE HOUSING! Unfortunately engagement statistics are skewed towards older residents who are looking to protect 'the way things were' or a perceived slight to their home values. Us younger folk need housing and need a city that is built for the future. As a homeowner in this City with multiple properties, I gladly look forward to upzoning. If anything I think we aren't maximizing density potential along major arterials and need more TOD focus! DENSIFY PLEASE!</p>
<p>I do think rezoning is a great way to increase options to build more affordable properties. This is extremely important for Calgary to grow its populations in the short and long terms.</p>
<p>With blanket rezoning must come: 1-stronger requirements to respect community aesthetics (allowable building and design styles); 2- enforced restrictions on shade imposed on other lots; 3- enough parking spaces; &amp; 4- building permitting must consider impact on the integrity, scale and cohesion of neighborhood look and feel (e.g., 60s-era housing beside McMansions).</p>
<p>Vacant lots, particularly in high traffic/transit corridors, must be first option for development over established community lots.</p>



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This rezoning is not supported by all communities. I think a plebiscite should be held for citizens so we can have our say. With this blanket rezoning it jeopardizes out green spaces and community feel for communities that are zoned for RC-1. I live on Conrad Dr. NW and the new zoning proposed row houses on a walkway along Jean Laurie that would jeopardize the greenspace that so many community members enjoy every day.

I believe the increased density will be a welcome change to our car dependant world. The additional item I would like to see integrated is an increased building standard to drive energy efficiency. The time to add energy efficiency is at the new build stage and increased density provides an opportunity to add this added efficiency with little additional cost. We need to drive towards a net-zero energy future now for new homes.

I oppose the proposal vehemently. It prioritizes developers over residents, risking our right to shape our neighborhoods. Increased density threatens our quality of life and community character. Prioritize sustainable, community-centered solutions!

I don't support blanket rezoning because it puts control in the hands of developers rather than citizens. Yes, we need more affordable housing, but this is not the way. Let's be thoughtful about where we densify with consideration for trees, greenspace, water/sewage lines, transit and yes, even each other. Include everyone's voice in those decisions, not just give a green light developers who can make lots of money tearing down a bungalow and putting in townhouses. No blanket rezoning.

I strongly oppose citywide rezoning. I live in a beautiful inner city area with a wonderful quality of life thanks to the lack of density, abundant trees etc. I have worked hard all my life to enjoy this. I am concerned my quality of life will be significantly affected through increased noise and other pollution and that the value of my property may be adversely affected as a desirable neighborhood becomes less desirable.

I live in Capitol Hill. There have been many row houses built and I see no reason to change from building them on main roads or corner lots. These row houses are not affordable in my area. \$6-700K. Most don't have a tree or shrub or grass. No City concern about climate change? Although people may not drive to work if they have transit access, they still have multiple cars for grocery trips, leisure etc. Parking and traffic is a problem despite the City's rose coloured glasses.

test

I am extremely concerned. I live in Mount Pleasant and have been observing higher and higher density row houses and multistory flats of deplorable quality added to our neighborhood. I was sort of okay with this, but now I am now faced with two large high rises being built behind my house. This is proof that once you give developers a foot in, they will take over and the communities have no say. Feedback in response to 'Tell Us What You Think' is ignored. City planning is a disgrace.

All for rezoning as I think it will be the biggest single change this city will have to help fight climate change, build stronger communities and less highways.

I wholeheartedly support the proposal for citywide rezoning to a base residential district, particularly transitioning to R-CG, R-G, or H-GO zones. This forward-thinking initiative is a significant step towards fostering sustainable growth and enhancing the livability of our neighborhoods.



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Transitioning to these zoning categories opens up opportunities for diverse housing options, accommodating the needs of our growing population while maintaining the character and charm of our communities.

NO to rezoning I do not want secondary suites on my street. Until council understands parking issues in current areas they should not allow more suites which means more parking problems. Cars parked on streets are dangerous for children and pets. Until developers are required to make streets wider and design more off street parking this is a no go.

Is there a shortage of housing or do we have a shortage of AFFORDABLE housing? Rezoning may not solve the problem.

Benefits go to the developers. New housing units may cost more than original single family home and will may not more affordable and will not solve the housing problem. Many new infills and row houses being built now cost more to purchase than some single family homes. My son is a new doctor and can't afford a row house, townhouse, side by side or single family home in this city.

I'm strongly OPPOSED to blanket city zoning and to R-CG in particular. I object to how the city is pushing this on everyone when it will not make housing more affordable, it will only benefit developers. A city-wide solution will not work for all communities and forcing a mix of single-family housing with high-density housing on the same street is the wrong answer. Focus NOT on city-wide density, but on high-density where it makes sense, and on building AFFORDABLE and more non-market housing.

I'm opposed to rezoning. The rezoning workshop predicted a gradual densification under the rules. However, inner city neighbourhoods are rapidly developing, which is occurring under current rules. Therefore, keep the current system and maintain checkpoints for residents to participate in the city's development, particularly in older, character neighbourhoods where there's limited infrastructure, safety and heritage issues. The rezoning means it'll be hard to maintain a diversity of densities.

We live in Elgin and even we are OPPOSED to blanket RCG rezoning! This will destroy a lot of our urban canopy in older neighbourhoods. We have a lot of housing choices here, but we also have a lot of amenities. My mom lives in an older bungalow and is aging in place. These older bungalows are still affordable for young families as well if they don't need to have everything new. Going to RCG will put a lot of older homes into the landfill and a lot of money into developers hands. NO to this

Hello,

I know these sorts of proposals can attract a lot of naysayers, but I just wanted to say that I think the proposed zoning changes will be a significant boon to our city. These changes seem to be carefully considered, and the resulting streamlining of redevelopment is a promising step toward making our city's housing more affordable (an important issue to me) while limiting the negative impact to current home owners.

Best regards,  
[personal information removed]



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<p>City Council and its administration are the problem. Our municipal government is bloated, inefficient and has an arrogance despite the obvious incompetence. Massive change is needed to have our municipal government evolve into an organization citizens can once again trust. Taking more from taxpayers every year is not the solution, it is the problem.</p>
<p>Submitting feedback is pointless, as it seems that the city has already decided to go in this direction for a few dollars from the federal government. There's no survey as to whether Calgarians actually support this initiative, which is gross mismanagement by the city. This poorly thought out plan will destroy communities and will do nothing to increase affordable housing in the city. How about making a stand and telling the feds that being handcuffed to this deal is inappropriate?</p>
<p>I do not agree with the decision to open or change the zoning in the city. There must be another way to assist with building affordable houses in the city. Pull some residents together for a discussion.</p>
<p>This continuing effort of densification is destroying the character of existing residential neighbourhoods. Access, parking, yards and open spaces are essential to quality of life and community. Rezoning will result in developers and speculators purchasing properties and building maximum coverage and density. Single family homes that once existed on 50 foot lots will now support 4 times the number of homes without the infrastructure to support them and provide a desirable quality of life.</p>
<p>This issue requires a plebiscite. A few individuals at city hall do NOT have the right to affect homeowners' and their properties that they have been paying taxes on forever without one. <b>WE STRONGLY DISAGREE WITH THIS PROPOSAL.</b></p>
<p>The new housing rules that allow for blanket rezoning for row houses and duplexes should require a plebiscite.</p> <p>On April 22, this matter will come before a public hearing, and this is too important an issue to be decided by the current council alone.</p> <p>We need a plebiscite on this issue so that all Calgarians can have a say on a plan that will change the face of all communities.</p>
<p>The sooner the better! If we're serious about our climate strategy, housing strategy, and transportation strategy, we <b>MUST</b> rezone.</p>
<p>Stop allowing criminal money laundering through new zoning of new build infills. Stop new infills &amp; multi family new builds in mature neighborhoods. Pass bi-laws to prevent cutting of trees on or off private lots. Change city tax bill on properties where infills or multi family builds are adjacent to single family homes. Make all 400 citizens in Saddleridge remove paved over front lawns for parking. Stop over crowding &amp; initializing slums, violence, loss of lifestyle. Remove: mayor, council.</p>
<p>I attended the last meeting and it seems to me the message was pretty clear. The majority of the citizens of Calgary do not agree with this but council seems intent on doing what they want. We do not need more people moving here making our streets undrivable and increasing stress levels for everyone. Let the free market decide when and what to build in the current zones. It's already too crowded here. We need to learn to live within our means.</p>



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<p>I support increasing the housing density in our current city footprint to stop the sprawl and cost of continuing to build subdivisions on the outskirts. I have concerns regarding the increase in traffic and parking in existing neighbourhoods and hope that these issues are being taken into consideration by council. Please collaborate with the communities affected to determine solutions. I sincerely hope that low cost housing is not being directed at only a few communities as in the past!</p>
<p>I own a townhouse in the beltline that was built a long time ago with a basement. Even meeting the current code requirements I cannot apply for a secondary suite due to the zoning. If the city is amending the bylaw, please add townhomes/rowhomes and add secondary suites as a discretionary use. Make it make sense please! At planning they told me it would cost me over 7k in fees to get rezoned to DC which council is reluctant to approve anyway!</p>
<p>This has to be stopped! It's too important an issue to be rammed through by our council and needs a plebiscite before any actions are taken. This mayor and council are out of control and must be held to account. They will be destroying property values while not creating affordable housing. There are much better ways to deal with the housing shortage.</p>
<p>I am against the rezoning of R1 residential.</p>
<p>i am opposed to this idea and will join any groups necessary to be heard and have it turned down</p>
<p>This doesn't go nearly far enough. The delay of work on areas with older land uses that are less dense than R-CG, or DC areas should have been part of this.</p>
<p>But since that ship has sailed. Let's accept that folks have property rights and get this passed and get on with the more nuanced and complicated land use adjustments.</p>
<p>I don't believe city-wide rezoning is in the best interest of Calgarians. While I'm not opposed to collective rezoning of certain areas of the city, a blanket permission of four-residences is too much.</p>
<p>Further, it will have a deleterious impact on existing neighbourhoods, where people bought and own houses on the basis of the layout of the neighbourhood.</p>
<p>This is simply to access additional federal funding. Don't sell out the city to appease Ottawa.</p>
<p>As usual the program has been "approved" before any public input. Council will approve whatever the city administration puts in front of them!</p>
<p>STOP! The biggest issue will be the communities who have mature trees - these trees will be cut down to make room for new development. Not only will the entire look and feel of the community be DESTROYED, there will be impacts to wildlife. PLEASE develop regulations that do not allow the footprint of new development to be larger then the existing, regulations to keep mature trees and regulations to explore the impacts to wildlife. THIS strategy requires much more intentional thought. STOP.</p>
<p>In general this sounds good. However, rezoning activity will most likely will go to the older neighbourhoods where larger lots are available for infills. Replacing older single family homes with expensive infills will not make housing more affordable to lower incomes. It will, however, make the</p>



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<p>developers more affluent, and provide a larger property tax base to the City with minimal dollars being spent on infrastructure. Rezoning the city has not been fully thought through.</p>
<p>I have lived in the City of Calgary for 50 years and have been a property tax payer since 1987. I live in a nice community that is zoned R1. I am STRONGLY OPPOSED to any changes to the zoning in my community. I feel that the proposed changes to the zoning will completely destroy the community that I live in. Take a look at the existing development that is happening along the 2100 block of 50th Ave SW and tell me if you would like to see this happen on both sides of your property.</p>
<p>The re-zoning by-law proposed by the City of Calgary is not acceptable. It will not provide additional, affordable housing to the City. The City administration has no examples of this by-law working in any other Cities the similar size of Calgary in regards to population and City area.</p>
<p>I am opposed to blanket zoning to RCG. This will reduce the number of older more affordable homes and have a negative impact on our communities. You say that the infrastructure will allow for this densification, but BC cities are already finding that their infrastructure can't take this densification and that upgrades will cost \$1 million per 100 m length of road to support these changes. They also feel the Feds won't provide the promised funds. Don't ruin our communities!</p>
<p>I am very concerned about this rezoning proposal. Existing communities with high density, such as Marda Loop, are incredibly stressful to navigate with parking near impossible. This is exactly the kind of neighborhood I choose not to live in, and yet this rezoning eliminates choice as every neighborhood will become significantly dense, overcrowded with vehicles and give too much power to developers to shape communities, rather than allowing homeowners and residents of neighborhoods a real voice.</p>
<p>I understand the housing situation is dire. City is using this to push through rezoning in the inner city areas. Ward 7 has been supporting the City with increase taxes. We purchased the homes in this area for a reason. Now the City is Changing the rules to suit them. High density, buildings do not leave any room between neighbour, wrecking foundations of existing residence . City or developer does not have accountability if existing residence have issue with their home.</p>
<p>would it not be important to know ( using the data that the city used for the Charleswood slide) this information for other older established communities? Create a visual outlining the impacts/ or no impacts to show citizens who live in other established communities how the housing rezoning will affect their communities? This would in my view, provide a tool for informed decision making. I would like to have this information for my own community Pineridge. [personal information removed]</p>
<p>Should absolutely not go ahead, without a mechanism to preserve single family communities. Our neighborhoods are allotted a 2nd residence &amp; that already is enough. Development currently is handled on a case by case basis, and allowed in some neighborhoods. Those of us who chose our single family neighborhoods made the most major neighborhoods of our lives on that basis. Do not push through city wide rezoning, I can't imagine a worse idea unless the purpose is to destroy our city.</p>
<p>This is a terrible idea and will ruin the city of Calgary.</p>



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<p>Council just pushing through their own agenda with no consideration for what all Calgarians want. Turn downtown empty office buildings into high density homes and make downtown a place people actually want to be. Dont ruin communities</p>
<p>Streets are hard to park on, overpopulated already</p>
<p>I fully support citywide rezoning! Soft density is exactly the right step forward for Calgary. For every 1 NIMBY, there are 10 people who agree with this policy, they are just less vocal.</p> <p>Let's bring affordability, and sustainability back to Calgary with city wide rezoning!</p> <p>P.S. Also check out Strong towns!</p>
<p>STOP the U.N. Agenda 21/2030 "sustainable Cities" agenda in Calgary! We do not want everything re-zoned, so everyone is packed tightly together and stacked on top of each other. You are ruining our city! #StopGlobalism</p>
<p>Would suggest only having row houses/duplexes, etc within a certain ( to be ascertained ) distance along residential side streets; starting from their main intersection.</p> <p>Do NOT have to make whole city party to proposed changes. A intermediate step of provide increased density housing along all transportation ( Ctrain and bus routes ) routes would provide markedly increased potential housing while preserving the serenity/character of truely residential side streets.</p>
<p>This is a superficial proposal to a complicated issue - blanket rezoning will not provide good housing options but will create new problems. Diverse residential zoning is critical in good planning to serve a diverse population. Retain R1 zoning in established residential neighborhoods. Change zoning in non-res areas - for example the areas east of Macleod Trail from suburban office and industrial to multi family to achieve affordable housing objectives. Calgarians deserve housing choices.</p>
<p>While I'm not in favour of mass rezoning existing R-1 residential areas to the new R-G series I recognize the need. However neighborhoods are dynamic so grandfathering does not work. My suggestion would be to establish a universal "tipping point" where once 20% of the properties in a neighborhood have been rezoned from the original R-1 by follow the existing rezoning systems then all properties change to the appropriate proposed designation.</p>
<p>I think the concept is fantastic as additional housing is required. However I think at this time only communities within a 15 min walk of c-train stations should be changed.</p>
<p>Please condense the housing in Calgary. There is lots of free space. We don't need more new suburban communities.</p>
<p>1. We need to preserve green space, no exceptions. The proposal to sell and develop a portion of Glenmore Park is a travesty! 2. We also need to provide for off street parking for apartment dwellers - preferably underground, as well as those in single family homes or laneway dwellings. 3. We should not allow multi family home development in areas historically zoned for single family homes, but rather, use brownfield areas, for example, along 16th avenue, or old railway tracks.</p>
<p>Totally against this housing strategy. Will solve nothing. The inner city neighbourhoods are too expensive to build affordable housing and will only encourage expensive infills and destroying neighbourhoods. The</p>



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city needs to speed up the existing development process and reduce the taxes and fees associated with getting a properly zoned development approved
Can you please add secondary suite as a discretionary use to rowhomes/townhomes in all CCMH zones in the beltline while updating the bylaw? If the goal is to densify and these places were already built like this, would it be easy to add an amendment if all the land use is changing?
My Property at [personal information removed] Drive SE is zoned R2-M - Residential - Low Density Multiple Dwellings, however the interactive map illustrates it as R1, and has it designated it for rezoning. This is incorrect. Can someone please contact me at your earliest convenience. [personal information removed]
My primary concern is street parking. If there is no requirement for street parking to be available for development of new or existing homes, how will existing homes be effected? There is already a lack of street parking available in many neighborhoods due to properties being rented out. Also, how exactly will this decrease the cost of houses? Other than these concerns, it seems like a good plan.
I currently live in a neighborhood that has already been rezoned. I support the City of Calgary rezoning plan to upgrade the base residential zone to include R-CG, R-G, or H-GO (which are smaller than the new developments in my neighborhood). I hope the City implements other incentives to reduce the building of very large and expensive infills and encourages builds that new home owners can attain. As a new homeowner I want to see the same opportunities for my friends that I had.
I wanted to provide positive feedback that Calgary really needs more affordable housing especially inner city and it is great to see more mixed use condos, townhouses and row homes in all inner city neighbourhoods.
I agree with this rezoning.I just hope there will be funding for home owners who want to renovate their houses to create a suite or make their single home into a duplex. Thank you.
I am totally against this citywide rezoning!
Rezoning is an *excellent* idea, and is realistically a necessity for climate, quality of life, social, and health reasons. Please please please do not listen to the NIMBYs who will come out in full force - they argue in bad faith and fear any change. I hope Council has the courage to help Calgary once again become a wonderful place to live.
Calgary doesn't need to grow outwards. We're huge. We need micro units and housing cooperatives so young people can afford to live inner city like in Vancouver. Build more public housing
I am very opposed to the proposed rezoning.
We already have far too many illegal suites in our neighborhood and the vehicle congestion parking on our street is unbelievable. With so many small children playing it has become dangerous and it's only a matter of time before a child is hurt or worse. This is not the way to solve the current housing issue as these landlords of these now illegal units can charge what they want to tenants needing housing that is affordable.
If our community in Lakeview is re-zoned our streets will no longer be enjoyable for the many recreational users and owners here. We would leave the City to avoid the added congestion which is already a deterrent of living in currently R-2 zoned communities.



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<p>Since the need for affordable housing hasn't changed except by population growth, the focus should be on targeted programs to increase incomes and address the most critical issues. Happily people want to live here. Other than to comply with the requirements for federal support, widespread single zoning, as compared to targeted efforts, doesn't address the underlying problems, will strain infrastructure, and will make many established neighborhoods less livable.</p>
<p>Stop pretending that you care what Calgarians have to say. It's all BS</p>
<p>Please, please don't rezone. It is not good for the community..</p>
<p>Absolutely against the Rezoning for Housing in any of the existing R1 communities in Calgary.</p>
<p>Areas near C-train stations and other transit centres need to allow flexible building like apartments or 5+1s. It doesn't make sense having a 30 story condo next to single family homes or duplexes</p>
<p>Please do not rezone. Taking an 1950s bungalow, priced at 650k, and turning it into a duplex, where each side costs 1 million, will not improve affordability, it only increases density.</p>
<p>Stop the [removed]! Stop property tax increase! Property tax increase is raising rents and causing seniors to sell making new owners landlords setting high rents. Fire [personal information removed]!</p>
<p>A general rezoning is a fantastic step forward into making Calgary a better place to live for everyone. It also reduces red tape, hopefully freeing up city staffs time. We should be a leader in Canada with housing, and this is a great first step.</p>
<p>Please don't do this!!! As a first time home buyer, this will make it even more unaffordable for me. The homes in older neighborhoods that I can afford will be bought by developers who are willing to pay over list so they can turn it in to a duplex or fourplex. These new duplexes will costs more than the old homes they are replacing, making these areas unattainable for first time home buyers (look at parkdale). These in-fills and multiplexes in old neighborhoods will RUIN these areas!!!!</p>
<p>I think the rezoning will improve the housing shortage we find in the NW due to the high amount of university housing needed in the brentwood area</p>
<p>Louis Brandeis, a former US Supreme Court Justice, wrote that: "Sunlight is the best disinfectant". This metaphor expresses the idea that publicity and transparency can prevent or expose corruption and wrongdoing. Calgary's municipal government makes decisions behind closed doors, hiding as much as possible from sunlight. After our municipal government makes a decision, it then spends taxpayer money to go through the motions of pretending to listen to citizens.</p>
<p>Terrible rushed idea. Great way to destroy existing neighbourhoods. Focus on building density in the core and key areas. For decades the city has been strict on sensitive design. You are going to create a mess.</p>
<p>I am NOT in favour of the proposed rezoning. This proposed blanket rezoning will not have enough oversight to make certain older neighbourhoods are not razed by developers who have profit motive only (not to mention the city that will collect higher property taxes) &amp; will not live in their builds. New builds are so tall, they block sun, cover so much of a lot that natural rain saturation &amp; cooling breezes will be non-existent. Lack of infrastructure in older neighbourhoods wont support density!</p>
<p>I think the majority of Calgary should be redeveloped into mixed-use zoning. This will allow for a more dense and walkable city. This will mean better public transit needs to be developed. Perhaps a transit line going the airport finally??? Perhaps more than two transit lines?!? What a wild idea</p>



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<p>I am afraid that although this sounds like a good idea, it will be a complete failure and disaster like so many other initiatives involving construction and "improvements" that this council has been responsible for. This is a lazy approach to solving a very complex problem and I have no faith in the current council to recognize what the actual underlying problems are that are contributing to this issue. This is an issue that should be solved on a ward-by-ward basis and not a blanket approach.</p>
<p>I support the blanket rezoning for the city. I live in RC-1, an established area near the train and many amenities. Our area could use more people, and more density will bring vibrancy. I live near a community that is RC-2 blanket zoned, and I admire the rowhomes and the way that community has become a thriving inner city area. New restaurants and shops. Communities should be diverse. Co-ops, affordable housing, single, rowhome, etc. Mix it up.</p>
<p>Please ensure garden/laneway suites are allowed with secondary suites on the same property. This will reduce the amount of demolitions and allow architectural character to stay the same with 3 units per RCG lot opposed to knocking down to be able to obtain same density.</p>
<p>Do not support the current blanket approach proposed. I live on a lot that should be within the upzoning and support that happening, and the idea of reasonably scaled and thoughtful implementation.</p> <p>But the idea of providing property rights with a broad brush in this way is incredible divisive within our communities. It creates lifestyle inequity by favouring one circumstance over another without regard for the reality that the people affected will live side by side.</p>
<p>I am totally against it. Canada has plenty of space for decades to come, and more. Who wants increased density, traffic, noise, jammed street parking etc? We don't want the dollars the feds are using to bribe our city. Turn it down. Leave the neighborhoods alone!</p>
<p>I oppose blanket city-wide RC-G rezoning, as each area of the city has unique circumstances and characteristics, that require thought and planning. As well, blanket rezoning will hurt the most affordable neighborhoods the most, as they will be the first to see teardowns of affordable houses and developers building new 8 unit rowhouses.</p>
<p>I am delighted the city is looking into rezoning. Just because we have the room to sprawl doesn't mean we should. I'd like to see more mixed housing, more walkable neighbourhoods. 15 minute cities are a fantastic idea that has been wildly misunderstood. I'd also love to see smaller houses being built - I would have loved to buy a small bungalow in my neighbourhood (Millrise) but there aren't many at all. I'd also love to see the city look into zoning for tiny homes.</p>
<p>This rezoning is an asinine proposal. The current re-zoning is ruining our neighborhoods. The reasons you give for actioning this new re-zoning law are obtuse, near-sighted and insular. I am sure that the proponents of this change do not live in the affected areas. Re-zoning does not increase present owner's flexibility, but quite the opposite. Re-zoning increases person-density resulting in more noise and a less peaceful existence. Increased vehicles in the neighborhood are a danger and</p>
<p>Despite very strong local residents objections a 32 unit complex was recently built on what was previously single family home site has more than doubled the traffic on 64 Ave NW in Silver Springs as the new complex does not have access to a main roadway. Rezoning would further reduce property values and</p>



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<p>the quality of life for many long term Silver Springs residents. Rezoning quiet residential neighborhoods without proper consultation and process can not be the answer to the housing shortage.</p>
<p>Absolutely 110% OPPOSED to complete rezoning!          Additionally I believe those who have proposed total rezoning should be FIRED and Councillors who vote in favor should be RECALLED!</p>
<p>Would be a huge mistake, selectively in inner city areas near public transit makes sense, not a blanket policy.</p>
<p>This is WOKE LIBERAL CRAP!</p>
<p>Yes</p>
<p>I'm not in favour of this proposed blanket rezoning of large swaths of Calgary. Particularly changing current single family dwelling areas to the proposed mixed use of row housing, infills, etc. Although this will have minor immediate effects, in time with redevelopment, all the distinctiveness of a neighbourhood will be destroyed. Many neighbourhoods are desirable places to live due to their unique characteristics. To make them all the same would make Calgary a less desirable place to live.</p>
<p>Very concerned by this proposal. purchased a house last year in wildwood in large part due to the R1 zoning and expected land appreciation as a direct result. This proposal could impact that expected appreciation. This proposal appears to be a fire hose approach that lacks nuance. Focus on incentivizing multi unit development in existing R2 areas (allowing for three story development) and revitalizing the DT core. The core offers the largest opportunity for meaningful additional inventory.</p>
<p>I am opposed to blanket rezoning to R-CG across the City. In order to keep some character and protect our trees, you need to stick with 10 m maximum height and 45% lot coverage. Better to change the definition of R-C1 and R-C2 to allow a greater number of housing units (more like the limit on R-CG). This will still remove the exclusive zoning so we get the Federal funding, and give us some hope of a green city in the future. Owners can still rezone to R-CG. NO to what is currently proposed!</p>
<p>I support mixed land use in new communities where buyers have a chance to understand exactly how they are investing their money in real estate.          I completely OPPOSE this purposed change to radically change the way existing communities and/or individual lots can be redeveloped. The infrastructure is not there - the water, sewer, electric grids, parking etc cannot withstand a doubling or tripling of use. This is a complete disregard for what is usually the biggest investment anyone makes.</p>
<p>Much of the city is already lacking enough parking space. The majority of homes with 2 of more adults have more than 1 car, and also will have visitors that drive. Having one or less parking spots per home is not realistic with the sprawling layout of Calgary, especially during our cold winters. How will the need for parking be addressed while increasing housing density?</p>
<p>I am against this rezoning proposal</p>
<p>The citywide rezoning will not give Calgarians more affordable housing. All this will do is destroy great established neighborhoods and give developers huge profits. The houses that will be built will still cost more than most people can afford. The good thing for the city is that it will collect much more taxes on</p>



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<p>the infills and town houses. If they really wanted to make housing more affordable they would reduce taxes, fees and reign in Enmax. They should allow more high rise apartments.</p>
<p>I am disappointed that city council does not acknowledge or respect the planning and sacrifice that families have made to purchase the homes they have chosen based on the demographics, visual and social qualities of a neighborhood. City council completely disregards and disrespects the current property tax payers of Calgary.</p>
<p>I all have to say is that there has to be parking available other than on the street for the tenants. We have a rental property across the street from us and there's 5 vehicles parked on the street from one house. If anyone on the street wants to have a little gathering at their home, there's no parking available for their guests! Also, people shouldn't be allowed to park their vehicles that they don't drive during winter on the streets!</p>
<p>I support the proposal. I am confused why parking minimums could not be removed altogether. There is also some confusing language on the website. The actual fact sheet pdfs (such as for R-CG) mention parking stall minimums of 0.5 stalls/unit &amp; 0.5 stalls/suite. The website says the rezoning "removes parking requirements for backyard suites". I am in support of lowering these parking minimums, but in any case, could benefit from a clearer understanding of what this means.</p>
<p>I see no place here for a properly reasoned feedback submission other than this minimal box. I seriously question whether you actually want feedback</p>
<p>I am totally opposed to the rezoning initiative as it is unnecessarily broad and provides a means by which neighbourhoods can be destroyed to get a few more residents per acre.</p> <p>Calgary sits on a vast amount of land and there is zero reason why it cannot expand the footprint, coupled with natural change in neighbourhoods as time progresses - with attendant LOCAL rezoning - to serve this city for the foreseeable future.</p> <p>Stop this initiative NOW</p>
<p>NO to this blanket re-zoning. It does nothing to create affordable housing. The only ones that benefit are developers. Everyone else loses out as older neighbourhoods are cannibalized with 60% lot coverage and almost 12 meter buildings (with relaxations). Older bungalows will be overlooked and overshadowed. Families will choose the suburbs where they can still find single family homes with a yard. Stop this and start encouraging housing coops instead. Please vote NO!</p>
<p>While more housing is needed, I do not support this rezoning plan because it goes to far in allowing development that is detrimental to existing property owners.</p>
<p>The consistent decisions of Calgary's municipal government to put developer's profit ahead of the well being of citizens has caused many citizens to lose respect and trust for the current municipal government. The proposed rezoning is consistent with this trend.</p>
<p>This plan is ill suited to my neighborhood and does not appear to be well thought out. We left Altadore because it became too dense and did not have the infrastructure to support the population. It was unsafe for my children to cross the streets. I am now situated in a proposed high density zone, in a quiet</p>



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<p>neighbourhood with small streets. I do not support this poorly thought out proposal and encourage council to vote it down.</p>
<p>I made a choice when I moved to my community that it was all single family homes or very few other housing options and now the council is going to vote that builders can build whatever multi family housing that will make them the most money possible and ruin some beautiful communities. The other consideration is for the lack of parking and infrastructure needed/required for the increase of people in these areas.</p>
<p>I am firmly against the structure of an "all or none" attitude. Although it means more work &amp; planning, I think the decision-making should be based on each neighborhood. I am absolutely against everything being rezoned. I didn't work most of my life to obtain a home in a beautiful neighborhood only to have a duplex/fourplex, etc. built beside me or across from me-which, more often than not, are rentals. I've experienced living in an area that allowed basement suites &amp; the area went downhill quickly!</p>
<p>I think these changes are awesome, and are in the right direction. We need way more apartment and multi-family zoning, as well as businesses integrated within residential housing.</p>
<p>To remove requirements for off street parking in new developments puts an additional 16 vehicles for four homes as the rezoning could accomplish on a single home lot that maybe had two vehicles on the street. This is a huge mistake and a potential huge problem for safety, security, theft and potential for future EV vehicles to be charged from a home. I'm all for affordable housing and responsibility built homes with parking and energy efficiencies. Listen to Calgarians, not developers.</p>
<p>The most concerning point to me is, that the proposal appears to be based on generating revenue rather than dealing with low cost housing. The argument that it will reduce red tap, speed up permits is wonder some. Maybe the workflow could be improved for efficiency rather what is proposed. So is the 30 seconds expiring CAPTCHA (im not a robot) Do you actually want to hear from citizens?</p>
<p>This is a bad policy for multiple reasons. You are going to crowd neighborhoods that do not have the infrastructure or dwellings to appropriately accommodate this massive change. Your decision to make some parking spaces mandatory on the lots doesn't account for human behavior. Furthermore, removing green spaces such as the one south of John Laurie between Brenner and 14th will make this an even worse decision; a dense neighborhood with no off-leash dog escape within walking distance.</p>
<p>We are absolutely AGAINST the blanket rezoning of Calgary. This is just a lazyman solution to a fairly complex issue. It will destroy the city of Calgary as we know it and love it. I speak from personal experience because I have lived abroad in a city where this was done - absolute disaster. And worse, once it gets started, there's no going back. Neighbourhoods are destroyed forever.</p>
<p>I am not in support of blanket rezoning. Nor would I be in favour of every house being subject to equal property taxes. My point is, we don't treat all residential properties equally in any other area, so why would we treat zoning differently? My suggestion: Parts of Macleod Trail S are an eyesore but, there is ideal access to the CTrain other forms of transit. Why not rezone some of those areas to support new, dense residential units?</p>



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<p>I am extremely opposed to the proposal for blanket rezoning. I currently live in Killarney with my husband, elderly father and 3 young children in a duplex built in the 1960s. We will likely look for a house in the same community in the next 3-5 years. I am concerned that blanket rezoning will increase the prices for single family homes, as developers can purchase these properties, then develop and sell 4-6 units on them. A detached house (or even a duplex) will become less affordable.</p>
<p>The city administration has already decided behind closed door that this rezoning will occur. This process of pretending to care about citizen's feedback is for show and is a waste of everyone's time. Our municipal government being a petty dictatorship is particularly bad because of the lack of competence. Just take one quick look at the City's poorly planned 'Platform' building. Incompetence and misplaced arrogance can only coexist in a poorly run government.</p>
<p>Calgary is a cold city with great infrastructure planning to date, please put in the consideration of appropriate planning rather than blanket re-zoning to keep it that way. Taking away parking requirements with street requirements only will only strand people during the winter trying to get to their jobs. We are not Japan, New York, Hong Kong (all small islands), we have the space, and should use it for what's best for Calgary</p>
<p>they are saying this will help elderly stay in their community, elderly people are not looking to move at that stage in life, to a townhouse / duplex, this is false, by that time they are looking at condos / care homes, and otherwise if able would like to stay in the houses they have grown old and have memories in</p>
<p>the only people looking forward to this are the developers, who will have the green light to cram as many units as they can without consideration of local infrastructure; people need cars to drive to work, not everyone can remote work, and a working couple needs at least two spots to get to work</p>
<p>OBJECTING to development of existing green spaces. It is contrary to the climate action goal, by replacing valuable trees with construction. Also, many green spaces (like strip South of John Laurie) have walk path a cycle paths that would be destroyed. Many are also far from transit or commerce, so development will only add more cars. Not objecting to rezoning of already built areas. Suggesting to designate all green spaces as parks to prevent development there.</p>
<p>I am against rezoning. It's not done properly and ends up with traffic and parking in areas that are over built (Marda loop). Also, the introduction of these modern homes destroys the character of our lovely neighbourhoods. Many of us chose to live in certain neighbourhoods for a reason. Changing the look and feel of an area is unfair to people who already live in these areas.</p>
<p>Blanket up-zoning doesn't take into account unique features of specific streets. For example, 1400 block of 1A St NW has no back alley's on either side &amp; there is no storm sewer. Failure to consider these will impact issues with space for collection bins &amp; parking &amp; management of ground water. Since street specifics aren't being considered with re-zoning, they won't be when development permits are granted. Impacted homeowners deserve the right to object to shortcomings of proposed developments.</p>
<p>I am very concerned re the proposed rezoning. While I acknowledge the current housing issue I have concerns and do not want blanket rezoning in our city! Adding fourplexes and duplexes into areas of established single detached family homes changes the community and brings so much potential for conflict with parking and issues created by blanket rezoning! Please do not do this!!!</p>



# Rezoning for Housing

What We Heard Report – Verbatim Comments

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<p>Regarding the rezoning plan and how it applies to green spaces specifically parks along John Laurie(14 St to Brenner)but not excluding green spaces citywide. While not opposed to the blanket rezoning, I have concern for pockets identified as Community Reserve with the land use of R-C1 subject to the rezoning. These spaces are used for recreation and have become valuable spaces that residents rely on. My request is for these specific pockets be rezoned S-SPR to ensure continuance of existing use.</p>
<p>I need like council to know that I strongly disagree with the Blanket Housing Rezoning. It is not fair or reasonable to many of the citizens of Calgary.</p>
<p>I am totally against these zoning changes. As a 20-something that recently saved to buy our first single family home on a quiet street in an older neighbourhood, I am LIVID that the city is going back on their end of the deal. We bought a house in an older neighbourhood because we don't want density. Dense, transit orientated areas already exist; why is council trying to force this down our throats? Additionally, parking is already impossible and is only going to get worse with these changes.</p>
<p>I fully support the blanket up-zone to ease up pressure and reduce redtape/delays</p>
<p>I am 100% against it!</p>
<p>Developers will do the unexpected, big or small. There needs to be a thorough appeal process where the city can say No despite the blanket rezoning, if adopted. The ability to say No must be able to stand up to a provincial or federal court appeal. The city can say No if a development does not fit in a community or area of a community.</p>
<p>No, stop. there is not enough parking or reliable public transit to support this.</p>
<p>Blanket upzoning gives reduced tree canopy and groundwater recharge, parking traffic and bin overload, shadowing, privacy loss, and water sewer and EV charging issues. Citizens who invested in the character of their community will be disenfranchised. Upzoning is not the answer. One zone for low density areas enabling single, duplex and backyard housing to 45% cover and a 2nd zone enabling fourplex/row housing to 60% cover, plus an affordable housing program seem like a better way forward.</p>
<p>Most communities have limited or no street parking now. Has anyone considered where all the extra cars are going to go?</p>
<p>We already have numerous homes with illegal suites on our block, it has increased traffic substantially, parking issues etc. I purchased my home in a neighborhood where there are single family homes, I have no desire to have high density housing beside me, it will lower my home value. We've had a couple of 'new' homes built that are 3 stories, and use almost 90% of the lot, they are an eyesore, and are ugly in our neighborhood. This proposed rezoning isn't the answer. I don't support this!</p>
<p>I appreciated the opportunity to attend an in-person event. As I mentioned to the two City reps, based on the pricing of units presented at the event, there is no allowance for affordable housing following the proposed rezoning. The cheapest unit in a four-plex townhome was shown to be \$500,000. The City is spending a lot of time and effort on this project but I haven't seen any plan for more affordable housing for low income residents. This should be a top priority.</p>
<p>Very upset regarding the blanket rezoning of existing residential neighborhoods. People buy property with existing rules in place and then can be blindsided by new developments that can drastically negatively effect their property and it's values.</p>



# Rezoning for Housing

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<p>I urge council to vote against the proposed rezoning policy. It is clear that developers will not be responsible in their building but just try to cram as many units into a plot without thought or consequence into standard of living or social and environmental impact. We can see from new communities that the increased density is having a negative effect. Pressure on schools, transport and environment are all negatively impacted. All the developers care about is maximizing profit! VOTE NO!</p>
<p>I do not support this change. I bought into a beautiful older neighborhood with large yards and single family homes. Don't ruin my neighborhood.</p>
<p>I think this is a great idea for everyone in Calgary. This will keep rents lower, improve neighbourhoods and lower greenhouse gas emissions. We'd be shooting ourselves in the foot not to do this.</p>
<p>I do not support the blanket re-zoning of Calgary. This plan attacks my housing investment. We chose our neighborhood for a reason and allowing developers to come in and build multi-dwellings next door, lowers my property value. If Calgary needs more houses you need to go back to the drawing board because this is not the solution. If a re-election were held tomorrow many on city council would be unemployed. Your constituents do not support the blanket re-zoning of Calgary.</p>
<p>The proposal, although arguably puts more units into the market may not solve/stop the underlying cause that has been driving up the demand - population growth. Rezoning also risks disrupting community bonds not to mention affordability issues. As acquisition and construction costs will only push prices even further to the north. I personally have not seen a single example of any new unit selling at cheaper price than the one being replaced. Rezoning "alone" is just not a long-term solution.</p>
<p>please don't do it.</p>
<p>Reading these materials makes it clear that our current municipal government is the main problem.</p>
<p>My name is [personal information removed], and I live in Brentwood. I live next door to a rental, and am very concerned about the impact of potential row houses going in next to me. It would greatly impact my property value and I am dead against blanket rezoning. I agree with densification in certain areas, but when RC1 owners bought their homes, specifically because of the zoning, they need to be able to have a say.</p>
<p>Re-zoning will increase population density in many communities. The negative impact on traffic, schools, noise, and property values has not been adequately assessed or understood. Additionally, there is no clear evidence that this initiative will improve access to housing for the underprivileged. In fact, it may reduce appropriate housing and cause clusters of challenged individuals. This is a poorly conceived, ill-planned "solution" of an very important issue.</p>
<p>I am support of more density, and rezoning across the city. People want to live in amenity rich communities, and many are willing to sacrifice the size of yard or home, to live in a better area. Young people understand that the long commutes, and car centric neighbourhoods/unwalkable areas are undesirable. I want to see my quiet 1960's community revitalized with all sorts of people and housing choices. We must also invest in low income housing throughout the city.</p>
<p>The rezoning initiative is a fantastic idea! This is the sort of leadership and vision that Calgary needs to launch vibrant and beautiful neighbourhoods. I urge the City of Calgary to prioritize the development of mid-rise buildings, as well as 3-Bedroom units. There is a severe lack of availability of 3-Bedroom units in</p>



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<p>all major high-rise and density projects which do not serve the biggest needs of the community. Thank you.</p>
<p>I request that the greenspace on the south side of John Laurie Boulevard NW running between Brenner Drive and 14 Street be rezoned to S-SPR. It is a well-used public greenspace and with rumours of development I want to see it protected as it is.</p>
<p>Why has there been no community engagement with this proposal?          How will you guarantee affordable housing?          How will you address utility shortages?          How will you meet the environmental goal of increased tree growth or 9% by 2026?          How will property value of adjacent single-detached homes not be affected by building adjacent row-houses? Currently new construction has to "fit" with the current surrounding construction.</p>
<p>With regards to the City's plans to blanket rezone I am concerned about:          - Watershed: adding more hard surfaces to our communities in the form of roofs, asphalt and pavement increases our risk of flooding and decreases the land available to manage the water. The ground is the best place to store water. So much can be done on our land to slow the movement of water while increasing biodiversity and improving soil health, which improves tree and plant health.</p>
<p>With regards to the blanket rezoning I am concerned about:          - Utilities: we had water restrictions last summer, we are told we're currently in a drought situation, and we had power shortages during the deep cold in January. How will a large influx of new homes impact the utilities for those of us who already live here?          - Infrastructure: our community was not developed for mass densification in existing areas. Traffic flow, parking, and amenities would likely be strained and possibly be a mess.</p>
<p>Affordable Housing: The City intends for this blanket rezoning to address the issue of affordable housing. What's happening is that developers are selling these new row houses for about \$580K. This doesn't meet the needs of those seeking affordable housing. The City has also mentioned trickle-down effects, meaning that as more expensive homes are available those who can afford them move up until eventually affordable houses are available for those who need them. This takes about 30 years.</p>
<p>With regards to the City's plans to blanket rezone I am concerned about:          - Schools: the City is saying that our schools are under-utilized and that densifying our communities will put them to better use. Our schools are actually at capacity with many over.</p>
<p>With regards to the City's plans to blanket rezone I am concerned about:          - Natural Areas: while this discussion places no monetary value on our green spaces, they are one of the most important parts of our neighbourhoods. They build community, offer opportunity for exercise, and access to nature improves mental health. Green spaces are invaluable and once we lose them, we won't get them back.</p>
<p>With regards to the blanket rezoning I am concerned about:          - Tree Loss: the tree canopy is vital to our neighbourhoods. It provides shade and keeps the heat down, which is getting more important as our summers get hotter. The trees clean the air, they provided habitat for non-human friends and manage water.</p>



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<p>With regards to the City's plans to blanket rezone I am concerned about:</p> <ul style="list-style-type: none"><li>- Shading: a large building on the south side of a home will put it in constant shade which can impact mental health not to mention plant growth. This is a big concern for those who grow food on their properties, which is becoming more and more common.</li></ul>
<p>With regards to the City's plans to blanket rezone I am concerned about:</p> <ul style="list-style-type: none"><li>- Community Layout: new communities are designed with sections of row houses, areas of apartments, and areas of single houses. They are planned intentionally and have flow to them. The addition of rowhouses into existing neighbourhoods can create areas of congestion.</li></ul>
<p>With regards to the City's plans to blanket rezone I am concerned about:</p> <ul style="list-style-type: none"><li>- Feedback: if construction is proposed affected neighbours can make comments. Only adjacent neighbours are able to make comments and these are not having much impact. Construction is moving ahead anyway and residents are increasingly frustrated at not being heard.</li></ul>
<p>What assurances will the city provide to ensure that existing parks and green spaces remain untouched. Why is it necessary to rezone these areas?</p>
<p>I am a resident of Haysboro in Ward 11. I oppose rezoning of my neighbourhood with the aim to densify the community to a much higher extent than it was when I purchased my home here. I am concerned about the increased traffic and pressure on infrastructure in this older neighbourhood along with reduced privacy and lowered property values. I have written to my councilor but feel that Counc. Penner is in favour of densification and prefers to impose her views on me rather than represent me.</p>
<p>I am a Calgarian who has grown up in the city and dreams of owning my own townhouse someday. Please approve this rezoning so me and many others can build their adult life! I have always admired the dynamism of Calgary and I am eager to see zoning changes which properly reflect the character of the city I love.</p>
<p>Blanket rezoning for the whole City is poorly thought out and a bad plan. While this may be appropriate for inner city, it will ruin the neighbourhoods that are further from the core where family's value (and have invested in) single family houses on quiet streets with ample parking.</p> <p>[personal information removed] Willow Park</p>
<p>I would like to express my opinion that I think its a great idea to re-zone and to allow for more density. In Edmonton for example you can have a home with a legal basement suite, and then in addition, have a garden suite in the back. So ontop of your garage you have another living unit.</p> <p>As we address the housing crisis, I think it would be wise to allow for this type of dwelling and to increase density.</p> <p>Thank you! [personal information removed]</p>



# Rezoning for Housing

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<p>We need affordable housing, as in rent control. You can build as many houses and apartments as you want, but if they only cater to high income earners it will make no difference. You must have rent control for this to happen . Also, Ban airbnb and watch vacancies go up.</p>
<p>Our community is opposed to blanket R-CG rezoning. I attended a City presentation for CAs put on by the FCC. In my comments during the meeting, I specifically asked that all of the comments from the presentation be captured in your What We Heard Report. We were told we would receive a follow up email with our responses capture. Instead the FCC has sent a survey asking what questions were not answered. We don't know until we receive the feedback with all our responses. NOT proper engagement</p>
<p>This is an issue that needs resolve by a plebiscite in each respective Ward. I support Dan Mclean's motion and believe a 'one size fits all' for a city as big and diverse as Calgary will leave many not feeling included in the city's development plans.</p>
<p>Please send a note to every property owner in the city who will be impacted by the proposed changes explaining why blanket zoning is necessary. Provide credible evidence why an 8-10 unit, 3-storey project with 50% parking needs to be built in established communities to solve a self induced crisis. Explain why the new zoning will not effect the use, enjoyment &amp; intrinsic value of their property. No dogma, just evidence supported by fact. And explain why existing public lands are not used first.</p>
<p>While I agree we need more housing, this is not the way. I live in a community that has been well taken care of, but now with developments and more renters, there is no accountability. Property's are becoming junk yards, snow not shovelled etc. I report to 311 but nothing happens. Same offenders. I am policing my own neighbourhood when all I want is to walk and enjoy the neighborhood. I realize not all renters are bad, but it's a lot and they give all a bad rep. Developers &amp; flippers dont care 2</p>
<p>I full support this initiative and I hope to see it move forward.</p>
<p>I do not support blanket rezoning. As a young person, this makes Calgary way less appealing for young people who want a home and a yard and space for a family. I and many other young people I know want to have homes that are not squished to each other. Most of my friends have left Calgary and moved to airdrie for this reason. Blanket rezoning and infills everywhere will make Calgary lose its young people.</p>
<p>Totally against any rezoning in the current residential areas. Already have too many parking issues. Also views of vistas may be affected. expand out not up. I say no to any rezoning . <b>[removed info]</b></p>
<p>Please, please stop this knee-jerk, blanket move to get money from the feds. This will destroy communities built around original zoning, and put immense stress on parking and local amenities that were never intended to accommodate the proposed density. It is obvious this initiate is a push, not a consult. I implore everyone in a voted position to listen carefully and not to move too swiftly. This is an initiate material enough to over though any council that attempts to shove this ahead.</p>
<p>Rezoning must be allowed! House supplies short.</p>
<p>Rezoning all of the city is a poor choice, it should be done in targeted areas. The most major concern to current homeowners like myself is that we bought in a specific area that is zoned a certain way and did it specifically because of that. It essentially further gives power to developers to buy up land/properties,</p>



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making it more unaffordable for individuals to own property, which is what we should be striving for, not for developers to have all the power, \$\$, and property.

Hello,

I am opposed to change. When we were searching for a home to purchase, we deliberately avoided neighborhoods that had/allowed multi family dwellings and commercial spaces. DO NOT make it okay for this to now become a possibility.

Thank you,

[personal information removed]

Totally opposed. Quit trying to be so woke.

As a concerned citizen of Calgary and a single-family homeowner, I am writing to express my strong opposition to the proposed citywide rezoning initiative. This plan could replace our neighborhood's single-family homes with multi-plex, multi-floor buildings, threatens the character and aesthetics of our community. The potential for increased density without adequate community consultation or consideration for the impact on parking, green spaces, and the overall quality of life is alarming.

WHOA! SLOW DOWN. I understand the problem, but let's do this on a GRADUAL thoughtful and smarter progression. NO TO COUNCIL ONLY. Sorry to say but you are only ORDINARY citizens along with rest of us, NOT EXPERTS. PLEBICITE ONLY please. Blanket zoning TOO much of a WHAMO with long term pain and repercussions. I am only one but I am one of a multitude. THINK HARD BEFORE YOU LEAP! Thank you for your time and hopeful DEEP THOUGHT collaboration as a team. ES

I am vehemently opposed to the city pushing through the rezoning proposal. We voters should have a say on what happens in our communities. This proposal impacts us all.

Let us vote on this!!!!

Leaving the zoning as is, develop new areas for row houses and town homes. I already have people parking on my street because there is no parking left at the condos where they live. It is starting to get congested on the streets and with kids playing outside becomes dangerous. My mental well being is important .

Please do not let this go to referendum. Housing delayed in housing denied. If this waits until 2025, more people will die from lack of shelter next Winter. We need to draw on every lever we have!

The proposed blanket up-zoning is the worst proposal to be brought forward. It will NOT create affordable housing, only serves to pad the pockets of developers. A change that has negative impacts must go to a plebiscite at the Civic Election in 2025. If approved it will be build what ever you want anywhere to heck with SF homes, build as big with secondary suites, no parking, trees removed, shadowing, loss of enjoyment for adjoining residents, loss of privacy. This is the worst proposal ever.

NO to this blanket rezoning to RCG! Developers seem to be driving the bus here. We are already the least green (urban canopy) of all the major cities. The 65% lot coverage would devastate our trees. The 11m heights will block light and impact older bee sustaining yards. Small RC1 lots that communities think are parks need to be preserved and rezoned properly to parks. Be responsible and protect our environment. NO to RCG everywhere!



# Rezoning for Housing

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Parking: 0.5 stalls/unit and 0.5 stalls/suite minimum is unrealistic, idealistic, and asinine.

CoC own data shows the average household has 1.85 vehicles which is probably closer to 2-2.5 in developing communities.

Maybe inner city you can redevelop at 1.0 stalls but developed / developing communities are often not walk-able.

A single detached house with 1.85-2 vehicles replaced by 4 unit rowhouse and have less than 2 vehicles between them is laughable and will create street parking issues.

I am adamantly opposed to blanket re-zoning and also fully support increasing density and improving home ownership affordability. Careful planning is the appropriate way to increase density and maintain housing choice. Blanket re-zoning will create many foreseeable problems that could be addressed through actual planning. Housing density should be created along with, or where amenities exist to support it, before allowing haphazard development in communities without the amenities to support it.

Could you add in that neighborhoods that are newer than 50 years are not allowed to make changes until the current structure on the land is 50 years or older? Saying it's unlikely and not adding in that by-law is not reassuring to me. I am not in favor of this re-zoning without some protection for neighborhoods newer than 50 years. What about neighborhoods that have a theme to them - eg Victorian styled homes? Will new permits to build have to be inline with the theme before they get approved?

I'd like to indicate my full support of the rezoning initiative. We need more homes, and just stretching the city outwards is not an optimal way to do that due to the future costs of infrastructure. Plus, denser neighbourhoods tend to be more vibrant and provide better support for growing of small businesses. Additionally, I am of the opinion of letting landowners do what they want with their land (within reason of course, I'm not advocating for chemical plants in residential neighbourhoods)

I fail to see why a developer would build affordable density housing on generous lots in Mount Royal, Eagle Ridge, Elboya, Bel Aire, Rosedale, etc when they could build 4 - 8 units in the same space and sell each for 1 million. The blanket rezoning needs to be relooked so that housing is secured for people who are desperate for it, not for owners and developers to capitalize on.

I am against this citywide zoning initiative. The existing infrastructure and parking is not suitable for what is being proposed. Targeted zoning does make sense but it should be thoughtful and planned. Not just the blanket solution proposed. These monstrosities that are being built next to normal houses are atrocious. Do not do this!

We are opposed to the proposal. We don't like that someone can build an apartment building next door. If the proposal goes forward in spite of this opposition, the proposal should be amended to permit building only to within 1.2 m of the property line with adjacent properties. It should also be amended to require at least one parking spot per unit. The money the federal government has offered the city for this blanket rezoning is not enough money.



# Rezoning for Housing

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<p>Reading the card you sent me seems to undeniably indicate that you have already made up your mind. Poor form in my opinion. This issue mainly affects those in this city that pay the freight ie. property taxes. Since we can't seem to rely on our to do what Calgarians want and not push an agenda that Calgarians don't want, a plebiscite should be required to seek Calgarians permission to enact a blanket change such as this.</p>
<p>This should go to a public plebiscite not city council.</p>
<p>I believe that the proposed rezoning in well-established communities will be a disaster and will not accomplish the goal of more affordable housing. Restrict this rezoning to high density areas near LRT.</p>
<p>I am opposed to the proposed rezoning for many reasons:</p> <p>At the very least, the Calgary people should have the right to vote on this matter.</p> <p>[personal information removed]</p>
<p>I'm AGAINST the citywide proposed rezoning: blanket change is going too far, RIDICULOUS!</p> <ul style="list-style-type: none"> <li>-negative change to character of communities</li> <li>-traffic &amp; parking problems</li> <li>-unsafe for kids playing outside(traffic, drug use increase)</li> <li>-property value decrease</li> <li>-increase crime(I now have locks on my gates due to increase theft, drugs since a new rental development)</li> <li>-extra strain on infrastructure</li> <li>-no light for my backyard garden</li> <li>-Ottawa is "LITERALLY" in my backyard, SO WRONG</li> <li>-NO one campaigned on this change</li> </ul>
<p>I am opposed to blanket rezoning of our city. As a homeowner in Calgary since 1982, I believe I have an understanding of what makes a great community. Blanket rezoning is contrary to that outcome. If adopted, it will have a major negative impact on the quality of life of all citizens in our city, drive prices of homes up, enrich developers at the expense of home buyers and make many communities in our city unliveable.</p>
<p>City-wide blanket rezoning will be a short-sighted move because it will not really make the housing more affordable, but will contribute to overcrowded schools (elementary school in my area where my child will go to school in a couple of years has already switched to a lottery model of admission), parking issues, congestion, and honestly the people who will benefit from it mostly will be the developers. I am strongly opposed to blanket rezoning. I expect the city council to call a plebiscite.</p>
<p>I am not in favour of proposed rezoning.</p>
<p>I am 100% opposed to this. CREB is correct this is not the answer. This will decrease housing prices, create more traffic and noise in quiet communities. This is a ridiculous solution.</p>
<p>I object to blanket rezoning. This is based on Trudeau's dollars which cancel out community views and wishes. The City of Windsor rejected the Trudeau offer and will do their own planning. The citizens of</p>



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Calgary must have a voice in this matter and we want a plebiscite on this radical agenda. This affects every Calgarian and we want a voice. The Council was not empowered to decide on this crucial matter.
Full support, rezoning to move towards higher density housing is something Calgary desperately needs.
Blanket rezoning across our wonderful city of Calgary is NOT acceptable and I am opposed to this. Do not implement this. There must be proof for solutions. This is a lazy council approach and an over-reach on the citizens you are supposed to represent. Stop ● and do not go forward with this. Thank you
I don't agree with this rezoning. When a Country, a Province and eventually a City decide to accept millions of [removed] BEFORE being sure HOW to provide for them, from housing to schools and hospitals, they MUST FIRST Consider to be Prepared to welcome them, Without Affecting the existing dwellers Freedom and Services.
How will the mature tree canopy be protected? More houses on the same lot means less land, and less trees. Also, many times during construction a tree's roots are cut, and while the tree is not disturbed, it dies in a couple of years. I moved to my neighbourhood because of all the trees. I don't want to lose them. I think if this is to go ahead, it should be limited to along "feeder" routes or bus routes, not a blanket change across the city.
I hate this for so many reasons. Parking, gentrification of older communities, population density increasing in smaller areas. Leave the older, established neighbourhoods alone as they are the only ones that have character and charm. The suburbs already look like a copy/paste and are the size of small cities and traffic is a nightmare. This will not increase housing affordability, it will mean developers buy up everything and put up poor quality homes to make money. This is a horrible idea!
I am totally against blanket rezoning. The photos you show are significantly different from what is actually built.
My simple request is that these zoning definitions include sufficient parking for all units. Especially ROW housing & secondary suites. Each unit & secondary suite SHOULD have at least ONE on site parking space. It is naive to think that Calgarians don't need cars. Even if a plot of land can hold say 8 units, rarely does it have curb parking for 8 or more vehicles. It SHOULD BE PART OF THE DEVELOPMENT PLAN.
Absolutely not! I do not want a huge complex next to my property. I will not vote for anyone who is in favour of this insane plan. There are many properties in the city that can and should be developed without invading communities. One place is all the parking lot surrounding North Hill Mall and vacant properties along 16th Ave between that mall and 6 St N.E.
I do not support blanket rezoning for the city of Calgary. It has the potential to dramatically alter the feel of established communities that are largely based on single family residences. It will likely have a negative impact on property values as multi family units are built on single lots. It will lead to more traffic, demand for public spaces and infrastructure. The city has provided for higher density housing in all new communities where infrastructure can be planned/built to accommodate.
I live in Charleswood, and we desperately need more homes! Too much land goes unused. YES TO REZONING!
No to rezoning. There is enough land around, it's not a Vancouver where every inch of land matters.



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<p>I do not support the proposed zoning changes. I researched my neighborhood careful and spent significant \$\$ to live in Rosedale - a single family character community. The city comes forward and changes the zoning to solve a problem the city has and negatively impact my living experience and property value. The federal government created this problem by letting too many people enter the country over a short time span, let them solve this problem without negatively impact the community.</p>
<p>STRONGLY OPPOSE the proposed rezoning. Rezoning should be do on a community by community basis, doing a blanket rezoning for the whole city will certainly create burdens on certain communities that are not prepared nor equipped to deal with the influx of people.</p>
<p>The idea of changing the zoning to allow 4 townhouses with legal basement suites (for a total of 8 suites on a 6000sqft lot) is insane. I'm all for increasing homes and density, but and 800% increase without any consideration for parking is insane. Allow 4 units max. This is a knee jerk over reaction and the communities being affected don't have room or resources to allow that sort of uncontrolled expansion.</p>
<p>It is critical for this issue to move to a plebiscite. Currently there is a huge lack of trust between Calgarians and city council. If council rejects this motion and votes in favor of blanket rezoning, citizens will be outraged. Negative impressions will be many, including: all public hearings and information sessions were a sham; it was a done deal from the start; councillors are in the back pockets of developers; and council is not listening to those who elected them. LET THE PEOPLE DECIDE!</p>
<p>This should not occur without a plebiscite!</p>
<p>I strongly oppose blanket rezoning of the city's neighborhoods. I purchased my home in an older, established R1 neighborhood because I prefer low density neighborhoods. I do not want that to change. In the future, city council candidates should openly advertise their intentions to alter our neighborhoods prior to elections.</p>
<p>City Council. This is the worst idea ever. There is nothing but land in abundance all around Calgary. Annex it. Use it. Re-zoning to create more congestion? Parking issues? 15 family members in one home? Causing increased probability of fires. Straining resources. What is the matter with you guys on council? Who's got their hands in the pie ? Terrible idea. Build outwards and do it properly. Where was the planning commission years ago?? Plebiscite on this? How can you even suggest this?</p>
<p>For new developments where home owners know this is how the area is zoned makes sense however this should t be retroactive for existing neighborhoods that are not zoned that way originally since it degrades the neighborhood house values and someone who bought a home in an area because of lot/house size may end up having duplexes on either side. Ridiculous. Send this to a plebicide for calgarians to vote on</p>
<p>I've worked so hard and saved my money to be able to afford to buy and Reno my dream home in a quiet desirable neighborhood. Allowing infills will only create more traffic issues, congestion and housing will be no more affordable. Instead of one home in the 400-500 range there will be two (or more) infills in the 700-900 range. No more affordable just more taxes for this council. I do not approve this rezoning. Willowpark resident</p>
<p>This blanket rezoning, needs further review and should then to a plebiscite for all calgarians to vote on. Do not ram drastic changes through without proper review</p>



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Reasoning and increasing density in the city is causing major parking issues. I live on prestwick bay and the current two apartment building park on this culdesac, taking up residential parking on this street because those building don't have enough parking. Allowing more low density housing, suited basements in the area will only make this issue worse. Fire trucks already can barely response down this road. Please ensure parking is a priority issue for those developing/approving more housing.
This is just a rich get richer scheme. It doesn't help anyone who actually can't afford a property. Just council opening their arms to the developers again.
I do not support a blanket city wide rezoning. The impact on property values is a significant worry. Any changes to zoning regulations could diminish these qualities and undermine the investments we have made in our homes. Additionally, there are concerns about the ability of neighborhood students to attend their community schools. Already facing challenges with capacity, further densification could make it even more difficult for students to access quality education close to home.
The proposed rezoning will lead to overcrowding and devaluation of our neighborhoods. The current infrastructure, parking and schools, is already strained in inner city, the increased housing density will worsen these issues. The impact on property values of inner city homes is a worry. Many have chosen to live in these areas due to their large lots, and desirable locations. Changes to zoning regulations could diminish these qualities and undermine the investments we have made in our homes.
Do not densify. The infrastructure (parking, roads, schools, recreation, etc.) are not equipped for densification. I did not pay for a house in Calgary to have neighbours with multiple renters, units, numerous cars, etc.
I don't think we need to increase the density of our communities. There are already so many issues parking, accessing green spaces and recreation for our families. I believe by rezoning there will be significant conflict between neighbours and create an unwelcoming community in Calgary.
I am vehemently opposed to this. Existing city infrastructure in many of these proposed rezoned lands can simply not support the increased density. This includes increased power demands on local grids with the increasing electrification of modern society including EV's. Streets in many residential neighborhoods can't support emergency vehicle access as it is. I know this, I drive one. Our public transit is NOT world class, nor efficient, nor sufficient to support an all-season transit lifestyle.
[removed] and your rezoning proposal.
Down town is were high density living should be concentrated. There you have parades, access to lots of transit, and close proximity to stores. The suburbs should be left as is. There are already parking issues, tranist access issues, and a growing number of flop houses creating unhealthy living conditions. Allowing areas that have not originally been designed for the increased density to change over will only create larger issues and neighbor conflict.
Please motion to have city-wide rezoning go to plebiscite. Calgarians want to influence and maintain community's goals, style/"personality"/character, and dynamics/behaviours, given the unique limits and influences in each neighbourhood. City-wide rezoning gives far too much power to companies trying to maximize profit. Neighbours left to



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deal with non-contextually suited buildings and lacking infrastructure for quick builds (traffic, water/sewage, noise, pedestrian safety, garbage).
The vocal majority should not play a part in rezoning. No plebiscite! You were voted in to make the tough choices. Neighbourhoods are afraid of the unknown. Make it happen.
No cons to this proposal?!!! This is not proper planning. This is a pie in the sky expecting housing to just utilize existing infrastructure. No comment on effect on property values or taxes. The people who pay for this city deserve a say. Not this ridiculous non planning. This idea is just the guidebook repackaged. That was already rejected. Whoever works in planning should be fired.
Blanket rezoning needs to consider existing housing to maintain property values. I believe that targetted rezoning is necessary to focus on communities that have infrastructure such as transit in place to support increased density. This is possible by allowing for mixed development within a neighborhood but balancing with existing homes. An example of this is limiting overall build height based on elevation of property to maintain property value of homes adjacent to new development.
This should be cancelled. City is wasting money on things like this. Last year citizens were asked to provide input on "how they want to see their communities evolve" - how much did this cost ?? Now looking at not using any of this input and blanket rezoning whole city. How does this account for infrastructure ??? Water, sewer, gas, electric, parking, etc . . . as well as make up of the community ?? Each rezoning application should be reviewed on it's own, not having a blanket rezone.
This needs to sent to have taxpayers vote at the next election! This is much bigger issue and taxpayers should have the final say on the rezoning in our neighborhoods
It has become clear to me that some members of this council believe that they know what is better for this city than the majority of its residents. Council does not wish this issue to go to a plebiscite because they know that they will be defeated. It feels like the major principles of a representative democracy are being taken over by a paternalistic model of a few thinking they know what is better for us. There are many other options than blanket rezoning to get to the end goal.
I'm opposed to blanket residential rejoining changes as proposed. Matters of this significance must be dealt with by ALL AFFECTED CITIZENS through a plebiscite, not by 14 Council members, 8 of whom do not have the best interests of all Calgarians in mind.
Give your head a shake! Blanket rezoning is a horrible idea with a multitude of unintended consequences for the city and its residents.
The public submission form is prohibitive to anyone who doesn't understand the internal workings of council and committees. The speed with which this blanket rezoning is being rammed down Calgarians' throats is disgusting. Rezoning will only open up cheaper suburban land for greedy developers - it will not add meaningful affordable housing. People move to suburban neighbourhoods because of the single-family homes, ie we seek to escape the chaos of inner city density. Council must do better!
This is an ill-conceived plan and will not address affordability. Council/Administration has not considered long-term repercussions; for example, what's to stop my neighbour from installing 4 tiny homes in the backyard and renting them out as AirB&Bs? Land in the suburbs is cheaper than inner city: greedy



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<p>developers are not going to build affordable housing, they will build the biggest multi-unit buildings they can squeeze onto lots in suburban neighbourhoods at sky high housing prices.</p>
<p>This amounts to nothing but a tax grab by increasing the value of an individual land parcel. What is the added value of a Duplex or Row House on a given land parcel and how will that reflect on an existing stand alone housing. Like residential parking will it become a "LUXURY TAX" to own an existing stand alone house. I now have to pay to park in front of my own house and those areas that are not being considered for rezoning get to park for free.</p>
<p>I highly disagree with the proposed rezoning for all Calgary neighborhoods. As a native Calgarian growing up in Chinook Park- I grew up playing on the wide streets, with less cars and a backyard to run around in. I just bought a house in Kelvin Grove and the whole appeal of moving there was to get away from the congestion of places like Killarney or Marda Loop. I do not feel this will be more affordable as side by side housing continues to creep past the million dollar range. Please rethink this</p>
<p>I am not a fan of turning all our beautiful communities into high density leaving. Chinook park neighbourhood is it ready surrounded by busy streets more density would just make it more congested and busy.</p>
<p>I think that all Inner City zoning should remain as is with higher density housing confined to new communities that anyone moving there can see what the community plan looks like rather than changing the rules in areas that were designed for single family units. Another thing that should be addressed is the term "affordable housing" which is generally associated with low cost or subsidized housing, this rezoning will not address that problem in any way and is included for PR reasons only.</p>
<p>I do not support the rezoning of any community. We purchased our home in a neighborhood knowing what it would be like and now the city is changing the rules. This should be against the law and the city should be sued for destruction of property value.</p>
<p>Having Blanket rezoning is not a good idea. It will lower values of homes in the community for sure. The community won't be a vibrant anymore.</p>
<p>Re-zoning will not make housing more affordable. This is unfair to those who have purchased homes in area's where they want to live... making neighborhoods a place they do not want to live, reducing property value. I do not agree with rezoning.</p>
<p>I'd like to point out the densification of East Downtown. Huge condos built by Vancouver developers, not affordable housing, individually owned by people who are not living, but renting out these condos for huge rents because they have to cover a mortgage plus make profit. Individually owned condos are partially to blame for high rents. This is not how the rental market in Calgary was even 20 years ago. Densification did not solve any problems; it was a cash grab for developers.</p>
<p>I bought our home in my area purposely for the R1 zoning. We now see huge projects going up near that has the capability of changing our neighborhood dynamics. This is unwelcome. I foresee crime, congestion. We were not aware beforehand and fully against development.</p>
<p>Parking will be a big problem. Calgary should not allow the public to use Calgary streets as winter storage. All vehicle must move every 72 hours. Our streets are too narrow to have parked vehicle sit all winter.</p>



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<p>While more housing is essential, this plan is NOT the way to accomplish the end target. Blanket rezoning "assumes" all areas of the city are essentially the same: they are not.</p>
<p>Blanket rezoning is wrong and is not the answer....</p>
<p>The proposed R-CG residential up-zoning bylaw city-wide has extraordinary implications for all single-family residential property owners in Calgary. The reason I bought in MacEwan was because it was a SINGLE FAMILY HOME NEIGHBORHOOD. You are taking away the reason why I moved to that neighborhood and affecting my future property values, future traffic issues/sewage issues/drainage/electricity grids. Your short sighted thoughts will have a huge impact on our infrastructure in older neighborhoods</p>
<p>Great, move forward with it. Fairly do this will only continue to make Calgary unaffordable and ghetto-ize some areas while others maintain status.</p>
<p>This is the worst idea ever. My community is a normal suburb and there is absolutely zero street parking available - in fact, there are daily parking wars among neighbours. Where will all these people park? And the suburbs were NOT designed for the level of traffic that this new zoning will create - there is already a huge level of frustration among residents just trying to get in and out of the community daily at peak periods. Most communities have one, maybe two main thoroughfares.</p>
<p>For 2 decades we watched increased density gradually ruin the charm of the inner city neighbourhood where we lived for 23 years. Seeking to get out of the frantic fishbowl our district had become, we moved to a serene part of SW Calgary. We understand the need to alleviate the housing shortage, but fear the unintended consequences of this one size fits all approach that may downgrade the fabric of our entire city and the beauty and tranquility of our new district. A plebiscite is essential.</p>
<p>Blanket rezoning is a terrible idea. We have worked hard and purposely bought a home that does not have a high density profile. If builders can do whatever they want &amp; shoebox neighbourhoods that are not currently HD, it changes the aesthetics, causes parking issues, invites transients, crime and congestion. Blanket rezoning does NOT solve the housing crisis. Many of these row houses and new developments are high priced homes that are only affordable by people in higher socio-economic brackets.</p>
<p>I am in favour of Citywide rezoning. We need more affordable housing and this is rezoning will address this crisis. In addition, this will aid in our fight to combat our environmental crisis. Our beautiful city is a slave to the personal automobile. We need to bolster our mass transit footprint and make the personal automobile a choice, not a necessity. Mass transit must be time/fuel efficient , safe and reliable. Thank you.</p>
<p>Your FAQ is very helpful but I'm afraid the details of this will be lost in translation if this goes to plebiscite. I would encourage the city to include those key points on what this does/does not entail directly on the ballot and invest in public outreach so people understand what they are actually voting for in the context of our growing city's needs, especially with younger and lower-income folks less involved in the political process. Keep up the great work!</p>
<p>I disagree with the proposed rezoning of all residential communities. It will change the character of my neighbourhood. I bought a single home dwelling in a single dwelling neighbourhood. I did not sign up for being crammed in with increased traffic, the fight for parking and the general congestion and increased</p>



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<p>violence that comes with increased density. I live on a cul de sac and there is no room for parking now. Telling me that I should only have one car is part of your ideology not mine.</p>
<p>A blanket re-zoning will NOT increase affordable housing options. And it will decrease property value in many case as developers will aim at purchasing lot for land value only. The City needs to look at strategically developing low density areas, ESPECIALLY where redevelopment is needed (old strip mall) and award development permit to developers that focus on affordable rentals or first time buyers of affordable housing options. we have ENOUGH luxury rentals or condos.</p>
<p>This is ridiculous, stop taking in [removed] and we will have enough affordable house to support our own population. Do better Calgary!!!</p>
<p>NO to blanket rezoning to R-CG. If we must upzone, change R-C1/2 to 55 uph and stick with a maximum 45% lot coverage and 10 m building height. This will still keep within the current built form, protect our urban canopy and allow for increased units in low density areas, but without decimating communities. NO to blanket R-CG-- developers can still rezone if that is what they want to do.</p>
<p>Absolutely not. Would increase traffic on the streets, with little or no parking. And some of the older communities need to be preserved as is. Everyone will get older and will not want nor will they be able to climb stairs.</p>
<p>This proposed rezoning is a terrible idea. Cancel this ludicrous plan now!</p>
<p>I do not support. While I agree there is a shortage of affordable housing in Calgary. We have some of the most beautiful neighborhood's because of the . Excellent community planning through the years. This change erodes all that planning. From the technical street and traffic designs, egress, green spaces, schools, shopping and other amenities ... all have been meticulously designed and approved prior to build. Not to mention the impact to those who already live in these communities.</p>
<p>I purchased in an RC1 zone specifically. You have already messed with my neighbourhood by allowing secondary suites and all the vehicle congestion that comes with it. Focus on new areas and leave the existing ones alone. The deafness of this city council (and the previous) to the citizens that are paying the continually increasing property taxes is reprehensible. I work hard to pay for a home in an area with specific amenities and it has done nothing but go downhill since the last rezoning.</p>
<p>The majority of home owners are aged 65-69 years old. Most of them are protecting personal and unsubstantiated interests. Simply put, Calgary's population is spiraling out of control, rentals and home ownership are the biggest boundry to all types of people. I personally can not afford the house I live in now if I purchased it today, which is just 4 years later.</p>
<p>We can sit back and let Calgary turn into Vancouver and turn our backs on the future. Or we can do the right thing and rezone.</p>
<p>PLEASE approve the upzoning. Calgary desperately needs more housing in general but also more options within existing communities. It's not appropriate to restrict rowhouses to only certain areas or it will create slums. Increased density will encourage alternate forms of transportation as well, making Calgary - and Calgarians - better. Please approve it.</p>



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<p>We do not support a city wide rezoning. Calgary was designed for low residential density. Simply increase the density on existing plan will make transit chaotic. For example, Sienna Hills has hundreds of houses and several condo buildings, but only TWO points to get in and out of the entire neighborhood. It often jamed up during rush hours and shopping time. Doubling the population of this neighborhood will make the transit unsafe, even difficult for ambulance and fire engines to get in and out.</p>
<p>Absolutely opposed this bundogle plan by city council.</p>
<p>I cannot help but be frustrated. How about improving transit systems, introducing new transit infrastructure or increasing the services accessible? We're densifying in a very low effort and dumb way, Calgary has a unique opportunity to build thoughtful communities that can unite. Instead this rezoning will lead to increased population densification which will crowd existing green spaces, continue to overburdened transit and crowd streets with cars. This will negatively impact community unity.</p>
<p>Have a Plebiscite on Blanket Rezoning at next election. - Home owners have invested years/decades of savings and should have the opportunity to vote on potential massive alterations to their neighbourhods and potential losses to home value.</p>
<p>My opinion is you should stop asking for and listening to peoples opinions and just do it already. If you know it needs to be done, then asking people what they want before doing it anyway only pisses them off. Your average person isn't qualified to make these decisions, so rip off the Band-Aid already.</p>
<p>Very concerned about the proposed rezoning. I bought because it is single family dwelling. Am not interested in living in a densely populated area. Why aren't more vacant office buildings getting renovated to be apartments? Do you really think a person making minimum wage will be able to afford one of these structures that are being proposed? How about doing some more Habitat for Humanity homes? I really feel that this should be voted on! Calgary is a beautiful city, let's not destroy that</p>
<p>Rezoning does not equate to affordable housing. Just because you can put 2 or 4 houses, where 1 existing, does not guarantee that the houses will be affordable. One need only look at Killarney where dozens of affordable rentals are being replaced with homes priced over a million dollars. You must impose restrictions and affordable home quota requirements on the developers.</p>
<p>As we are preparing for Erlton LAP, please explain the city adminstration's position with respect to cemetery expansion in Erlton?</p>
<p>We might be addressing housing but we are forgetting about parking. If we increase the housing density parking will become a problem. The City of Calgary building better slums for tomorrow.</p>
<p>I do not think that rezoning home properties are part of Councils role, but though a vote by the city's citizens. We own the property and likely don't want over populations to the neighbourhood that will not support the infrastructure that exists today. The city as well are not keeping up with priorities as they are today. The roads, who everyone uses needs to be moved up to the front burner. compacting wards with housing should look like more condo infrastructure in the current zoning.</p>
<p>Blanket rezoning is not a well thought out plan to deal with our current housing shortage. Established communities were created and people chose to live in them due to their current zoning. Allowing any property to be torn down and replaced with higher density housing will destroy the sense of community that neighborhoods currently have. There are many important issues of traffic, parking, sewer capacity,</p>



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higher home shadowing, that need to be considered.  
Reject blanket rezoning.

This decision should go to a plebiscite. It impacts too many city homeowners for it to just be made by the council.

Just as an after thought, I have lived in my neighborhood that goes back to the 1800's. Several of the homes here are 100+ years old. I have already seen the impact of some your 'row houses' in my area, and what I see is not good. Poor choices have already been made. Too open it up the rezoning further would destroy the history here.

As a native Calgarian I feel any such comprehensive change, such as rezoning decisions should be put forward to citizens to vote upon. The proposed rezoning can have a substantial impact on the composition of mature neighborhoods within Calgary. Residents who are homeowners in such neighborhoods have chosen the neighborhood based on its makeup and consistency of housing. This city council needs to think broader vs. what seems to be knee jerk reactions to housing issues. Put this to a vote!

As a home owner, I don't think that the rezoning should be going forward. In my community where it is an existing community, with beautiful trees and well developed green space, it wouldn't be beneficial for the rezoning. People will start to sell so that developers can put new buildings on and it will feel closed in. Also, in my area, parking is a HUGE concern since there is so many secondary suites around, neighbors fight for spots to park already.

I have a lot of concerns with the proposed rezoning. We live in Douglasdale which is primarily single residential housing - this was one of the reasons we built our house in the community. Row houses/duplexes on the same amount of space will only increase traffic, create parking issues and in the long run will impact our property values. The rezoning decision should be made by the taxpayer not Council.

- 1) the consequences are more detrimental.
- 1) Our home is our investment, blanket zoning will allow zoning our R-1Development to include other types of properties by those that live around us, and will ultimately reduce our property value. The City of Calgary this council or future councils should not have the power to mess with our investments in the City and our property.
- 2) As homeowners, we should not have to monitor every decision they make to affect our investment

I do not support re-zoning of multiple family units in existing single family home neighborhoods. This housing crisis is temporary but a change like this will be permanent on the city. Please don't change our city as a knee jerk reaction.

The new rezoning proposal is going to destroy many established neighborhoods and downgrade their values. Calgary's economy is fluctuating drastically with the up and down of oil prices. Population will not necessarily grow in the future. The City should concentrate on developing condos around C-train stations. This will solve both housing and traffic issues. More density in existing neighborhoods will cause more traffic congestions. It will also create tensions among neighbors.



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<p>Hello, I am a resident of the Dalhousie community and have lived here for 20 years, I am NOT in favour of the blanket rezoning proposal put forward. I chose Dalhousie to live in an area that is “less dense” and do not want that to drastically change. I would support targeted rezoning with the residents consultation. Please reconsider pushing through a blanked rezoning proposal and let the residents of Calgary decide through a vote since this will affect every resident of Calgary. Thanks.</p>
<p>I am in support of the rezoning to increase densification and vibrancy in Calgary and to contribute to a more sustainable tax base.</p> <p>However, there are 2 issues that MUST be addressed by the City as part of the rezoning:  1) more protection for home owners purchasing new build duplexes and townhouses, which are often built by small builders with numerous building defects lacking NHW coverage  2) ensuring that construction which takes place on "main street" areas doesn't decimate small businesses</p>
<p>\$\$\$x\$\$\$ for new infrastructure,sewer,water, electrical (Ev), gas, new schools or busing, more teachers, more medical and hospitals. What are you thinking?????</p>
<p>Stop destroying our city. Listen to the people they don't want this. Let the public vote on this.</p>
<p>I am for this. I'm from calgary and I've never seen our rent so high. I haveca full time job and my rent was increased 800. This is m budget for groceries and my portion for prescriptions I need. We need more places to rent and this is the best way.</p>
<p>Blanket rezoning takes a shotgun to a problem where a paintbrush is needed. Please don't shoot up and destroy this City with a rushed knee-jerk one-size-fits-all policy. Rather I would implore council to take meaningful brush strokes in addressing a complex problem with a thoughtful and meaningful solution to paint something beautiful. Do not allow blanket rezoning. I find it troublesome that so many councilors have been vocal in their support of blanket rezoning prior to public hearing.</p>
<p>I feel like this is a huge change to make by just city council especially as it wasn't vocalized/discussed/campaigned on during the municipal election. I think that this should he voted on by the people of the city of Calgary via a plebiscite. I don't agree that every area of Calgary needs to be rezoned. I do agree that there are areas that new zoning makes sense.</p>
<p>Get lost - dumb dumb dumb _ you want affordable housing stop this city council from taxing us to death with property taxes, fee and city charges on our recycling. Stop the Enmax gouge.</p>
<p>leave it alone,everthing is fine you guys are making this city very unaffordable</p>
<p>I certainly do and this council and mayor are holding all the citizens that have worked long and hard for what they have in the neighbourhood they chose to live in.....hostage ! This is not right and a plebesite should have been brought forth next election. I hope the ones and voted to do this will not be voted into their respective council wards .... most of these council people listen to no one and they have to remember they works for the citizens of Calgary !</p>
<p>I am opposed to rezoning. The infrastructure is not in place to support this and it would significantly decrease the quality of the neighborhood we chose to live in. There is already a significant amount of multifamily housing in our area as designed. The zoning change would have a significant and negative impact.</p>



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<p>There should definitely be a plebiscite on this matter. It is too large and complicated to be shoved through without people having their say via a vote. Many matters of less importance have gone to plebiscites and this could have a large impact on a great number of people. I for one do not want to see my neighborhood turn into rows upon rows of townhomes etc with cars and trucks strewn everywhere.</p>
<p>I went to the info session at the carriage house and after hearing from the city employees about this planned change, I am in great support of it. It sounds like it's exactly what the city needs to boost housing supply in a smart, effective way. I look forward to seeing this go through!</p>
<p>I believe the residents of Calgary should have a say in the blanket rezoning. Very concerned that homes will be lowered in value and that not fair who have worked 50 years to build equity in their homes. I understand there is need for housing but blanket rezoning will not fix the housing issues in a short period of time. Please do plebiscite.</p>
<p>I am disgusted by this current mayor and council's sense of entitlement when making huge changes to the city's future without citizen input. Not one councillor ran on rezoning the entire city. The developers are no doubt rubbing their hands in gleeful greed as they anticipate the bags of money to be made. Be courageous, really learn what the citizens feel about this measure by having a plebiscite! Shame on you Mayor and council! I hope you are updating your resumes for October 2025.</p>
<p>I totally support this</p>
<p>We are totally against the proposed rezoning. the proposal could effectively double neighbourhood density, the current infrastructure can not support that especially with the added load of electric vehicles on the power grid. community property values would also decrease significantly. This should have been a plebiscite as it was not identified as an election issue, but the current city council is out of control.</p>
<p>Yes I think this is a great idea! It will help make renting affordable.</p>
<p>Since when does a blanket zoning proposition (one size fits all) become the solution? If we become singularly focused on this topic, we are losing sight on ensuring Calgary maintains its status as one of the premier cities in North America. Parking is already an issue in some neighborhoods and will only get worse under this proposal. The almighty dollar sign will drive developers to make decisions that will have a negative impact on the city, and we will degrade to mediocrity at best.</p>
<p>I don't want my community to be rezoned. The reason I moved here was because it is low density. Less people and less traffic. I do not want my area to be overrun by developers and turn into an Altadore with million \$ infills and significantly increased traffic.</p>
<p>Why is there so much "consultation" when not a single feedback, idea, or question is applied? Who is asking you for this? Who voted for it? How do you justify your jobs, dollars spent, or end results? Frankly, I'm just embarrassed and exhausted. The town halls and virtual sessions are nauseating. Similar to south park sniffing farts from champagne glasses.</p>
<p>I am deeply concerned by the YYCCC advocacy for blanket rezoning without seeking input from citizens through a plebiscite. This disregard for democratic governance undermines the principles of City Planning. It suggests that the City has already predetermined its course of action and is using blanket rezoning as a formality to shield itself from legal repercussions, regardless of the community's concerns or objections. This negligent approach further undermines public trust in the YYCCC.</p>



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strongly oppose, blanket rezoning, Need plebiscite,
No to blanket rezoning. If this whole rezoning process is to create more housing affordability by building more row houses, multi-unit townhouses, and apartments to bring more supply to markets, as well as densifications of neighborhoods, then start with the areas around major transit corridors, around inner city, and downtown. There are under-used surface parking lots and empty spaces in downtown and near busy transit routes that could be used for building high density housing.
I do not want rezoning in my neighborhood.
I am absolutely AGAINST rezoning for housing. People purchase property not just on the feel of the home but the neighborhood as well. Potentially having a neighborhood double or triple in population would utterly devalue their choice and investment.
Don't do it.
I am not in favor. If you take a property that has one family and a garage, add a three bed suite to it, suddenly you need three permanent street parking spots used by the home. The home may not have three car lengths of frontage. Now imagine all the neighbors do the same, and then they all have a guest come. You have made that road significantly noisier, more crowded, less pleasant, less livable, and just destroyed the property value of any neighbors who hold out.
The Mayor and City Council seem unfamiliar with the concept of a representative democracy. This is clearly an unpopular idea, which should be implemented by the will of the citizens of this city, not the will of democrats.
This blanket rezoning has the potential to dramatically alter neighbourhoods, benefit developers, and will not materially affect the cost of housing. In fact, single family dwellings will likely be in higher demand, further driving up costs for aspiring homebuyers.
Changing whole neighborhoods to RCG will bring issues for residents and potential buyer. Allowing the construction of a 8,6 to 11 meters high with up to 4 units will affect negatively the homes located to the sides. With only 0.5 stalls and the allowance of 60 % lot coverage, big compounds with no Parking will drastically change live quality, it will affect, parking, high constructions will block views and sun. Please consider to liming to R-C2 in older communities like Parkland.
A big decision like this can no be made only by the counselors. It will affect all Calgarians. A decision like this needs to be a decision from all. BRING THIS TO A VOTE.
Who will be responsible to provide parking before approvals? How will communities that are already highdensity have different rules regarding multi family homes vs communities that have very little multi family homes?
I notice you are only wanting positive feedback in your on words. That is not allowing the citizens of Calgary to say how we feel . That is telling us what we can do or say and that is wrong ! I do not want any rezoneing of housing . There are other ways of building affordable housing . Totally against that housing strategy.
This is NOT a council decision; it is a resident of Calgary decision, and it appears many councilors have forgotten who they work for!! Can we not implement a slow phased change to rezoning to measure the



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<p>issues it will cause in neighborhoods? This will do nothing for the short-term housing crisis as billed but create more neighborhood issues across the city. Extremely frustrated and disappointed with this council!!!</p>
<p>Hi city, I am highly supportive of introducing Rcg as the base land use. This city needs to adapt and have flexible approach to making more housing beyond detached and rowhousing is one solution among many</p>
<p>There is so much land around Calgary that can be developed I don't understand why my property should be changed to accommodate poor planning. The problem is that you will first rezone my property the change the level of taxes pay based the fact I wont put cots in my garage. Parking and everything else is maxed out in Pineridge due to illegal suites and the problems that come with them. I bought and paid for my house based on the zoning as a single family home. Your house first please.</p>
<p>Blanket rezoning should not be implemented as it will have significant effects on people's primary asset. Consider other solutions such as increasing permit application efficiency and increasing individual rezoning applications which still allows affected neighbours to provide their input.</p>
<p>In my previous email I never left my address. [personal information removed]</p>
<p>Hi:</p> <p>It's unfortunate that "selfish" Calgarians will not have an opportunity vote on the proposed City-wide changes. The City website claims that these proposed changes will not impact property values but a recent paper published by Santos and Shawcrosse claims that Calgarians will lose and estimated \$52 billion in home equity. What research and supporting documents will the City share with concerned homeowners regarding the claim that homeowners will see zero impact on their property value?</p>
<p>Let's not ruin our older communities with more construction and added housing. Houses are already crammed together with 0 lot lines. I live in a single detached home and I can't even shovel my driveway properly because my neighbor is too close. Let's use some common sense for once and shut this down. Funny how the vision of this City is "A great place to make a living and a great place to make a life" But everything this council is doing is the exact opposite of this vision. Wages down, Taxes up!</p>
<p>2 issues parking and increased traffic. Will you designate that each new development has to have 1.5 parking spaces per unit. how will you deal with increased street parking permit, fee, snow removal? if we increase density by 30% in SilverSprings we already have traffic issues with bike lanes, is there a density target or max in a community ?</p>
<p>I am totally against it. And nobody will address the additional parking problems. Council is not listening and only go after their pet projects. Should have told Calgarians that voted you in.</p>
<p>Council is not listening to the Tax Payer. The proposed housing strategy would increase traffic, crime, health issues , congestion,. We don't need the extra stress from crowded living space. I have bought my house for the space it provides not the frustration of more people and traffic for the sake of more revenue for the city. We need space not more of the bag stuffing approach on how to put more people in less space...stop the insanity and let us breath in the space we have and paid for [personal information removed]</p>



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<p>This rezoning plan needs to be reconsidered. We live in a district with limited on street parking and the rezoning plan does not provide for 2 or more spots per unit. So all these new units will have inadequate parking and therefore increase congestion, reduce safety and detract from the community ambience that we bought here for. This rezoning should have been restricted to area by area as opposed to a blanket proposal.</p>
<p>Do not go forward with this proposal outside of the inner city. Communities like Braeside do not want to be rezoned. This should go to a plebiscite as this affects our communities.</p>
<p>I own and live in a single R1 residence in Silver Springs. I recognize the need for more housing, and affordable housing in the world today, including in Calgary. However, I object to blanket re-zoning to allow such an increased density in neighborhoods such as mine. I could support a rezoning plan which doubled the density of each lot, but the much higher density blanket rezoning plan currently proposed is going too far, too fast for me to support.</p>
<p>This is a major change that would likely be detrimental to the nature of existing neighborhood as well as creating parking issues. I am not in favour and this issue, if it is to move forward, should be subject to a plebiscite.</p>
<p>I am wholeheartedly in support of upzoning for Calgary. It is long past due, and I believe this will help our city's long-term housing supply. Any opposition I have heard seems to be rooted in classism and fear of change. I support an evolving city that is willing to adapt in order to make it easier for folks to find housing, even if that means some structures have to change. Our neighbourhood character is not defined by the types of housing, but by the diversity of people that inhabit it.</p>
<p>My suggestions are to extend the time for public engagement so that the public is more informed. This feels rushed. Fall would be much better. Other suggestion is to move blanket approval for fourplexes into the H-GO category, and if fourplexes are to be built in RCG, they need to apply for additional permit. Main concern is from homeowners who are in primarily single detached areas with existing R1 or RC1.</p>
<p>This should go to a plebiscite for all affected homeowners.</p>
<p>My proposed development next to me in three properties is a 13 3 bedroom unit with 13 secondary suits underneath. The area is already in concern for parking with Lions Gate Festival, Sait, and UofC. If they have only 1 vehicle per unit (which we know wont be the case) and are providing parking for less than half of the suites parking, density and traffic will be a problem. I'd like to contest the current development and would support a more manageable building with adequate parking.</p>
<p>I totally disagree with this policy. I feel the city is taking the easy road out and creating issues for many years to come. How can you say this will make housing affordable? By taking a home value of average \$700k and putting a duplex on this land which sell for \$1,000,000 each. The city has given builders and developers too much and not held them accountable to create affordable housing. The city should create a plan for R2 housing with proper infrastructure to these communities first.</p>
<p>As a born and raised Calgarian who saved my whole life to be able to afford to live in a R1 community and recently purchased a home specifically to be in an R1 community this is undemocratic. Have you taken into account the impact this will have on infrastructure, schooling, parking, crime rates? I am strongly opposed to this rezoning.</p>



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I think the proposed rezoning for the City of Calgary is a good thing. It will allow for much needed density in a sea of urban sprawl. I believe it will also help with the housing crisis that we are currently facing because it will increase the supply of housing within the city.
Please leave the zoning as is. Persons may apply for rezoning anytime so this is not required. There are other ways City hall can speed up the rezoning application process.
Housing  I am positively saying NO to the zoning change.  Your strategy is flawed and will not fix the affordable housing issue. All that will happen is developers will build million dollar infills that will cause congestion and parking issues in older neighbourhoods. This “plan” will also drop the value of my home. I pay close to \$7000.00 in property taxes to have a home with a large lot and no congestion. You do not have the right to do this without a plebiscite
I am in support of blanket rezoning
I strongly disapprove of the proposed rezoning changes to residential property communities. I also think that the decision to no longer consider parking concerns and building shading is lacking foresight and showing a lack of respect for the current residents. If there is a need for increased high density housing it should be located on land that is not in traditional R1, R2 or R4 communities. History has proven that making rash decisions creates other problems and can have serious consequences.
Absolutely disagree!!!!!! This will change the very character of one of the best cities in the world! What are you councillors collectively thinking?!!!!!! Start representing your constituents. Providing opportunities & prosperity for every Calgarian has become a joke with this council. There’s a reason you’re the most disliked city council in Calgary. [removed]
We need a plebiscite site on this! You are rushing this, and most people don’t understand it and how it will impact them. I am adamantly opposed to this change of rezoning. It needs to be more thought out and people of Calgary need to have a vote before you dramatically change the value of our properties. I cannot stress enough that people in my community. Do not understand what this is and how it will impact them and you are rushing this. They must be a plebiscite before proceeding. Please!!!
Basement suites, rezoning period is bad for the city streets and communities are already far to pack and congested. Calgary should cut down the time for building permits instead and let actual house be built
This will not benefit Calgarians seeking to get in the housing market. This will only benefit developers as they will quadruple their profits. They will buy lots for 800k to make 2 homes priced at 800k each. Luxury skinny homes is not a solution. A solution restriction on RBNBs, rent caps so renters don’t increase rent every year. Insurance caps. Please restrict the 11 miter high builds and more than 60% land use on older areas with the minimum parking. This will be impossible.
I did not buy in an older neighborhood with large lots to have a 4-8 Plex built with no parking or space for garbage collection. Builders will not be offering these up as affordable housing they will charge the most they can get. How does this help a housing crisis when middle class can not afford the low end houses. Disgrace that you did  t go to plebiscite and choose to not listen to the public concerns



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<p>We are already tight on parking. Quality of life has declined over years. If this happens will surely have me change city.</p>
<p>I strongly oppose the blanket up-zoning proposal. The character of RC1 communities has been cultivated over decades and appeals to families because they protected from unchecked densification and development. The character of a community will be irreversibly destroyed once the first 4 plex goes up. When developers are allowed to put 4+ units where a single lot, land value will go up reflecting the development value and single family homes will no longer be available in these communities.</p>
<p>The proposed rezoning is a terrible idea that will harm citizens and communities, but will result in profit to developers and City insiders, so of course it will pass. Calgary's petty dictatorship of a government should just announce that it has already decided the issue behind closed doors and not waste citizens' time and money by pretending this government will actually listen to citizens.</p>
<p>I think the issue is parking. It is already bad around our street and if rezoning happens it will be much worse. I feel a row house should only be built if there is a parking space for each house.</p>
<p>I am opposed to a blanket, rezoning plan of the city of Calgary. A one size fits all approach is not appropriate for every area of the city. This plan should not progress in its current state.</p>
<p>It is wildly inappropriate and an absolute abuse of power to do city wide rezoning without a vote that includes ALL Calgarians, as this would affect every Calgarian, so there needs to be a vote! This is supposed to be a democracy not a dictatorship. We paid a premium to have a certain lifestyle in a quiet community. There is no room to do something like this. Don't be fooled to think this will help. Developers will come in and build more very expensive homes, that people still can't afford.</p>
<p>I do not agree that this refining is fair to the owners of homes in designated dingle dwelling areas.</p>
<p>Proposed rezoning is a great step towards sustainable development.</p>
<p>I am against the blanket rezoning proposal.</p>
<p>I am completely against the citys plan to pre-empt the existing zoning. Residents purchased properties with a set of rules. Completely unfair and disrespectful.</p>
<p>I attended the meeting at carriage house inn. I got lots of info, but I am not convinced that this will solve any problems, and will give developers foreign investors, and the rich more power to destroy the things that make our communities great. It will increase individual property values (6 plex) making it less affordable for youth to buy a house. The infrastructure is not in place for roads and sewers. Parking is a real issue. The city is also presenting only the "so called good" aspects.</p>
<p>Horrible idea. If i wanted to live in a high density neighborhood i would move to Mardalooop or Hillhurst or equivalent. I chose my neighborhood because i dont like 3 storey buildings blocking the sun into my yard, crammed streets with limited parking, increased traffic and no privacy in my yard. I dont want my neighborhood to be ruined by developers building whatever wherever they please. Absolutely no to this rezoning proposal. .</p>
<p>Councils decision to reject a plebiscite on rezoning is proof that the Mayor and council are deaf to the concerns and desires of the communities and citizens of Calgary. Rezoning WILL NOT improve our city.</p>



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<p>Developers are not concerned with affordable housing, only profitable housing. Similar to Marda Loop, current neighborhoods do not have the utility infrastructure to support the additional density. Council and the "Lack of Planning Department" should stop developers from designing our city.</p>
<p>I do not think the city should be able to rezone the entire city without a plebiscite. This is going to drastically decrease the property value of homes. It's ridiculous to think the council is considering this is in their power without any repercussions to the people's livelihood. They are not in touch with reality and have no concept of the real world. They should not proceed with this reasoning. Listen to the residents that actually are homeowners and not the bleeding hearts.</p>
<p>This is the single best decision council has made to improve the urban fabric of the city. Calgary is too spread out and too car-dependent. I cannot wait to see the result of this zoning reform. However, I would expect with the increased tax revenue the city will allocate more funding to support the increased density, ie. improved fast frequent transit service, improved wheeling network, reducing the space surrendered to cars, increased use of multi-modal filters to reduce car traffic, etc.</p>
<p>No to blanket citywide rezoning. Compromise by only rezoning Inner City communities (MDP Map1) to R-CG. This will allow time to evaluate process. Will still allow for density increases in Established developed areas. Equity is a farce - if you believed in this then all new communities would only include the same type of houses. In feedback report must include numbers who said rezoning should be city wide.</p>
<p>OMG just densify and ensure transit is built to support it. Clearly council is more about ensuring they are reelected vs the greater good.</p>
<p>Although there is a constant need for increased housing availability the city's planned response is an over the top action that will reward property developers more than it will reward people in need of cost effective housing across the city of Calgary. Simplifying the current development process and allowing some increased flexibility is welcome. Defining focused areas of the city to target for high density development with a commitment to invest in infrastructure would be a wiser move.</p>
<p>I fully support the Shawnee Evergreen Position in opposition to the issue of rezoning as stated in the March 15 Special Edition newsletter and the more thoughtful and creative approach to solving the housing problem as put forth in the newsletter. The possible problems re parking, utilities, garbage collection etc need to be addressed BEFORE any decision is made. I strongly oppose the current plan to blanket rezone.</p>
<p>I live in an R-C1 community. I chose this area because it's quite, not crowded, streets are not filled with park cars, and I can let my kids play in front yard without worrying. With this black rezoning the city would make a one large slum. I'm against that.</p>
<p>The City of Calgary mayor and council are not listening to the residence of Calgary. This is another policy that is being forced down our throat that is not in our best interest. I have yet to see anything about the effect on the local school systems with the increase density. The mayor and councilors need to clean out their ears and open their eyes, this is not the correct way to go about this. Very disappointed with mayor, thought things would be different but here we are. It's a shame really.</p>
<p>I am opposed to this 'blanket' solution. People and families should have a choice as to what kind of neighbourhood they would like to live in, and bring their children up in. It will become an undesirable city!</p>



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<p>I am completely opposed to the blanket rezoning in established neighborhoods in Calgary. I have yet to see areas where this is being done where the prices of accommodation have gone down. In my area of Strathcona I could have a fourplex with each unit having a secondary suite put in next to me. I hope everyone on council who is living in a house in Calgary would feel if they end up with a fourplex on both sides of them with street parking for everyone. Council and Mayor do not have authority.</p>
<p>There needs to be additional work on parking bylaws related to this change, especially for consideration on Waste pickup days. there is no longer space on our street to put our bins with all the extra cars due to secondary suites.</p>
<p>Proposed refining is a terrible idea from a lazy counsel, this will affect the quality of life in your current neighborhoods, crime will increase because secondary suites are lower priced, will cause parking wars between neighbors, generally just not a good idea, I bought in a single family area because that is where I wanted to live, peacefully!</p>
<p>I am opposed to this blanket rezoning and the impact it will have on the communities we chose to build and live in. This will negatively impact everything from parking to traffic. These communities were not designed to accommodate the number of people. Reducing red tape in building is only productive if the quality and safety code is not lessened. There needed to be a plebiscite and I will be working at the next election to get a council that listens to Calgarians .</p>
<p>Our electrical/plumbing grid can't handle this. This past winter during the deep freeze we had to borrow power from Saskatchewan. We also don't want more 5G towers, we know there is a lot of health risks with them! Please get competent people involved. This can change Calgary in a horrific way. This seems more like a panicked decision than an intelligent one.          *Don't let this be available to off shore corporations. Or we will be like Vancouver's issues.          *This should be a case by case situation.</p>
<p>We are against the blanket rezoning of residential property in Calgary to alleviate the housing crisis. We live i Cougar Ridge and there is simply not enough space to increase the number of houses within our existing communities. We live on a postage stamps size lot enough for only 1 home. There is not enough parking as it is on the streets, not enough space in the schools with no plans for new schools. It simply does not make sense in every neighbourhood.</p>
<p>WE DO OPPOSE rezoning on a blanket basis (entire city). Parking issues in developments with "courts" "close" and "circles" .          Negative effect to property value as a result of higher density neighbours must be factored. Many property values will suffer is this scenerio.          My retirement portfolio has house and property as focal points . To diminish this safeguard would be "criminal" to say the least !!!          Paint your rezoning with an artists brush - NOT a roller !!!!!!!!!!!!!!!!!!!!!!!</p>
<p>I strongly support the proposed citywide rezoning to a base residential district or zone. It is essential that Calgary increase the supply of housing and types of housing with an emphasis on established neighbourhoods. The adoption of R-CG land-use zoning will allow a variety of low-density dwellings to be</p>



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<p>built, including single family dwellings, semi-detached or duplex dwellings, and row-housing. If we truly want to increase the affordability of housing, Council must approve RC-G zoning.</p>
<p>Communities made for single family homes do not have the infrastructure to add hundreds of people to the community - not enough schools, grocery stores, childcare, parking, etc. Instead we'll see an increase in food and gas prices (supply and demand), increased wait times for childcare and healthcare, and an increase in crime.</p> <p>Please let us vote on the rezoning plan.</p>
<p>This is a ridiculous proposal! I live in a beautiful neighborhood. I don't want it spoiled by having a bunch of Four plexes built in my neighborhood. There are plenty of other places to build condo's, etc. Why should 8 or 9 people vote to destroy peoples neighborhoods. This is a democratic country. Everyone should have a vote as this proposed public hearing will be an exercise in futility as these council members already have their minds made up. Shame on you!</p>
<p>I support this project because we need housing</p>
<p>I live in Huntington Hills, single detached, since 1992. We have many rental homes and 4-plexes in the area. If you check the alleyways and yards they frequently have a lot of garbage and litter on site, continuously. Also, parking can be a challenge. Often, no pride of ownership or belonging. Please ensure that wealthy areas must also have to endure this rezoning process, not just the less affluent areas that can not afford to defend themselves. Really, I need more space. Thank you.....[personal information removed]</p>
<p>Should be put to a plebiscite. 17 years ago we renovated our home, put a loft over our attached garage and were told in no uncertain terms that there must be no potential for a nanny suite in that space. Now I hear there are already eight garden suites in Varsity Village. This pendulum is swinging too wildly.</p> <p>Let's promise to build no more low density neighborhoods. Instead Safdie's Habitat, le Corbusier's L'Unite D'Habitation, Rybczinsky's Grow Home and even trailer parks with basements.</p>
<p>Yes- I want to clearly state that I am NOT in agreement with this new rezoning for Calgary Homes. There is enough space in Calgary to build multi- housing etc as needed. Leave the Zoning for houses as it is Now.</p>
<p>Please do not allow 8-plex buildings in established neighbourhoods, an example of which is [removed] NW. I would be absolutely mortified if one of these went up next to me. These buildings overlook their neighbours, provide no privacy and block sunlight from yards and homes. They are the equivalent of the Developer sticking [removed] to the neighbours and our Community. I do not understand how these buildings have successfully got through the permitting process.</p>
<p>I support up zoning in Calgary</p>
<p>With the amount of propaganda the City is throwing at the issue it seems clear a decision has already been made behind closed doors. This process is now just theatre that costs taxpayers and benefits no one.</p>



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<p>I whole heartedly support the blanket rezoning. Calgary has sprawled way to much and it is unfair to those of living in the innercity to continue to pay the price for new communities on the outskirts while so many communities stay static. I would be happy to see increased density in my community (Silver Springs) and it would help improve services.</p>
<p>I am strongly OPPOSED to blanket rezoning as part of the city’s proposed long-term housing strategy, in particular R-CG zoning. I OBJECT to the city forcing this change on citizens when it will NOT effectively address our housing affordability crisis. This change won’t work for all communities; imposing a mix of high-density and single-family housing on the same street isn’t the solution. Focus on building high-density housing where it makes sense, as well as AFFORDABLE and non-market housing.</p>
<p>I am a homeowner who has seen my property value I crease dramatically over the years - to the detriment of younger, first home buyers. I am in favour of any plan that decreases red tape, increases options, and makes housing more affordable - property values be damned.</p>
<p>NO to blanket rezoning to R-CG, and NO to a Council that decided Calgarians shouldn't be allowed to actually vote on this! None of them ran on a platform of rezoning all low density properties! None of them seem to want to listen to concerns either! Other options have been provided that will still get the \$ from the Feds. NO-- enough already, NO!</p>
<p>Why is this city council so determined to devalue private property that hard working Calgarians have worked so hard for. There is no logic to rezone the entire city. This will just create a host of different problems for existing home owners in areas that were never designed for high density. The city has numerous options for zoning changes in the inner city as well as along high traffic infrastructure areas.</p>
<p>Yes</p>
<p>I am opposed to blanket upzoning. Input about zoning ideas was not sought from Calgarians. Engagement sessions were prefaced by “Calgary needs more home. Rezoning will help”. Planners had their recommendations decided; sessions were information sharing. Meaningful engagement seeking input to inform what goes to council did not occur. Rezoning is a grand experiment &amp; results now trickling in elsewhere show undesirable outcomes. Will council consider evidence that runs counter to their positions?</p>
<p>Strongly oppose blanket rezoning. Concerned about over development of lots, loss of tree canopy, vegetation &amp; green space, added traffic and parking to neighbourhoods, loss of privacy &amp; shading of your own property, and impact of air conditioners etc (noise), dryer venting (toxic scent chemicals) and other utilities vented in side yards (which is already an issue), now increased with potentially multiple units on one lot. Construction is invasive &amp; detrimental to quality of life &amp; mental health.</p>
<p>Again, please keep the multiplex dwellings off of mid block locations. Leave that for single and semi detached. Preferred locations for R-CG and H-GO would be corner lots and main traffic corridors. One form of housing that is needed is inner city bungalow villas. This would be a preferred choice for many seniors that are unable to deal with stairs.</p>
<p>Absolutely no to this rezoning plan.</p>
<p>I think the maximum density change in resident areas should be to side by sides with garages for 2 vehicles. It will change change the character of the area much and still provide for visitors and trades</p>



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<p>people to park when they come to work. Higher density should only occur along major roads or LRT lines where people have access to transit or roads to drive to work. Off street parking is something that is essential for new developments.</p>
<p>Do not rezone.</p>
<p>It's not enough. We need this sooner rather than later, and we need to pivot immediately afterward to talking about legalizing 4-6 storey apartments in certain communities, and legalizing more commercial uses everywhere.</p>
<p>I would like to unequivocally support the proposed rezoning to allow for a more affordable, denser, and livable city. In fact, I would support the rezoning to go a step further to include denser housing up to 4-6 stories. Ensuring the city has affordable places for people to live should take priority over almost any other concerns. If rezoning is not approved, Council will have failed their Strategic Direction guiding principles for 2023-2026 for social equity and building stronger communities.</p>
<p>Blanket rezoning (BZ) will create huge parking issues, lower property values and change the character of our R1 zoned neighbourhoods forever and does not solve the affordable housing issue. Strategically applied, data driven rezoning is what should be done. Development on transportation arteries makes sense. The old Ernest Manning HS site. Downtown parking lots. Areas already zoned for multi-use housing. Develop there. Take pride in our city and develop our city thoughtfully and strategically.</p>
<p>Absolutely against blanket Rezoning.</p>
<p>Focus on facilitating higher density housing at lower costs and reevaluate expectations of adequate housing. Small apartments in high rises near LRT stations increases low cost housing near transportation. Most residential areas do not have the capacity on roads to increase the population in many areas. Infrastructure is lacking; water, power, communication capability. A woke few should not destroy the fabric of neighborhoods.</p>
<p>I'm all for the proposed rezoning. More flexibility in our residential communities will better accommodate more housing where needed. I wish the naysayers could better understand the benefits about these changes rather than the fear-mongering about how this will 'ruin the fabric of the communities'.</p>
<p>Very excited the city is finally moving forward. BUT, I hope this will not be an excuse to start packing poor people into multi-family homes so the rich can have even more space. We need to be vigilant this doesn't happen.</p>
<p>Sitting city government should not undertake rezoning given mayors historic and extreme low popularity. This is a major decision which impacts multiple generations of Calgarians therefore no decision should be made without a plebiscite.</p>
<p>Doing this in bullet form to save space:</p> <ul style="list-style-type: none"> <li>- have developers been consulted re: building costs, labor costs,</li> <li>- why would new builds be cheaper? Montgomery side by side \$700,000 each side</li> <li>- 60% of lot coverage eliminates any hope of greenery (trees)</li> <li>- extra 3 meters eliminates sun &amp; privacy for single family dwellings</li> <li>- what percentage of people looking for homes are students and seasonal workers wanting rentals?</li> </ul>



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- can older areas handle increased utility usage, sewer et Way too little room on thi
I am fully in support of this rezoning as everyone deserves a home and increased density is part of the solution.
There must be a mandatory off-site parking regulation, especially for in-fills.
I believe that this will negatively impact our communities, pitting neighbor against neighbor. I am concerned that our current residential infrastructure will not meet the new demand, especially as we go electric. It is a shame that the City Council have decided to bypassing their constituents. This is going to be a major election issue and the City will have to rollback these zoning changes as I am sure that the majority of Calgarians are going to reject it once they have the chance to vote.
Re-zoning will only result in Calgary neighbourhoods becoming increasingly cluttered, crowded, dirty and unsafe than they already are. It will also decrease greenspace and gardens. Inner-city problems will spread to the suburbs (which is already happening). One only has to look at Vancouver to see how quickly a formerly tranquil and beautiful city was negatively impacted by zoning bylaw changes. Making Calgary bigger and spreading further out with new communities is a much better idea.
It is proposed that rezoning will reduce our carbon footprint lol. It will only lead to a larger carbon footprint as the Canadian population is estimated to grow to 100 million by 2100. More and more people wanting to live first world lives north of the 49th parallel. How can our world sustain more and more people living first world lives in a country that is ranked 7th overall for per capita energy consumption. More people living in Calgary will only exacerbate climate change, not help it.
rezoning should be done in progressive, logical STAGES for transit corridors and select regions (eg. near downtown, UofC, ) and NOT as a single STEP-CHANGE as a city-wide change is unnecessary, unwise and once done will be difficult to reverse. There is no need to rush into a step-change since new, affordable multi-residential units will be confined to certain regions of the city anyway. Furthermore, a staged approach allows development to be easily monitored/assessed than a step-change.
Blanket rezoning may result in unbalanced devopment. Developers will now be able to exert THEIR unprecedented influence on property development which ensures THEY stand to make money. Home owners on the other hand may more easily now lose both influence on neighbourhood style and also potentially value in their home depending on development styles/types and associated issues (eg. loss of trees, less privacy, noise, traffic, parking, etc).
Blanket rezoning may have unintended consequences in certain single-home higher-end neighbourhoods that cannot be redone. The city report states that "Landowners still need to apply for (re)development and building permits to ensure the proposed new home(s) remain compatible with the surrounding community". However, once the first multiple housing unit enters a higher-end neighbourhood its easier for subsequent multiple-units to diminish the unique neighbourhood character desired by residents.
You are missing the point as to why there is opposition. It is all about the built-form and fit into existing areas. When a 3-story, 8-unit building goes in next to a bungalow, with multiple overlooking windows, how do you expect the neighbour to react? With justified anger, especially when it was an R-C1 neighborhood.



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Development is supposed to be contextual and sensitive to the area (MDP, guidelines). Instead, the neighbour has his backyard ruined. Build more contextual instead of just more.
I am not in favour of the blanket rezoning Mayor Gondek is trying to ram through. Very little are for the blanket rezoning of our beautiful communities, yet Mayor Gondek does not care about Calgarians or even Canadians. Mayor Gondek prevented the plebiscite from going ahead because she wants non-Canadians to be able to have a say on it. Non-Canadians have just as much say as Canadians, in my country? I am truly baffled that Mayor Gondek believes Non-Canadians should have an say.
Thank you for starting this discussion. This city needs more housing and expanding boundaries is a terrible solution for both the environment and sense of community. I want my children to be able to afford to live and raise a family here and we need to address the missing middle between tiny apartments and giant houses. I'm 55 years old, a homeowner and I support city wide rezoning. We cannot let aging single family home owners decide the future of this city.
I'm looking forward to re-zoning throughout the city that will allow more density to use our current infrastructure, and to allow more housing to be built to alleviate our housing affordability issues.
I would like to ask what you are doing about the infrastructure required when you allow a bungalow to be knocked down and four plus residences to be built in its place. So far you have done nothing to improve transit, schools, gyms and recreation (you have closed inner city locations), roads, parking, no plan for increased number of electric vehicles within your H-GO zoning? What is your plan, why isn't it public?
The City absolutely must give all citizens an opportunity to cast a vote on rezoning. This issue is more important than an Olympics bid or fluoride. It is simply not right to have such an important decision made by City Council alone.
I support making R-CG the base land use. Single detached zoning is exclusionary, rooted in both classist and racist discrimination. It's high time to do away with it.
Since you are going ahead with the rezoning you must come up with more reasonable limits for the numbers of units that are allowed on the lot-size originally intended for a single home. To put four units onto a lot where there was only one before may be reasonable on a corner lot but it is pushing viability mid block. To allow basement units underneath the four upper story units is totally not viable. In addition 1 unit of parking is necessary for each and every home on the property.
My main concerns with re-zoning & increased population density would be the loss of residential detached home values due to new adjacent multi-residential units & increased parking pressure.
This matter NEEDS to go to a plebiscite as it will affect all property owners in Calgary. It is too important to be left up to an inept Council being led by an administration which thinks it knows what is best for the "great Unwashed". It's time for Council and Administration to wakeup
This is council is NOT listening to Calgarians. You are trying to silence our voices and WE are the ones paying. We want a plebiscite!



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<p>Just a comment from those rural folks that have no say....the city of Calgary gets uglier every year. Five shades of brown paint at boxes 3m apart as far as the eye can see. Disgusting. A skyscraper of apartments in Mount Royal might be pretty though...</p>
<p>I don't think it's fair to rezone areas that are already built. We bought in the outer suburbs to stay away from density and should not have that taken away. What is the solution for parking if you allow extra people to move into single homes?</p>
<p>NO rezoning!!!!!!!!!!!! Typical of this mayor and council</p>
<p>Our homes are the single biggest investment we have, we should have a say in what changes can be made to our neighborhood as that will impact our lives and investment. We have lived in our Huntington Hills NW home for 24 years now. We moved to this neighborhood because of the larger lot sizes, which makes for a quiet neighborhood due to the lack of housing density. The City should not be able to make the decision to rezone without the input of those that own homes in the area.</p>
<p>I have seen the sad results of big 3 storey rowhomes built on corner lots. Now neighbours have a drop in resale value, no sunshine, no view, no privacy, loud noise &amp; no parking. 3 storey rowhouses should not be allowed in the rezoned areas. Why go from near 0 multiple residences allowed to the other side of the spectrum and allow what looks like an apartment building into these residential communities. Start gradually. Just allow additional suites and two storey duplexes in all communities.</p>
<p>For the lake communities in Calgary, I feel that by increasing the number of homes who will have access during the amazing summer days when everyone wants to be there, the lake attendances will be over crowded to a dangerous level. They already have to have restrictions on how many people home owners can bring in to keep the park from over crowding. It might seem petty, but it's a safety issue too.</p>
<p>[personal information removed] I am a Ward 1 resident of Bowness. I totally oppose blanket rezoning Calgary. I expect a decision of this magnitude, affecting the majority of Calgarians both financially and quality of life, to be conducted as a city-wide plebiscite and nothing less and am disgusted by the speed at which you are trying to proceed without better consultation with the citizens of Calgary. A city wide plebiscite is Required!</p> <p>Thank you,[personal information removed]</p>
<p>Rezoning (increased density) and snow removal conflict. You have not thought this through. You are proposing high density housing which will result driveways covering the entire width of the properties. Then you are going to fine people for shovelling snow onto the streets. Go drive around the newer neighborhoods and see how little space there is on properties for snow. I am 100% against the rezoning proposal.</p>
<p>As usual, the City's propaganda machine is set to full bias. As one example, look at the information board regarding housing affordability which lists homes as "Affordable" and "Severely Unaffordable", with Calgary placed just beside the scary line of being 'severely unaffordable'. Adding "Severely" is typical of the bias from the City's miscommunication department. Since the City's communication team is not honest with citizens, I guess they would describe themselves as 'severely dishonest'.</p>



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I am totally against this refining proposal. I bought in a quieter neighborhood of bungalows and am taxed ridiculously for that. Now you are going to destroy our neighborhood and overburden our roads. This is not the platform that council was elected on either.
I don't support this. I'm okay with higher density on main thoroughfares but NOT in quiet cul de sacs. Especially next to million dollar homes. Parking is a major concern for residents and quiet streets generally can't support this. Also, secondary suites are not supported next to Estate style homes.
I reject the proposed policy for rezoning in Calgary. While I understand the need for increased density, the proposal lacks creative planning. Blanket rezoning fails to enhance the liveability and attractiveness of a great city, denying the uniqueness of neighborhoods. Climate change demands that we preserve and increase the ability to grow our own food and to cultivate a tree canopy, home by home. The proposed blanket rezoning reduces these possibilities
I am opposed to blanket upzoning. I believe in well-planned density that is respectful of neighbourhood character. Blanket rezoning does not address the problem of deeply affordable non-market housing.  Four rowhouses, each with a secondary suite and backyard suites to a maximum lot coverage of 60%, and only .5 parking stalls per dwelling unit increases congestion and noise, creates vehicular clutter on the streets, generates massive built forms with minimal setbacks and destroys privacy.
I am strongly in support of the proposed rezoning changes. Please go forward with them without delay!
Listen to Calgary Residents. Reject the proposed zoning. Enough additional housing can be added on the edges of established communities e.g. beside transit without destroying the current R1 zoning that residents want. The proposed rezoning is catering to developers and not Calgary citizens. Stand up to the Federal Government bribery about a grant.
I am not in favour of blanket rezoning.
Against blanket rezoning. I want to express my dismay at the city's proposal to bring such a drastic change forward without a mandate from the public. While the need for more housing is real, I feel strongly that blanket rezoning is not the way to solve the issue. Changing the inherent character of existing communities and impacting housing value (which for most people is the largest source of wealth) is, in my view, a misguided approach. Eg. Bowness is NOT more affordable Please reconsider!
Adamantly opposed. Purposely bought in an established R1 neighbourhood as an investment. will negatively impact property values increase congestion, noise. Increase in infrastructure use – older neighbourhoods' sewer, utilities waterlines, roads, and sidewalks are not equipped to manage increase in use. should have years ago built up not out. Higher lending rates drove demand to the affordable established neighbourhoods, Influx of people coming from other provinces within Canada and other countries.
I do not agree with the idea of blanket rezoning
Please make sure my vote is cast as NO to this rezoning, since there will be no plebiscite! The 60% lot coverage will destroy our trees! You can't say there is a climate emergency, create a heat map of the city and then take away all the mature shade! Keep the envelope at 45% lot coverage, 10 m height, and just



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<p>increase the uph on low density to 55. You can still get federal money without destroying established communities. NO to blanket R-CG!</p>
<p>I am totally against a blanket rezoning for the City of Calgary. This is something that could have a negative impact on the feel and safety of a community. It could negatively affect existing property values and cause a significant problem in availability of street parking and roadway traffic. Residents should have a vote. [personal information removed]</p>
<p>I do not support the changes in rezoning within the city of Calgary. The City is already overcrowded &amp; noisy &amp; lacks enough green/park space. Parking is at a minimum &amp; even not available or ridiculously priced already. If we want to live in a city where we are stacked on top of each other with chaos &amp; noise approving this motion would do that. Council needs to remember that not all living situation are "walkable".</p>
<p>I do not support blanket upzoning and associated changes in established communities. 60% of Calgary residents will be negatively affected by reductions in the value of their properties and impairment of lifestyle. Infrastructure and services are inadequate and will require costly upgrades. With a 30% approval rating, Council does not have the moral authority to implement this radical proposal. I support increased density where appropriate and the use of R-G in new communities. Varsity residen</p>
<p>Give us a plebiscite, give us democracy. A blanket rezoning is a childish &amp; blatantly forced ideological way of getting what one wants; it is like a child throwing a blanket over a mess in their room to cover a bigger, more fundamental problem. Furthermore, you don't throw out generations-old zoning principles, which is a huge reason why Calgary is great, because you want Federal money (which is inherently wrong &amp; skips Provincial jurisdiction).</p>
<p>Mount Royal would be an excellent location for an 800+ unit low income economic development in order to avoid further gentrification. Remember, coffee shops needs baristas too...</p>
<p>Yes! Something this profound should have been sent to plebiscite! Our homes are the largest investment of our life, and this proposal dispenses of the legal covenants that we believed were protecting our investments (ie- zoning regulations) when we chose to purchase where we did. This does not AT ALL address affordable housing and the document written by Sano Stante &amp; Steven Shawcross present a compelling argument how the City can properly address the housing crisis without blanket rezoning.</p>
<p>Firstly, I am skeptical on ANY program a government wants to force on its citizens. I read pretty much the entire website to gain detail on what is actually being proposed. According to your propaganda, its all ice cream and apple pie. This proposal eerily looks like steps to invoke 15 minute cities. Also, with the federal Liberals (communists) involved, I have even less trust that this is a positive for the City. What about all the extra vehicles? I do not support this proposal. (h8ful8)</p>
<p>I am TOTALLY AGAINST the rezoning proposal. This will create nothing but social problems, cramming people into small, confined areas, and then asking them to bin share? Parking is already a nightmare. The city's existing solutions, don't work! H-GO will increase cars trying to park. Criminal activity will increase creating more work for an overworked police and EMS. In the 60 years I have lived in this city, it's the worst idea ever. Inner city communities need to be protected.</p>



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I am strongly opposed to the proposed zoning changes
I live in a Mews with no back alley. There is very limited on-street parking. This will have to be accounted for in anything that gets built.
Strongly opposed to blanket rezoning.
Leave the established areas alone! If the city wishes to open up new land for development of row housing, duplexes, apartments, condo etc then make those communities available for this. I think city council is overstepping their bounds by forcing re-zoning on existing communities without the citizens input. Put this on the voting ballot when the next election comes around.
I am very disappointed by the decision not to have a plebiscite. None on council who supported the mayor or the mayor herself mentioned upzoning when they ran for office. Shame on the mayor and those council members who have ignored the democratic process.
Please do not rezone Calgary to higher density zonings (e.g., R-C2 to R-CG). There is so much land available to for the city to grow. Rezoning destroy much of the cities appeal.
I'm a home owner with a legal secondary suite and I've owned residential rental units in single houses and duplexes in Calgary for over 30 years. I support the general direction of the re-zoning proposals. I like that a development permit and process will still be needed for older neighborhoods that will provide a way for neighbors to voice concerns. I think overall this is a good policy step for the city. [removed], Calgary.
How about working with each individual community to develop a plan of where these multiplexes fit in and rezone it that way. My suggestion is to restrict R-CG and H-GO to main traffic corridors and corner lots within the community. And restrict mid block locations to single and semi detached (R-C1 and R-C2).
This change implements a significant, and unjustified, shift of political power from those interest is quality of ilfe to people and organizations with powerful financial influence whose interest in quality of life is seen as expressed by profit. As council members you are primarily responsible to the former, and thus should NOT support the change.
Hi, I read your propaganda, I get this however, this would not be an issue if the Feds weren't importing 1million people a year, the ones we know about anyway. Cart before the horse isn't it? We live in a quiet area of Calgary comprised mostly of single family homes on purpose and we'd like to keep it that way. No, we, along w/ our neighbours do not want increased density, parking issues, more traffic, etc. I can only suspect big fat envelopes full of cash sliding under doors. Recall Gondek.
I will be submitting a more complete response to Council. Limited to 500 words: (1) Certainty of Use - Calgarians have a reasonable expectation of what type of built form they will see located next door. Even the greenfield R-G district embodies this expectation. The current proposal, by injecting randomness into existing R-Cx communities, creates uncertainty and in communities without covenants, will trend redevelopment to townhouse and rowhouse built forms. What data does YYC have re this?



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<p>I will be submitting a more complete response to Council. Limited to 500 words:  (2) Covenants - The City’s legal position is that existing restrictive covenants, which may affect more than 30 communities, are not relevant for municipal planning matters. But by ignoring covenants, the proposed blanket up zoning will create conflict in many of these communities. The courts have determined that if these communities don’t defend the covenants, they may lapse as a result. Can YYC avoid this issue?</p>
<p>I will be submitting a more complete response to Council. Limited to 500 words:  (3) Affordability - numerous experts have confirmed that blanket rezoning will not directly respond to housing affordability. City’s Q&amp;A suggests that by adding more housing, this in turn will trickle down to more affordable housing. In the current high demand environment with it understood that recent Canadian immigration targets are 3x sustainable numbers, how will this now respond to affordability?</p>
<p>I will be submitting a more complete response to Council. Limited to 500 words:  (4) LAPs - as statutory plans, will the existing approved LAP’s need concurrent amendment to be consistent with the proposed blanket up zoning?</p>
<p>I will be submitting a more complete response to Council. Limited to 500 words:  (5) Use, enjoyment and (economic) value - City Q&amp;A suggest that there’s no evidence that existing housing will be negatively impacted in terms of value by new townhouse or rowhouse development. In February the Calgary real estate board (CREB) came out with a position statement suggesting otherwise and urging a “more nuanced approach”. Will the City release the data that the City has supporting its position?</p>
<p>Blanket rezoning is unfair. Developers will take advantage of this and buy up single family homes and spend years sitting on property. We have new homes being built taking upto 3 years to complete. Each rc-1 zoned home has paid years of property taxes on their investment. It is unfair to change rules without consulting home owners. Sometimes rezoning will make sense based on location, but blanket rezoning is a violation of our democracy. We didn’t vote for this, we have a right to be heard</p>
<p>I will be submitting a more complete response to Council. Limited to 500 words:  (6) Perceived conflict / bias - On Sept 14 Federal Housing Minister Sean Fraser unreservedly stated that the \$228 million in rapid housing initiative (RHI) funds will be withheld “unless the City ends exclusionary zoning”. On January 31 the City of Windsor confirmed that the threat of Federal withholding of RHI funds is real. Will Calgary turn down RHI funds tied to rezoning and confirm that it cannot be bribed?</p>
<p>I understand the need to increase the density of our communities to alleviate the growing shortage of land for housing. However, I am against the carte blanche change to R-GC without further review. Anyone will be able to put anything up anywhere without regard or community ability to comment on the structure(s) being installed. There will be increased pressure for the limited parking and green spaces. Current water, sewage and electrical infrastructure will be taxed by over use.</p>
<p>I will be submitting a more complete response to Council. Limited to 500 words:  (7) Special Policy / Review areas - in the very first local area plan (North Hill LAP), a “special study area” for single-detached housing was identified for continued review. This area likely has historical significance. Can we not use similar parameters and identify other historically significant (e.g. mid-century modern) communities deserving of similar policy protection?</p>



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<p>This response is multi-part owing to the 500 character limit: (8) Exclusionary zoning - can the City, wherever possible, discontinue the use of pejorative terms such as this one? Land use or zoning is, by definition, “exclusionary”. Different districts are based on similarity / compatibility of use. City graphics comparing single detached with town &amp; rowhousing suggest a similar form, but an additional 1.0 m of height, 60% coverage and minimal setbacks make row and townhousing very distinct.</p>
<p>This response is multi-part owing to the 500 character limit: (9) Block design - grid blocks lend themselves more readily to current town and rowhouse R-CG development vs curvilinear blocks. Would the City look at limiting town and rowhousing to grid blocks as part of an initial phase?</p>
<p>We attended an information session today. Our main concern is the reduction of the quality of life of current residents. We asked about the current capacity of utilities such as water supply, the electricity grid and sewage as the number of residents within our communities dramatically increase. But we didn't get a satisfactory answer. We are against blanket rezoning as it will decrease the quality of life of current residents, reduce property values &amp; disrupt overall peace and order situation.</p>
<p>This response is multi-part owing to the 500 character limit: (10) Clear rules - currently corner lot rowhouses are a permitted use - meaning no appeal by either the community or neighbours. I understand this may be considered for change, but even so the rules are so prescriptive that it's unlikely that any application will be overturned. Townhouses are a relatively new form. Could we therefore limit any relaxations by planning staff for at least two years (to promote a following of the rules)?</p>
<p>I don't agree with the carte blanche proposal of rezoning RC-1 &amp; RC-2 lots. It will be investors grabbing properties to maximize revenues by building multiple residences on a single lot. Our electrical and sewer networks will not support multiple house holds on a single lot. 65%lot use without parking gives no green area for pets/children or winter plug-in / charge station for (electric) cars. Adverse impact on housing landscape and property values without community consultation. Listen to us.</p>
<p>Concern with R-CG rezoning is the “Mid-block Townhouse”. We understand this is not a new idea, however if this rezoning goes forward the approval process will be changed. Currently, neighbors and local residents have the chance to submit feedback if a front and back midblock townhouse were proposed. With the new zoning, neighbors do not have a voice in what could be built beside them. This type of housing option has a grave impact on direct neighbors and they must be able to voice their opinions</p>
<p>Everyone keeps talking about keeping their communities how they "want" them. Thats a dumb comment. Its about keeping communities as we "PAID" for! When large units are built next to homes, and homeowners lose market value in their homes, I hope the City (and personal Council members) have enough money for lawsuits.</p>
<p>RCG midblock townhouses restricts the view of both the front and back yard. It also cuts down trees and permanently changes the appearance of one's yard, which has known benefits for physical and mental health, and quality of life. This is not the right or respectful way to do mid block development. Additionally,</p>



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<p>this proposed zoning could increase the density of one 50-ft lot to be 8 individual units of housing, with NO increases in services! This is too much!</p>
<p>I attended a public info session and was shocked to learn how nothing in this ill-conceived plan is going to make housing affordable; they don't even have a definition of what's "affordable". The model used (Melbourne, Au) saw a 2% drop in rent while housing costs rose 20%. If they think a \$560K row house is a solution, they are wrong! The City and Province don't require developers to build low-cost housing. Don't rezone! Build low-cost on old mobile home sites or new areas not established ones.</p>
<p>Yes, we agree that increasing density with a combination of basement suites, backyard suites, or semi-attached housing in the R-CG zone is acceptable and appropriate, but do NOT increase density to a mid-block townhouse with a front and back orientation. Do NOT change density to be 8 units on a 50ft lot! This is too much too fast and without neighbors having the option to voice their opinions on what is being built beside them. I urge you to adapt the zoning to exclude mid-block townhouses.</p>
<p>Open communication between citizens and the city can lead to successful and sustainable growth. We feel these re-zoning changes do not adequately address the essential services that are needed to support a growing population. Blanket re-zoning may speed up the process of building new homes, but it also has the potential to destroy the fabric of a community. Each community in Calgary is unique and should be regarded as that when it comes to future development.</p>
<p>As an inner city family, with two children five and under, we are already feeling the lack of accessible services with current density levels. It is our understanding that the last city census data is from 2019, which we believe does not accurately reflect the population of our community. Basing decisions on 5 year old census data is not accurate and assuming there will be services (schools, childcare, rec centres) available to support current and increasing population is very short sighted.</p>
<p>Many inner city schools are lottery programs and thus unable to accommodate the number of families ALREADY living in their community. This means, children are now having to get bussed to schools further from their house because there simply is not enough physical space for them. The scale of development proposed in your plan in the inner city means significantly more population growth, assumingly more families moving to this area, with no additional schools for children to attend.</p>
<p>There is no additional zoning for recreation centres. For a period of time, every 6 weeks our family would attempt to register our children for swimming lessons at the local city run pool. Swim lessons would fill in minutes and more often than not, despite being logged in prior to the registration start time we would not get a spot because lessons were full. With more density, how does this rezoning support access to recreation facilities in the inner city?</p>
<p>Where is the zoning for new hospitals, doctors offices, health clinics, etc.? The answer I was given at the February 13th meeting at Tuxedo Park was "the white zone". When I look at this "white zone" it is already developed land at Foothills Hospital, SAIT, North Hill Mall, and the river valley bluff. This "white zone" is not the zoning needed to support health services, schools, recreation centres, grocery stores, etc.</p>
<p>I am opposed to blanket rezoning. I have lived in 5 inner city communities over 17 years (Beltline, Mission, West Hillhurst and Capitol Hill). 8 years ago we moved our family to Parkland, as it was R1, and we wanted the bigger yard and green space that it offered. We could see (and we supported)</p>



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densification in the inner core. However, it is incredibly worrisome that the community we chose, because it was R1, could now have multiplex units. Why not start with duplexes? Why straight to RCG?
I strenuously object to this idea and policy. This is taking away peoples right to object to a development next door to them. It undermines, as property owners, our expectation of what can be built next door and around us. It erodes property expectations and a desire to contribute to our communities and individual properties. It will result in the serious loss of the urban canopy and biodiversity of existing communities. It will devalue homes and it will not aid in affordability
This mass rezoning will forever scar this great city. Many communities will never be the same, all because of a petulant desire for short term profit by city insiders. Calgary is such a nice city it's sad that its municipal government is incompetent, cowardly and corrupt.
Calgary City Council was NOT elected on a platform of blanket re-zoning. Current Council does not have the support of Calgarians (Recall Gondek) to make such major changes to the City's zoning. I do not support this change. I have seen NO supporting documentation to support any claims to that City has made to justify this drastic, irreversible measure. Please vote "no" to blanket re-zoning.
Members of Calgary City Council keeps referencing Calgarians support for "more housing" based on the results from the September 2023 "Perspectives" survey. That survey DOES NOT discuss any "tools" that the City plans to use to achieve more housing. Council has no idea what percentage of Calgarians support/don't support blanket zoning. Councillors are elected to represent the views of their residents - do your job. Blanket rezoning is a blunt, lazy, unnecessary tool. Represent and vote "no."
I am very opposed to this proposed blanket rezoning. This proposal threatens the fabric of our communities, taking away the ability to have input on development on our streets and community. The scope of the potential increased density is ludicrous. A duplex maybe but 8 units? This program will not increase affordable housing. It is not worth selling our city's soul for some potential dollars from the federal government that may never materialize. Please respect the rights of citizens.
I am vehemently against blanket rezoning. It is not a common sense idea for providing housing for those that require it most; [removed], [removed] and those who are not mid income people. Blanket rezoning is a poorly thought out idea and I feel that the councillors voting for it are not representing their constituents! Thankfully Sonya Sharp in our ward does. [personal information removed]
Where there is currently on-property parking, eg. Garage, with the re-zoning, I would like to see a requirement for that to be a requirement to accommodate a minimum of 1 car garage/pad per dwelling. (May be on-grade, below grade, etc.) This will ease the pressure on street parking.
The allowed height of the proposed building is too high at 11 meters. That is a 5 story building next to a single housing unit. This blocks out all the sun and diminishes housing value. There is nothing that the affected homeowner can do. The second issue is there is too little parking. Some neighborhoods already have few parking spots. What happens when family comes to visit? There is no room.
I am in full support of the rezoning measure as one tool to combat the growing need for housing. Increasing gentle density in existing areas ensures a finically sustainable future for the city by connecting new homes to existing services and roadways. This is a much stronger alternative to adding more and more people to the city limits.



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The most ridiculous concept yet introduced by the current sitting council and mayor.
This is a bad idea. We are surrounded by open land that can be built on and not surrounded by other cities.
How will the electric cars be charged without sufficient parking. How will trees be preserved without land to grow their roots - trees need area to have a supportive root system, otherwise they become a risk to the newly developed houses and neighbors. Rc-g should be allowed on 2 of the corners rather than 4 to preserve some street parking, this is a compromise.
The fact that council has voted down the idea of a plebiscite on this topic confirms that they know darn well the public is not for it. To rush this through in spite of that is irresponsible at best, fascist at worst. There are reasonable locations to apply the densification model, a blanket approach is neither appropriate nor acceptable. I'm sure this will be made clear to the present council in the next election.
More affordable housing is needed but doing mass up zoning is NOT the solution. It will cost the city more in the long run. Proper planning should be done without alienating existing single family areas that were not designed to support higher density and where the people who bought here did so for good reasons. This will make our livability horrible as well as safety.
I can't think of a worse proposal for Calgary than this one. It will decimate many Calgary communities, particularly long established communities where there is an abundance of large lots. These will become targets for developers wanting to maximize their profits. The streets in these areas will become an unsightly mash of building types with wildly varying setbacks and side yards. Wait now, I just thought of a worse proposal: that the current council be re-elected.
100% opposed to this due to increased traffic, noise, parking, bins on streets. Blanket rezoning is not the answer.
I am against this Perfectly good homes get demolished and developers build a monstrosity that has no business on a single family home street that also ruin the hard work of the people who in most cases have lived and taken care of the adjacent homes on the street now have a concrete wall as a view no sun for gardens no parking and a drop in property value. If developers actually build "affordable housing" as you are suggesting it may be a easier thing to accept but They build expensive condos.
Ogden & Lynwood have enough housing pick other communities how many low income housing does one area need. There is not many single family housing left in the area. Ogden has become a dumping ground how about Riverbend or Acadia or better still Bonavista
I've read the materials and the City misinformation department manages to only identify positive aspects of the re-zoning with no negative impacts whatsoever. Such bias. I do not trust this government to tell the truth. I am firmly against the rezoning proposal.
There is an expectation in some quarters that densification of existing urban areas will lead to improved housing affordability. However, an examination housing affordability and the density of built-up urban areas corresponding to the 53 major US markets (metropolitan areas over 1,000,000 population) suggests just the opposite — that higher urban densities are associated with worse housing affordability, for both owners and renters.



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Home is Here, The City of Calgary's Housing Strategy 2024 - 2030. I am opposed to the proposed the city wide rezoning to a base residential district, or zone, the R-CG district.

I strongly oppose this rezoning plan because:

- Risk of destroying the unique character of communities.
- Decrease in property value if a multi-unit gets built near me, that brings my property value down.
- Issues with the supporting services & infrastructure to aid density in communities. My community already has a shortage of daycares & schools, which will get worse with increased density.
- Increased traffic in areas, such as my community, which already has an issue with traffic congestion.

Instead of ruining current communities' aesthetics, make ALL new developments (new communities) to be high density/forested concentration of trees. (trees in every boulevard, trees in the space between sidewalks/roads). Rezone all current apartment buildings that after 40-50 years they must be replaced with taller, more efficient, more residence capabilities, more affordable. Don't ruin current communities that were not designed for such higher density housing (roads, parking, amenities, etc.)

I fully support

- This major change needs citizen vote.
- R-CG blanket rezoning is too radical. I do not agree with 4 units on a 50x120 lot. Maximum 2 units on a 50X120 lot.
- R-GO - height is too high for residential. It will shading & makes road "canyons". Insufficient parking is a mistake as this city does not have the transit support to allow people to get easily to jobs & shopping without a vehicle.
- focus should be on building density vertically above malls and box store areas and beside LRT stations.

I strongly oppose this rezoning plan because:

- Risk of destroying the unique character of communities.
- Decrease in property value if a multi-unit gets built near me, that brings my property value down.
- Issues with the supporting services & infrastructure to aid density in communities. My community already has a shortage of daycares & schools, which will get worse with increased density.
- Increased traffic in areas, such as my community, which already has an issue with traffic congestion

While existing communities may have the capacity for higher density buildings, considerations that make the community pleasant to exist in still need to be made - ex. Dumpsters rather than 8 black/blue/green bins for large 8-plexes, off street parking, etc. I understand that removing requirements makes it easier to develop, but please don't ruin the charm of mature communities and parks by pushing in large developments with no additional accommodations for them. It will just create resentment

I expect that the hearing on April 22 will be restricted to registered taxpaying property owners only, and not to any commercial stakeholders or non-homeowners.

This should've been done by plebiscite!

I think it's a great idea! Thank you for working to solve our housing crisis 🙏

I am adamantly opposed to blanket rezoning. This initiative is only due to Council wanting federal funding. Council has blindsided homeowners, and not provided proper consultation on how to work together. This zoning change gives all the power to developers, will do nothing to provide affordable



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<p>housing (townhouses are 700K!), overwhelm old community infrastructure, increase traffic and parking issues. Schools are already overpopulated! Shame on Council for not thinking this through. Vote NO</p>
<p>My wife and I are not in agreement with any of the reasons stated for the rezoning. It is a non-compensated expropriation of my property, as purchased within the bounds of the purchase agreement made then. The issues of intensification, infrastructure and parking are not well thought out. Allowing 6-plexes to be built in single family areas will destroy the characters of these communities. Hopefully you will represent these concerns and we should not be influenced by Federal money conditions.</p>
<p>I am opposed to blanket rezoning. Taxpayers are not being fairly represented on the proposed rezoning issue. The city needs to find a way to build affordable housing without impacting the entire city. Councillors are elected to represent ALL taxpayers, not select groups, or personal agendas.</p>
<p>I am opposed to blanket rezoning. Blanket rezoning throws out many decades of planning, putting development in the hands of profit driven developers. Use the Local Area Planning (LAP) process. If LAP is not moving fast enough, build first in those areas like transit corridors, while the LAP process is completed. Existing homeowners have invested financially and emotionally in their homes and their communities. They too deserve a say in how their communities and investments evolve</p>
<p>I am NOT in favour of a Citywide Rezoning Plan! No councillors or the mayor campaigned on this issue. Please explore ALL other means to provide affordable housing. Thank You</p>
<p>I am strongly opposed to rezoning that would allow the construction of multifamily dwellings in neighbourhoods like Lakeview Village. These neighbourhoods have unique character which will be destroyed by the addition for multifamily units. Furthermore these neighbourhood are not designed to support the densification that would result from the rezoning - traffic, parking, etc. Any rezoning initiative like this should be well thought out and not applied as a blanket across the entire city.</p>
<p>I am strongly opposed to rezoning to allow multifamily dwellings in neighbourhoods like Lakeview Village. These neighbourhoods have unique character which will be destroyed by the addition for multifamily units. Furthermore these neighbourhood are not designed to support the densification that would result from the rezoning - traffic, parking, etc. Any rezoning initiative like this should be well thought out and not applied as a blanket across the entire city. [personal information removed]</p>
<p>Parking is an important issue, since existing residents are tired of "fighting for" a place to park in front of their own home. This was precipitated by a lack of affordable housing, so is this re-zoning tied, in any way to affordable housing, or simply create a free-for-all for developers to build whatever they want, wherever they want?</p>
<p>This is not a decision that should be made without Calgarians voting on it. We have not received information in the mail before the dates close for online submission. I do not agree with blanket rezoning. It will be detrimental for Calgary and Calgarian's overall for more reasons than I have space in this online submission, to provide.</p>



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This rezoning is crucial for Calgary's future. The new base district integrates nicely into our existing neighborhoods due to its requirement of having a front door facing the street, while allowing denser living conditions such as below-grade and secondary suites. Housing affordability is a top priority for my family, and having more options for the types of dwellings and their locations means that I'm better equipped to find a home that suits my needs. Other cities did it, I hope we can too.

I support the upzoning across the city. We are in desperate need of housing

So disappointed to see these 'affordable' multi home dwellings plunked here, there & everywhere. No thought of how it will destroy the esthetics of a community, 11' dwellings that eliminate trees, greenery, vegetation, blks view, sunlight, privacy but it doesn't affect the value of one's property? You now have at least 6-8 new neighbors that require parking on the street, most of the tenants don't have rm in their garage to park, 12+ garbage bins that litter the alleyways & this is a good thing?

I am strongly opposed to the current rezoning proposal to allow multi-unit dwellings on single lots city wide. Character neighbourhoods such as Lakeview Village were not designed to support the resulting densification. This proposed plan is a short-sighted, knee jerk reaction to our current housing shortage and needs to be slowed down, carefully planned and done in a way that provides housing that is appropriate to the character of each neighbourhood.

Definitely not in favor of the rezoning. Communities that were once quiet & enjoyable are becoming cramped, no parking, many of the ppl coming into our area are not respectful. With the constant increase in the cost of living so many landlords/property owners upping the rent to the point where ppl are no longer able to afford to live in their homes. Bldg more homes won't help house ppl when they can't afford to live in them. Not everyone wants to be surrounded several story high structures.

Our concerns:

1. Blanket rezoning appears to be an overreaction to solving the housing affordability issue. Rather than a "shotgun" approach consider Local Area Plans instead.
  2. It's a bit disingenuous to push blanket rezoning as a solution to affordability. Million dollar single family homes in established neighbourhoods that are torn down by developers will NOT result in affordable housing units.
  3. Blanket rezoning will irrevocably destroy the character of single family areas.
- Thank you.

I am opposed to city-wide rezoning. I understand the need for affordable housing, and infills and duplexes do bring families back onto single-dwelling streets. But more density does not guarantee affordability, and the construction of massive rowhouses in overwhelming numbers in older neighbourhoods such as Capitol Hill risks overwhelming infrastructure, endangering trees, and impacting property values and quality of life for existing home owners in ways that are damaging and irreversible.

The proposed rezoning is very detrimental to most communities in the city. I purchased a single family home in a suburban neighborhood to enjoy quiet enjoyment around me. I did not buy in an area with R2 or multi family housing. I could be faced with significant devaluation in my biggest asset due to rezoning. Instead the City can designate new areas with higher densities then people can determine if that is where they want to live. Don't change my neighborhood!! City Council needs to focus!



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<p>I am against rezoning. After attending the information sessions and speaking to public reps, the City has not followed through on the after effects with parking, significant retrofitting costs with upgrading electrical distribution grids and water supply in older neighborhoods. I live in an RC-1 neighborhood and paid a premium to be in an area with such zoning restrictions. You are removing my right to choose the type of area I want to live in. I choose not to live beside infills.</p>
<p>I moved from Marda Loop because of how awful the neighborhood became with the rezoning. The number of infills (basically the entire area north of 33rd) took over and caused a nightmare in parking (people would not come to visit because there was no parking) and traffic. Facilities could not keep up to the increased population (with no extra support built into the development plan). The Safeway would frequently run out of food, traffic was a nightmare and there was line ups everywhere you went.</p>
<p>Blanket rezoning is a terrible idea. The citizens of Calgary do not support this and counsel needs to start listening. The only party that will benefit are developers. Studies have shown that initiatives like this have been unsuccessful in other cities in creating affordable housing. Re-zoning needs to be looked at from all angles and decisions made based off specific situations. Blanket re-zoning will ruin our city.</p>
<p>I paid a premium to live in a neighborhood with RC-1 zoning because I wanted to live in an area with all single detached homes. You would be taking my right away to choose the type of neighborhood I want to raise my family in. Replacing a single family home with 2, Million+\$ duplexes will not solve the housing problem. You would be just allowing developers to make a [removed] profit and destroy my neighborhood. YYC is now a metropolis, so build out/up Downtown and stop destroying historical areas.</p>
<p>Rezoning will not solve this. Part of being in a big city is the diversity on the neighborhoods. Do not destroy the whole city with infills in beautiful old areas. We paid a premium to live where we live and for you not to come in a ruin my area. YYC has not thought through the consequences of what would this mean on local infrastructure (roads, parking, power, water). Do make the city a [removed] for a [removed] idea.</p>
<p>I am total opposed to this. It will not solve the housing crisis. It will be a disaster for our communities.</p>
<p>I think BLANKET rezoning to R-CG will only create chaos and confusions in the housing market in Calgary. When people purchase a home they like to know what type of community they are buying into. These changes will make that impossible to know. Higher density housing requires planning to insure that adequate infrastructure is in place to meet that demand. I don't think these changes will support these demands</p>
<p>Zoning is an integral part of community planning when initially designed. To have a blanket approach of changing all is not proper planning or engineering. People have bought in certain areas with certain houses for a reason. The older neighborhoods built in the 70s have a great mix of SFH, row and multifamily. That will now be ruined as infrastructure does not support these changes. This can be seen in the new areas. And removing green space/parks is part of this. Save our homes and our parks!</p>
<p>I am quite disappointed in some of the radical proposals being made. Council needs to remember who elects them and who they represent. Please listen to your constituents and more importantly the taxpayers who fund your salaries! Respectfully [persoanl info removed]</p>
<p>I am totally against blanket rezoning. It will destroy the character of Calgary</p>



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It is not a quantity of housing issue but an affordability issue. A terrible idea that will destroy what made Calgary great and brought all these people here. This coming from a rare born and raised Calgarian.
A terrible idea! People choose where they want to live for a reason. Do not ruin this!
A way to ruin Calgary!
It sounds like the people proposing this have never been on these rezoned areas of duplexes and row houses. Terrible infrastructure, parking, noise, etc!! A plebiscite is the only fair way.
We would NOT like to see this proposal go ahead. We pay for our homes in neighbours that we enjoy and feel safe in. By changing the zoning, we are now allowing a “free for all” in each and all neighborhoods. We also do not want 4 plexes build bwside our homes that we paid a premium to purchase and then have it showered over by huge monsters of a building.
I'm opposed to blanket rezoning. It's unproven & it could devastate existing communities & homeowners with: increased traffic & congestion, parking issues, elimination of growth coverage, elimination of privacy & quiet (multi unit = multiple air conditioners), reduced property values (for a person's most valuable asset), reduced certainty and stress for existing homeowners. This is being unprecedentedly rushed, without meaningful input, for Federal \$. There will be more sorrow than it's worth.
Apposed to rezoning. Increased street parking, impact access to roads for emergency services, school buses, bin collection, etc. Lack of snow removal is already an issue and all the extra cars on the road would present even further issues. Noise would increase considerably. Public transportation would need to be increased. Existing utilities would not be sufficient & therefore upgrades required which causes more disruption in the neighbourhood.
I think rezoning will detroy our beautiful neighbourhoods. Yes it is profitable to build towers and apartment buildings but at the cost of quality of life (lese green space and no backyards, no views, no individuality of home). I believe it will eventually drive most people out of the city, since people are naturally drawn to green spaces and open fields, backyards to enjoy together. One day, there will be no homes left since they're not as profitable.
I DO NOT support the Cities Rezoning initiative. I recently attended an info session and learned I am not alone. My reasons align with many others, mainly concerning increased on street parking. The additional on street parking will affect City services such as waste management access, fire, EMS and even Police access. The increase in people/children can add the additional burden to busing and other transportation needs. There is No Housing Crisis, there is a Management Crisis at City Hall.
I object to the way in which this profoundly impactful initiative has been rushed with insufficient public engagement opportunities and now, bullying to those who express concerns. Most people still don't have a clue! The 1st postcard was not inclusive for those who do not have computer access or skills. This will not solve the affordability crisis which is a complex mire of problems. Environmental and social impacts could be highly destructive to our beautiful city. Consider alternatives.
Do not agree on the rezoning. Higher density homes means more people, less parking.
Rezoning isn't the primary issue. A more concerning issues is a ridiculously stringent building code that concerns itself with themes beyond structural safety; this includes the coincidental permitting and



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approval processes. It's true we need less red tape, but if developers can develop carte-blanche, they will opt to develop the projects with the highest return, which are not single family homes.
This has got to be the stupidest [removed] proposal in the history of developed cities. This [removed] and her clown show are ruining this city. Wake the [removed] up.
• Blanket up-zoning will not achieve the city’s desire to provide more affordable housing quickly and it will have a negative impact on many existing single-family neighbourhoods. This blanket rezoning bylaw may preferentially benefit developers.
I oppose blanket rezoning. A house is the most valuable asset most people own & implementing an unproven plan to blanket rezone the entire city, would have drastically negative implications for homeowners, particularly those in older communities. It would lower property values by creating undesirable: traffic, noise, lack of privacy, parking issues, crowding, shading, elimination of growth cover & green space. It will cause chaos & problems & is not worth the Federal money. This is too rushed!
I am strongly opposed to the proposed rezoning changes. As a life time Calgarian I do not feel consulted on this significant change that will negatively impact our communities for reasons including, less green space and trees which impacts heat distribution and pollinators, parking, community character and many others that won't fit on this form, I feel that Mayor Gondek and the counsellors in favour of this proposal have ignored community member concerns.
I am not in favour of blanket rezoning most of Calgary communities to R-CG. It will destroy the character of our beautiful neighbourhoods full of trees and birds ...and make a sterile concrete jungle with people jammed in like sardines. There are better ways to increase housing - build above shopping centre and big box areas, As well, Calgarians should be given the opportunity to vote on this massive proposed change and the city should not be allowed to ram through rezoning so quickly.
Rezoning plan is too drastic for it not to be put to a plebiscite. It will change the character of neighbourhoods where people bought to be in R1. Planning should look at new high rises around LRT stations, places like Market Mall where multi story complexes could be built w housing on top and retail below. Industrial areas close to existing housing or transit hubs could be converted to residential. Yearly density limits should be put neighbourhoods so character does not change too rapidly.
Opposed to the blanket rezon., as currently proposed. NEEDS RETOOLING! I base this on recent projects seen in Tux. Pk & Ramsey, and my working experience in other West Can municipalities. Why: - We have other goals aside from just # of units - energy efficiency, ACCESSIBILITY, age-in-place, where is this?- Supply alone doesn't = more "affordable" Ultimately, the rezon. pkg as prop. , offers tons of carrots to the lowest grade of builders with ZERO incentives for builders wanting to do better
Hello, Calgary's NW communities have a substantial canopy. Many if not most of those mature trees were planted near or right next to property lines. As single dwellings are replaced by structures with a larger footprint, root systems may be seriously damaged by excavations, causing decline or death of otherwise healthy trees. The trees - some as old as 50-60 years - are a significant part of the home's equity, and the community's environmental capital and character. How will they be protected?
The blanket rezone scheme is dangerously broad/extreme. RC-1 homeowners are vilified as 'entitled/uninformed' as they show concern for their largest investments in a home and way of life.



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<p>Devastating one cherished community type while touting diversity of options is sadly ironic. The RC-1 district choice for many, IS about density; not just location, mature trees, etc. There is much information upon study to suggest other strategies/variations be followed; avoiding the irreversible. [peronal info removed]</p>
<p>Lack of engagement from developers has been sickening. Not notifying neighbors directly affected. Holding last minute meetings online that are not accessible to most residents. Doing changes and finagling things after the fact. This is not the persona that Calgary, Alberta the city I was born should be wanting to convey to the rest of the world. I say world as we are world renound for Calgary Stampede and many other things. Think of the cancel culture this will cause to our legacy.</p>
<p>This is a terrible plan that will only benefit developers and punish long standing residents who worked to earn the money to afford a single family home in a neighborhood zoned single family only! There is also the fact that this council did not campaign on this in the past election and has no mandate to inflict this on residents!</p>
<p>Hi My husband and I live in Wildwood and we welcome most of the proposed changes. We feel the density in Calgary is just too low to affordably support the infrastructure needed. However, the water system in Wildwood is problematic with low pressure and frequent breaks. We also think parking requirements should be maintained.</p>
<p>We strongly urge council to reconsider its recent decision to not let voters decide this city wide rezoning as part of the next civic election. Voters need to decide this directly. [personal information removed]</p>
<p>I am in opposition of the Blanket Rezoning proposal for the City of Calgary April 22, 2024. The City and developers do not always act in the best interest of communities. The people who own property and live in the communities should have a stronger voice. The City already discounts community input. This rezoning will make it worse and we will have no control over our neighbourhoods. The current system is in favour of the developers and this rezoning will make it worse. NO TO REZONING.</p>
<p>Blanket rezoning threatens homeowners by reducing property values, altering neighborhood character, straining infrastructure, lacking community input (complete disregard for homeowners), and posing environmental risks which the City of Calgary needs to consider. It disregards residents' concerns, disrupts peaceful living environments, and can lead to overcrowding and loss of green spaces. The City of Calgary Council should not move forward with this motion.</p>
<p>My home will be redesignated to RCG-infill. Will that affect my taxes? Will my taxes increase? If a suite in a home in this designation is rented out, does that affect taxes?</p>
<p>This should have gone to a plebiscite, you hateful 8 conslers and mayor need to go NOW.</p>
<p>This rezoning is unacceptable. Single family residential is the reason we live here. Joty Gondecs socialist policies have no business in this city. This unacceptable BS is why the petition is out to have her removed. The councilors councilors who passed this abomination will be next</p>
<p>Myself [personal info removed]. Got the rezoning letter today, I bought my house 4 month back and the land was RC2 on my street and 45 street opposite of me. Today I can see the land on 45 street changed</p>



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<p>to H-GO which is higher building. I am opposing that as a higher house can block the sun sign from West side and miss the privacy. I bought \$1M house by knowing I have west facing back yard and never will be a taller building opposite of me. Also I called city to confirm before I buy</p>
<p>The house I'm living in is my childhood home so I have concerns that people will be forced to move out of their homes. 1. Will owners be forced to sell? 2. If re-zoned will value of home go up? 3. If re-zoned will property taxes increase? 4. If re-zoned will there be incentives, for owners to build carriage/lane houses on their property? Such as above their garages. [personal information removed]</p>
<p>This proposal is destroying the beauty and charm of older communities. People have spent their life savings to own a property that is on a large lot to avoid having multi family built next door. There's been no thought on how these new developments create shade and take away sunlight from peoples yards, the amount of cars and traffic making it unsafe for people/children, etc. why are there empty lots near McLeod trail or the site of the old YMCA on Heritage that aren't being built on?</p>
<p>politely you guys are [removed] and have no common sense. Can we at least have some sort of greenery area without ripping it apart and us being polluted.</p>
<p>The need for housing is huge but developers coming in and building high end homes is not helping our housing crisis. We need more affordable housing. Life is outrageously expensive right now and all council wants to do is continue to increase taxes and implement single use plastic bylaws. I understand more housing = more property tax but there needs to be a way without destroying every beautiful old community.</p>
<p>We are pleased to see new housing going up in our area but we are a little concerned that enough parking hasn't been provided. Thanks, [personal information removed]</p>
<p>It is outrageous that this is still a question amongst the city. Many people are struggling to find rent, many people are moving out of Calgary due to this issue, and even more people have huge plot space - this should be utilized such as a small loft or a new house. Using already bought land is more important than extending out. Many people in Calgary are to a point of panic and this discussion is becoming too common.</p>
<p>Does rezoning plan include any provisions for increasing utilities &amp; public services (sewers, water, power, garbage collection, bus services, etc) to support areas with denser population (including folks living in the basement suites)?</p>
<p>This will never provide more affordable homes. People will continue to bulldoze \$650k homes and put up two \$750k homes on that lot.</p>
<p>The rezoning of my property to RC-1 to R-CG is absolutely ridiculous. Replacing a single home with row home is terrible the planning. For starters for there is not enough parking and inadequate roads. However the majority of people require cars as the public transit is awful, it is both unsafe and inefficient. It is clear that our mayor and city counsel are out of touch with reality, hopefully they come to their senses before they ruin our great city.</p>
<p>I do not support this blanket re-zoning. There are reasons people but homes in single detached communities. We all do not want to live the "downtown" life and be stacked on-top of each other. I realize I pay for this as I have to drive a bit farther, but I do enjoy not looking at row housing and such. I find we</p>



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<p>already have trouble with existing infrastructure such as roads and with adding blanket density it will only exasperate the problem in my mind. This is just one example. Thank you.</p>
<p>I would like to know if heritage and character communities and properties, (e.g. Inglewood, Mount Royal, Hillhurst, Sunnyside, Elbow Park, etc.) will be affected by the citywide rezoning? As it is it is left up to owners to apply for heritage status. A new owner or developer may not care. How can we protect vulnerable properties?</p>
<p>I live in a smaller neighborhood that current has residential detached homes with no services. All homes here are single family detached with no secondary suites. If multi family units are to be built here, it will certainly impact property values. This cannot be argued. When that happens, what is the city’s plan to compensate homeowners for the decrease in values?</p>
<p>Rezoning should be done ward by ward or community by community vs the blanket rezoning proposed by the city. This initiative will not solve the housing crisis in the short term, but decades from now, the rezoning will leave a negative impact on communities with single family homes that are replaced by town houses or small apartments. Increased street parking pressure and crime are two examples of the negative side effectives of this proposal. [personal information removed]</p>
<p>I live in an Estate area, and I purchased this location for the reason that multi family residences were not permitted. I think it is unfair to change the zoning now. Please, leave it alone.</p>
<p>This is a question. We live in Tuscany and the pamphlet shows our area will be rezoned to R-CG as the neighbourhood was built prior to 1985. Tuscany was established in 1994. Could you please clarify why it is designated the way it is for the purposes of the proposed rezoning. Thank you, [personal information removed]</p>
<p>We do not agree with the rezoning of our area. This will increase traffic, increase road maintenance, affect parking with more cars, possibly increase crime and at the end of the day we will pay more tax. As it stands when we moved here tax was 2500.00 now its 5000.00 . I would suggest building high density homes closer to the city core where public transportation can help move people to meet their day to day life's and hopefully homes would be affordable. Thank you, [personal information removed]</p>
<p>Please do not go down the path you are going. It makes ZERO sense. Existing infrastructure was built for the homes and neighborhoods the way they are now, not for this ridiculous version that you are proposing. We have an abundance of land elsewhere. Build as you wish there and build the infrastructure to support it there. To redo what is in place is another brutal [personal information removed] plan that should go right back to the trash where it belongs!</p>
<p>The new area next to fish creek lacombe station is concerning close to the park and single family homes with poor lighting and single in/out access. The trains are already terribly unsafe in the last 10 years for we women and girls to ride, especially after dark. It has increased our costs of transportation as our kids drive to uni instead of taking the train. Am very concerned about safety and opportunistic crime.</p>
<p>This is a major change to the city. The current city council and mayor didn't run on this issue. It should be delayed until the next election, or a plebiscite called immediately. I oppose major rezoning without more discussion. Given the diminishing water resources available, maybe its time to cap the population of Calgary.</p>



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<p>This is a recipe for disaster. Rezoning is not the answer to the housing crisis. This will eventually create overload on existing infrastructure. The solution is to expand city limits, with its own sufficient infrastructure.</p>
<p>I like to keep my house and lot. Is that ok.</p>
<p>I'm in favour of this rezoning. Increasing density and providing more housing choice throughout the city will benefit both the housing and climate crisis we're facing. I recognize that increased density can pose logistical challenges for existing infrastructure, but it also provides the revenue and usage basis to enhance that infrastructure for the benefit of everyone.</p>
<p>It makes no sense that our home that is currently valued by the city for over \$2,000,000.00 is being rezoned to infill?</p>
<p>I am concerned that the description of RCG, to which my house is to be rezoned, is described as 'typically 50' lots. Our development has 37.5 ' lots, so I worry that rules will have us VERY densely packed. With density come other issues. Most houses have a secondary suite, and already we have parking issues. The bungalow next door has five vehicles, including An RV and an extra long van, all trying to fit into a 37.5 foot frontage.</p>
<p>RGC Blanket Rezoning will create more problems than it will solve, in the City of Calgary.</p>
<p>It appears developers have a great opportunity to make money by adding units while citizens will be more crowded and pay levies. The city has restricted automobile traffic around the city and expects more people to use the same roads. The transit system is currently inadequate and will only get worse under a blanket densification. People choose neighborhoods based on density, which is proportional to noise and traffic, and being able to have your kids ride their bikes safely.</p>
<p>Keep your [removed] ideas to yourself, &amp; your constant half thought out plans. There are enough row homes, &amp; apartments in this area. Take your proposal to Mount Royal. Put low income housing there, nice &amp; central. Easy access to public transit.</p>
<p>I am against the rezoning proposal.</p>
<p>A potential for 12 home's on a standard 50 x 150 lot as is stated in what I have been sent for R-CG is insane why not have the army of city planners and engineers you employ actually do some work and plan this out instead of just blanket coverage.</p>
<p>Our area already has side by side developments and other developments that has been approved by the city. We have an issue with parking with the developments that are happening at the moment and adding townhouses and backyard/ suites will just compound the parking issues, something the city doesn't care about, just as long as they put as many places in an area to collect as many taxes as possible. All this new rezoning ruins the whole community feel.</p>
<p>I live in Banff Trail and as the original homes transition to Duplex/rowhouse style homes I'm concerned about parking. I already have difficulty parking in front of my home and the problem is just getting worse.</p>
<p>NOOOO! Don't ruin signal hill!!!! 4 units is too many, too drastic, and not sustainable! 0.5 stalls for parking?! That is a blatant abuse and sentencing of current residents to an oppressed style of living that is VERY different from what the residents signed up for. Shame on council for stealing our property, our parking, our community lifestyle!</p>



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<p>I am disappointed that city council decided to hold a public hearing on the topic of rezoning our property. This should have gone to a city wide plebiscite as it affects all home owners. Again, we will not have choices but will be told what the decision is by City Council. I agree that the city needs to look into rezoning but there should have been more discussion with the public. I was not aware of the information sessions in January and February. [personal info removed]</p>
<p>I disagree with the rezoning approach for existing communities, it will will increase population density in existing communities with much wider income levels which will lead to increase in crime, street parking disputes, increased traffic that would be dangerous for kids and pedestrians. This will damage the current structure and calm in existing communities. Instead city should approve and build new communities for access to more housing.</p>
<p>I am concerned about lifting the parking requirements. We live 2 doors down from an 8-plex (built 4 years ago) that has 5 parking spots (4 garage and 1 on-street). This has placed significant pressure on our street and has made it difficult for elderly or people with mobility issues to park at their house. If many more homes on our street were replaced with secondary suites without required parking this could get very difficult.</p>
<p>We as Calgary resident strongly disagree with rezoning concept. Please stop doing this asap, keeping in mind the future of Calgary. If we cannot make it better let's not just spoil it. We have plenty of land use them for future development than just creating density in city area. absolutely not acceptable.</p>
<p>I don't like the idea of someone being able to change a neighbouring property in a multi family residence. It will lead to higher population density in already highly populated areas. And likely lead to parking issues as there is altar a lack of parking in a lot of neighbourhoods. Most condo complexes do not seem to have adequate parking as it is. Why not look into existing buildings that can be changed into homes, like all the empty office spaces downtown.</p>
<p>We live in a HGO area. We are fine with more density. This needs to come with more stop signs, increased crosswalks with lights, traffic calming measures, and ways for pedestrians, particularly kids, to be safe. We have asked countless times for more traffic calming on 12 Ave NE (Renfrew) and it hasn't happened. Density is the way forward but that means people in the community need to be able to walk, ride, and roll without fear when crossing the street.</p>
<p>I AGREE Dalhouse area rezoning to R-CG, but disagree hAWKWOOD AREA CHANGE zoning to R-CG</p>
<p>I live in a single family home neighbourhood in Ward 6, and am in favor of proposed changes. Our current density is unsustainable, and council needs to ignore the nimby-ism it will hear. The opinions of old people need to take a backseat to the younger people, who are the future of this city. And, I say that as an old guy</p>
<p>We don't have a housing problem: we have a population problem. We are trying to solve a federal population growth problem at the municipal level. Why should families who moved into a single family housing zoned community now be asked to put collectivism ahead of community standards, architectural controls, lifestyle choices and aesthetic appeal?</p>
<p>I am in favour of the new zoning plans. We need more housing. Everyone's gut reaction is "not in my neighbourhood". But I feel we need to expand housing in all neighbourhoods. People are concerned</p>



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with issues with parking - but a basement suite will not cause any more cars than if I have 2 teenagers with cars of their own. Housing is an issue which affects everyone - we all need to help with the solution. In our neighbourhood.
Hello, I live on [personal info removed] Road SE, I have been a lawful, tax paying, home owner for over 25 years in the same home. The info mailed to me was not helpful, nor was the interactive map. I want to know where is the proposed new housing, example row houses, planning on being constructed in relation to my home? How will this affect my property taxes? Thank you, [personal information removed]
Strongly opposed. Blanket rezoning ignores the fundamental right to be heard by locally impacted residents of each proposed rezoning application. Less red tape and streamlined approvals, shorter community feedback timelines, or autoapprovals if certain criteria are met (eg existing rezoned properties immediately adjacent) are all ways to increase density faster while preserving the rights and wishes of existing community members.
I own a single family home in an older neighbourhood and I think increasing population density is a great idea. I am in support of rezoning to allow for increased density.
The added density to communities south of fish creek park will cause even greater rush hour traffic problems than exist already. The current roadway access over fish creek currently is MacLeod Trail, Stoney Trail and Deerfoot Trail does not work well now and will become even worse. Unless you live in these areas south of fish creek you will not appreciate those impacts. Losing Shawnee Golf course to rezoning was a cash grab and unfair to those buying in those communities prior to rezoning.
What is the definition and target population with regards to housing affordability? Is it those who are homeless? Or those with 60,000 family income and cannot afford to buy a home? Or is it those young who want to live in a community with their parents but can't afford the downpayment? Or is it those with >250,000 income and can't get that house of 2M?
I am all for it. The blanket rezoning will allow for more housing development in our current crisis, will make it easier for small builders to built housing, provides more housing types and opportunities for people and especially young families, and will improve the city's tax base. Really my one question is? What are we waiting for?
<ul style="list-style-type: none"> <li>- Some places say R-CG contains 4plexes but in some this information is not provided. Seems shady. I object against R-CG for my area</li> <li>- Rezoning whole Calgary at the same time sounds like bad idea, need a pilot project first</li> <li>- It sounds all pretty about increasing number of houses for Calgarians - but how are you going to prevent investors or foreign entities buying existing houses and making 4-plexes out of them, instead of regular Calgarians who need a home?</li> <li>- 500 symbols is not enough</li> </ul>
I do not agreed to do this re zoning in calgary. I do not want to see a duplex next to multiple homes.
I strongly disagree with the Rezoning for Housing in Calgary.
Yes! We need more housing and more housing options! Blanket rezoning gives communities further opportunity and ease to grow naturally alongside the community members themselves. Especially with the contextual height variation and the possibilities for secondary suites and the like.



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I support the proposed rezoning. I am a young adult who lives in a townhome / 4plex in the inner city. Many people I know want to move into this type of housing, but there is not enough supply!
Adding more residents will decrease parking spaces that are already in high demand. On our street alone, there are at least 5 rentals and each house has 2 families with at least 2-3 cars. They all have garages, filled to the top with storage. I have an accessible parking sign, but with adding more rentals and housing units, we'll be parking 5 blocks over.
I am against the rezoning that has been presented. The city is already busting at the seams in every aspect, the infrastructure, schools, hospitals, shortage of doctors & jobs to name a few. This city can't handle anymore people until these current problems are solved. This city should not rezoning or building more houses. The beauty of the city is slowly disappearing with all the cramped housing and streets and the greenery is disappearing.
For every single unit or row house, apartment built, there had better be a solution for parking. Do not start building all these properties and units without taking into account the people who own houses and will not be able to park once the influx begins. With all the new communities and houses being built, I am hard pressed to believe there is no housing available.
The proposed plan does not account for loss of neighbourhood character and the need for parking associated with these multi-unit dwellings. I currently live in Hillhurst where multi-unit dwellings are common and appropriate. I would hate to see such units being built in the West Elbow communities. It would be such a shame to ruin the character of those beautiful neighbourhoods. Blanket rezoning shows a lack of vision for the city. It's irrational and frankly smacks of lazy planning.
The city is dense enough. There are millions of acres around the city in every direction. People do not want to live in low quality of life urban squalor with insufficient housing space, medical care, shopping, education and other facilities. Expand the city outward, do not turn it into a slum. I will vote against any representatives that support this move as a matter of principle.
It's complete insanity that council Would think this is a good idea. You're ruining property values by doing this. It does not fix the housing crisis put in rent caps to stop people From charging outrageous rents. This will provide nothing. Also stop encouraging people to move to Calgary if the city cannot sustain the influx.
Has the city undertaken careful detailed analysis of current infrastructure for traffic and parking capacity, and for power, natural gas, water, sewer, garbage and recycling? Factoring in the immense additional power requirements from EVs? Water shortages, brownouts, even gas supply interruptions WILL happen. Inner city neighborhoods will be over congested re parking spots and roads. Increased transit adoption and high rates biking and walking is totally unrealistic. Get realistic!
your Interactive address map is not working!
None



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<p>This is not a solution and impacts communities, people and businesses. Do better city of calgary. The city services cannot maintain the communities with the number of residents. Rezoning will ruin communities and residents quality of life.</p>
<p>The plan is generally a good one. However despite increased bike lanes etc se remain a car dependent city. Parking is essential and I see plan for row houses with 0,5 parking stalls. Not good. Also in Hillhurst single family homes are becnong du0kexes and town houses. But no more neighborhood school places. Not good</p>
<p>Is there any changes with my property or it's still remain? Please update more as I don't understand about rezoning. Di we need to move other parts of the property?</p>
<p>Thank you</p>
<p>I am a resident of Ward 13 in Woodlands and am strongly against rezoning in our community for several reasons. We already have overcrowded street parking, which rezoning would exacerbate. Our community infrastructure is not equipped for 2-4x the population, and we are not equipped for significant increases in traffic. Rezoning would also endanger the nearby wildlife from Fish Creek Park and threaten the beautiful old trees which all residents love.</p>
<p>City has already allowed people to bypass the current zoning laws, neighbor wanted to extend house which is fair however they get to break the bylaws by building on property lines, have</p>
<p>Creating unaffordable multiplex "homes" will not solve a housing crisis. A temporary cap on rent increases should be in place! Stop letting landlords rip people off.</p>
<p>It's make me headache and I can't sleep all night. I disagree with rezoning. This is my first house. I have hard time to bought this property. I paid lot of money to fixed my house. And this place is near to my work. As a single parent. I have hard time to set up my life back. If you change my property you must be put me the same my house and no charge more money that's okay.. I m in stress . Very stress</p>
<p>I LOVE THIS IDEA!!! Great for community, helps with low income rental. everyone deserves a place to live and live nearby their work. Thanks!</p>
<p>I do not agree with the change of zoning. Let the neighborhood slowly evolve. I was interested in the area because there were the restrictions.</p>
<p>Calgary does not need changes to zoning. It needs less approval process for building. The cut the time developers need to build communities and to build within current zoning rules. City needs to provide more of it's land holdings for development.</p>
<p>Is this really something we need to do? In a HOUSING CRISIS let's rezone areas? How about we STOP letting [removed] into our country and this would NOT be an issue, just a thought. I am NOT agreeing to this rezone. Not needed and a [removed] decision by a [rmeoved] group of people that are focusing on this and not REAL PROBLEMS? Affordability, transit, HOUSING ITSELF, jobs. Nope, let's worry about [removed] houses in nice areas.</p>
<p>I am a homeowner in Montgomery for the past 10 years where the parking and density has already increased substantially. The proposed rezoning will only exacerbate these issues. I am completely against allowing more than 4 units per 50 ft lot by letting secondary and backyard suites also be possible</p>



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<p>on those lots. It is one thing to change from a single family home to a duplex or 4 plex but secondary suites and backyard suites also being allowed in multi family homes is outrageous.</p>
<p>Why when we do not have enough water and have to have water restrictions and power shortages are we trying to increase our population. This money should be spent on fixing these problems first . It's weird that council can not see this.</p>
<p>I am not exactly sure how this is affecting my home directly. I will be coming to the hearing. Reading everything that this rezoning will be helping sounds like we need it.</p>
<p>I foresee this proposal as a negative social issue. People who are accustomed to living in a quiet neighborhood on a quiet street will be negatively affected with first the construction noise and vehicle traffic. Then tenants moving in, tak8ng over their quiet neighborhood, increased traffic, on street public parking as they have in garages, crowding existing community facilities, schools, etc. Increase police &amp; bylaw officers budget to deal with neighbourhood complaints</p>
<p>I have serious concerns with the blanket re-zoning of entire neighborhoods to suddenly allow for in-fills (R-CG). At the risk of appearing to subscribe to NIMBYism, I am concerned with how such a move will destroy the character of the community and seriously deteriorate my property value. My community of Lake Bonavista was established in the 1970's and I have seen many homes undergoing renovation and would not want to see that investment compromised.</p>
<p>I am completely OPPOSED to rezoning to R-CG row housing in my neighborhood! It will eliminate the feel of the community and private greenspaces available to families (backyards) available. IT WILL NOT help the housing situation since developers will only charge more money (in row houses) for less house! Why not build higher density along transit routes as per city planning policy? I do not believe ALL options were effectively evaluated or communicated to the public - only one option is given!</p>
<p>I feel that a blanket rezoning will be a disaster for parking!! I used to live in Bowness, one of the communities that has a lot of rezoning going on and parking was beginning to be an issue and that's in a community that has more open streets with houses. What about downtown or beltline areas?, parking will be a nightmare. And I don't feel that forcing residents to get rid of their cars is any of council's business, it's a personal choice!!!</p>
<p>I totally disagree with this proposal. The rezoning plan is not going to bring the house price down but only benefit to the builder and property tax receiver which is local government.</p>
<p>Disagree. This rezoning is going to make the situation worse. The existing zoning is calculated for the existing houses and people living in them. We have enough traffic now, I can not imagine how it's going to be if more houses appear in my neighborhood. The infrastructure is for the existing population. If the city wants more houses, build them in a new community.</p>
<p>Just like our Mayor and city council this proposal is inept and needs to be rejected and replaced!+-</p>
<p>You don't listen anyway, so what's the point really?</p>
<p>Rezoning is not acceptable. This is breach of contract between me and the City. City major and council just bend reach carrot offered by PM Trudeau to solve over immigration crisis</p>



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<p>created by his ignorance. It is like in communist countries, governments are trying to solve problems of own creation.</p>
<p>Totally against -have friends who live in neighborhoods that are now allowed rezoning and their houses have been dwarfed by these newbuilds and have changed the amount of sunlight their yards receive. Parking has become a nightmare and general traffic (people and vehicles) has gone up. We bought this house 34 years ago for the peace and quiet and to go through the construction phase of a neighborhood again is unfair. I will vote any current council member(mayor included) out if this passes.</p>
<p>I have many concerns regarding this! First of all I believe that this will not solve the problems that you are trying to fix. Other solutions should be considered and most importantly it should go to a plebiscite and not just council.</p>
<p>Allowing parking on both sides of residential streets combined with minimal snow removal is a neighbourhood nightmare now. Permitting the building of backyard suites with no requirement to provide a parking space is ridiculous. Most homes with families have more than one car and parking is already at a premium. No need to exacerbate an already difficult problem.</p>
<p>I do not approve of this proposed rezoning. I do not approve of council making impactful decisions without input from taxpayers. I also do not approve of council making decisions that impact most taxpayers for issues they never campaigned for. The majority did vote for you and Gondek said to the media we voted for this council - the inference being we need to be happy with whatever decision is made. But I emphasize: read the room!</p>
<p>It is easy for Council to sit and vote rezoning a residential area such as Queensland into a R-CG infill district, but with more people come more vehicles. If you change a single housing development into a row house or 4-plex, that means more vehicles. Where in the world are people supposed to park their cars? Most couples have more than one vehicle. You can't stack the vehicles on top of each other, there has to be more space for parking on the streets. We know that won't happen.</p>
<p>It's a ridiculous idea - all this will create is [removed] of the future. Parking will be a nightmare. Why cram so many people into neighbourhoods - your 15 minute city ideas are not conducive to this city! This won't make housing any more affordable it will just make housing one on top of the other. The problem is the migration of people - too many people coming to the city.</p>
<p>We currently have renters next door (upstairs and downstairs) and renters across the street. THEY DO NOT TAKE CARE OF THEIR YARDS AND THEY HAVE MULTIPLE VEHICLES PARKED OUT ON THE STREET. Both situations DEVALUE our property as the neighborhood starts to look crap! I AM VEHEMENTLY OPPOSED TO YOUR PROPOSED REZONING!!</p>
<p>This city council reminds me of the NDP/Liberal federal govt. ie, never listening to the voters and ramming through their own personal agenda. An 8.6% tax hike?! Step down, NOW!</p>
<p>I strongly oppose a blanket rezoning of the city. Each neighbourhood, and each individual project needs to be evaluated on many factors, including infrastructure, impact, and economic viability to name a few</p>



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<p>items. A change to the dynamic of an entire city should not be done with one broad stroke, please do not vote in support if this ill conceived policy.</p>
<p>I am strongly against your proposed rezoning strategy. As a home owner I carefully chose to build a home in a neighbourhood with similar homes, density and traffic. I do not support your plan to allow rezoning on my street as I strongly believe it will affect community feel and decrease my property value. When we built our home we had the developer ensure in writing the zoning adjacent to our property would remain R1. I wish rent control be considered as a strategy first.</p>
<p>I don't believe the city has addressed the parking issue with more density, the extra load on the infrastructure such as water and sewer lines, electricity, gas, etc. There are many empty areas to build tiny or Modular homes that would address lower income situations. I am not comfortable with us all being packed into a small area and no place to park our vehicles and where do all the EV's hefted charged? Council needs to give their heads a good shake- over populating areas creates many issues.</p>
<p>Please do Not move forward with this Re zoning debacle!</p>
<p>Please don't put this through. I'm a Realtor in the city and I currently see time and time again where these developments get pushed through and with this blanket zoning it will just get worse. I'm a supporter of new development, but this isn't the answer. There is plenty of land in Calgary to build condos without destroying the communities we love by over populating them. This is not the answer.</p>
<p>I am very disappointed in these recommendations and want them to be voted down by council. We bought our house and valued it under the existing zoning. I never in my wildest nightmare thought the zoning in this neighborhood would change so a 4 plex with secondary suites could be installed next to me. This neighborhood has double front garages and no alleys, ie no street parking!</p>
<p>Blanket rezoning is a mistake. Residential rezoning should be targeted to areas around transit stations and commercial areas. Regardless of the approach, there should be a requirement that two parking spaces be provided for each family unit or suite.</p>
<p>Why is one half of Upper Mount Royal strangely absent from any rezoning? I would love to hear how that is glossed over.</p>
<p>Unfortunately you peoplekind don't know diddly squat. Put this to a citywide plebiscite and live with the consequences.</p>
<p>Converting suburbs into inner city like high density zones, without adequate transit is insane. The model also fails to recognize that older suburbs renew them selves as older empty nesters move out and are replaced by young growing families. The city notification reads more like propaganda than information. We oppose the redesignation of our area to R-CG.</p>
<p>This is a BAD idea. By allowing anything but single home development on this lot, you would be stressing the infrastructure, creating already over used and dangerous parking situations; increasing traffic in an already dangerous intersection. I am totally against this rezoning. Please rethink this ludacrous plan and let common sense prevail. there are other alternatives for the "housing crisis" you speak of. Why not convert all the empty downtown offices?</p>



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I do not think that all of the community of Tuscany should be rezoned. Parking is already limited on many streets and a rezoning would only negatively impact the situation. Also, premium areas and estate neighborhoods should remain as low density.
How will this affect my home and my life investment.
I do not agree with a property having the ability to hold a secondary suite and a backyard suite, a property should have a maximum of 8 dwellings per parcel (4 row homes with either suite option). Developers of these higher density properties must also provide plans and financial backing for updating transit infrastructure and bikeways around the new developments. Local HOAs with shared facilities should be able to restrict access to single family homes to keep overcrowding down.
How will parking be affected on the streets... it's already bad with the suites, reduced speedlimits to 40km/hr and now adding more cars along the street and back alleys will cause nightmares.
Rezoning city-wide will, in general, begin to degrade the entire city. Secondary suites, and additional rental units, without ownership, will cheapen the City. Nowhere will be unique, special, or historic anymore. Developers don't meet the needs of the area - parking! - they just maximize their own dollars. City council can't or won't control that. Vehicle ownership isn't going anywhere, even with densification. Densify areas of the city where it makes sense to do so, not the entire city.
After reviewing the proposed changes to zoning I do not agree with this proposal. Although the concept may have some merit, the assumptions used in your information above are very misleading and patently unsupported. The claim that this will do anything to address a housing crisis is wholly false. There are no rent controls in Alberta and no assumption can be made that additional suites will be affordable. People rent to make money, not out of the kindness of their hearts.
We already have parking issues on my street because of the townhouses that were built without adequate parking. This re-zoning will lead to increased parking issues and likely irritate neighbors. We also don't have adequate road systems for the current population coming out of all the NW communities of Evanston, Sage Hill, Nolan Hill, Kincora etc...and this will exacerbate the inadequate road systems. This is not the solution to the housing crisis, it will cause more issues! Very bad idea.
Opening parks to this new rezoning will have a negative effect on the environment and the community. There is no doubt that the dollars that can be realized through taxes will influence the development of green spaces and go directly against the idea of sustainability and environmental stewardship. This proposal will also have a strong effect on segregating people into their own cultural groups even more so than today. This will bring more division between cultural groups than there is today.
We certainly do not want mixed use buildings, basement suites and high density developments in our neighbourhood. Our land value will diminish with basement suites next door, high density housing across the street, jammed residential roads from over loaded parking on the streets, not to mention the increased crime rate that will be inherent of the higher density situations. We feel it is unfair and actually feel somewhat bulldozed by Calgary City Council.
The claim that the infrastructure of Calgary in older communities has the capacity to handle more suites is a blatant falsehood. The roads are already crumbling under current conditions. That volume capacity of the roads is not close to what it needs to be for current population densities. As well, what upgrades have



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actually been competed to handle the water, gas, sewer, power and other services that will be taxed beyond capacity. As the Slum Lords take over propetry values will decline.
While I understand the need for development and growth, I believe that the rezoning decision may have unintended consequences for our community. The current plan will likely exacerbate existing issues with traffic congestion and parking shortages. Additionally, our community values its quiet atmosphere, which we fear will be compromised by an influx of new residents or businesses resulting from the rezoning.
I am 100% AGAINST this proposal. We chose RC-1 to live in a community (30 years now) with single family housing not multi. Developers do not care about communities or people, only profits. Also, it cannot be assured much new housing will sit empty most of the time as Short-Term rentals. Are there Architectural Controls? There will not be enough parking to accommodate all the vehicles requiring it. Not holding a plebiscite on this issue is hard to believe. Constituents are not being listened to.
I do not understand why paying taxes and community where I live, city council wants to change my property! I do not think that is right. I believe that as long as I am paying for my house and for the land I am living in, I have the right to keep my property as it is.
This is a big mistake. It is all about receiving money from Trudeau, nothing else. If anyone in my neighborhood builds a duplex. I will build and sell the biggest building possible and move from this city because it will be ruined.
totally support and agree the proposed rezoning program
I live at 44 Redstone Court and I am 100% against rezoning. The permits for building additional suites and garage suites are already lax enough. Out privacy has already been compromised due to a garage suite and it's unacceptable in an area where new homes are still being built. Focus on rent control instead of rezoning. The problem is cost of rent. This compromises the value of homes and is not in the best interest of anyone other then the real target group of multi family households.
How will parking availability be maintained along snow routes when you have multiple car residences and limited parking already ?
I don't want REZONING at all. I have spoken with many of my known people and none of them is liking this idea. This will make the neighborhoods mess. Calgary does have lot of potential to expand outside so we don't have to do this. This is how we are known to other cities being so green and taking over the green areas and making small homes is not going to help us but will create more anger around the people. I hope you will accept it, thanks
I am disappointed that council decided not to hold a plebiscite on this issue. Rarely is the public ever given a chance to decide an urban development issue. Instead, the City holds meetings like the one planned hear for public input which is then ignored. The City always does what it had planned to do all along and the public consultation process seems just a sham. This issue is especially important and deserves broad public input.
I've lived in Mt Pleasant for 27 yrs which has been densified in the last 15-20 yrs. On my block about 20 original houses were removed & infills or semi-detached (& 1 rowhouse) built on those lots. I've no issue with the densification & believe it should apply in all neighbourhods. My concerns are the impact on



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<p>safety, security, &amp; livability from the resultant crowded on-street parking, the removal of mature trees &amp; the lack of greenery on lots with rowhouses &amp; especially stacked townhouses.</p>
<p>I strongly support rezoning as one aspect of a comprehensive strategy that more generally needs to reduce development timelines and costs and encourage a wider diversity of housing styles and costs in all neighbourhoods while encouraging low carbon building approaches. We're all better when we live next to people not like us and have a cohesive vibrant community where everyone can thrive.</p>
<p>As long as the changes are leaving the stipulation is to remain single family homes (basement and main floor levels) only, with secondary suites permitted, I have no objections. As soon as it is a two story in our single level homes neighbourhood, I disagree and am not in favour. From anecdotal conversations with city crews that I have met in my neighbourhood , the infrastructure in our neighbourhood , cannot support a large increase of the residents in our area.</p>
<p>You guys should have thought about this before bringing people here. Don't need more housing we need less people.</p>
<p>I'm strongly opposed to blanket rezoning, especially in the inner city established neighbourhoods. Reasons: not enough spots in schools to handle the amount of density proposed (King George school is doing lottery admission this year!), parking (a fourplex on my street has only 4 single garages, in reality it added 8 cars to the street, 4 of which are just parked outside), loss of the neighbourhoods' uniqueness, history and aesthetics. Proposed rezoning is a short-sighted solution to the crisis.</p>
<p>Absolutely terrible! I paid a premium price to purchase property in an estate area with larger lots with no duplexes or secondary suites or row houses allowed. You are going to now make all areas like NE Calgary - full of crime and murderers. Your public input process is a total shame - the City of Calgary ALWAYS does what it's very leftist Council wants totally disregarding strong opposition(numerous examples) - it's not a truly unbiased democratic process. A proud Calgarians no more!</p>
<p>I do not support this</p>
<p>I live in Strathcona Park. I do NOT SUPPORT the proposed rezoning. We already have a fair amount of multifamily product in the community. Townhouses mainly, which have increased the density in our area. These neighbourhood streets are not designed for the increased demands on parking alone, along with many other factors. We moved here with our children for the green space, trees, pathways, etc. If I wanted to live in the inner city where there is more density, I would. Don't do this to us.</p>
<p>It seems like inspectors are already stretched thin with the amount of new basement suites happening. As neighbourhoods get more and more crowded, people are going to start phoning in on existing illegal suites that don't meet any modern code, along with the anticipated huge influx of new ones under this program. And we don't have near the builders as-is. How will the city ensure enough inspectors for safe renovations, and how can we possibly bring in enough trades to keep up?</p>
<p>I absolutely disagree with the adding of what you call "Row" houses . When you put 8 units where one was it overwhelmed the existing neighborhood . Every unit only has 1 parking stall which my just used for storage as this is missing in the Row house design so if we have an anaverage of 2 cars per unit unit suddenly 16 are looking for parking. I would like to see waste removal containers addressed in these plans as well . Please leave Bankview alone we have been the dumping ground poor design.</p>



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<p>We do not agree with blanket rezoning across the city. The statement, "increase the supply of housing to meet demand" will in fact only serve to fill the pockets of developers trying to make a quick buck now that they can build infills or 4 plexes in any neighborhood. The permitting process vets out specific areas of concern such as parking spaces and opposition by neighbors. This will eliminate that avenue of opposition. We are opposed to the City forcing these sort of things on tax payers.</p>
<p>I spoke to [personal information removed] in planning department and she explained in two sentences how this impacts me. Why do get the sense that this information in the letter and pamphlet was written by a PHD or a lawyer. Please use simple English,</p>
<p>We have owned our home for 50 years after buying it new in 1973. Marlborough is one of the most affordable neighborhoods now with excellent access and amenities. When it was purchased was because it was in an R1 zone! In fills and multiplexes will further decrease our land values and penalize many retired blue colour workers that bought new . We do not need extra traffic and already are paying the price by having extra traffic pick up school children attending our schools from outlying areas.</p>
<p>Horrible idea. Nobody's going to go for it</p>
<p>This is not a solution that can be blanket applied to all areas. There are way too many factors to consider, like traffic, fire prevention, transit, parking, and undoing the architectural controls that have governed the way our neighborhoods have looked for years. The real need here is to remove the cost of new development (think tax and fees) and the red tape. As with anything the city touches, it is far too complex and expensive. Try the hard decisions, reduce waste, overhead, and red tape.</p>
<p>Infills 1 1/2 to 2 times more expensive. Negative effects of shading, water runoff, heat island, parking, # of waste bins, tree cover, privacy, yard space, viewsapes, alleyway congestion, increase in property taxes due to increase in property assessments. 2 or 3 story houses are not suitable for people with mobility issues. Planning department and council needs to be more balanced in portraying and understanding of the positives and the negatives of the proposed rezoning to ensure fairness.</p>
<p>This is an awful idea. It will put the population density up massively without the supported infrastructure. You have massively gone beyond your rights as a city and politician. This is awful, listen to your constituents and make harder choices for affordable housing that don't affect full communities.</p>
<p>I got the letter, my concern is I don't want 5 families living next door to me. I moved to my neighborhood to get away from that and now everything is at risk and you aren't doing a very good job of explaining. I don't want infill &amp; townhouses and multifamily dwellings...again I bought my house in my specific neighborhood to get away from this. PS rent caps are needed...nobody can afford to live here anymore</p>
<p>Understand the need for more housing. But this impacts quieter neighborhoods. We've made a substantial investment to be in our community. And the increase in density will impact parking, traffic, water main issues to name a few. I also don't like the fact that these projects invade on privacy as these are often multi suites and 2-3 stories, impacting privacy in our yards. Keep the zoning to main streets, away from the quiet inner communities</p>
<p>I disagree.</p>
<p>The language used in the pamphlet and letter is convoluted/overly detailed and is especially difficult for elderly and English second language speakers to understand. The essence of rezoning is well-</p>



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<p>summarized in the second paragraph of the "What does the proposed rezoning mean for you?" section of the pamphlet. This should have been highlighted for citizens.</p>
<p>Get real jobs. Leave zoning decisions to intelligent people, not has been politicians.</p>
<p>We are concerned with the congestion this may have on our community. Currently the traffic during peak &amp; school hours are affecting the Community tremendously, not to mention about the number of vehicles &amp; pollution it's causing to the environment. Adding more population without the proper infrastructure will add negative impact to the Community. We are concerned as Home Owners for the re-sale value of our property and property tax, this could de-value our property by being beside Row houses.</p>
<p>the beauty of Calgary city will be destroyed by cutting parking space and building more condo apartment, it will create more problem in the close future, when people are leaving in congested areas, how city will provide more support like firefighter station, police, clinics and other public services, this is a cheap and not helpful suggestion, why city is not negotiating with others like Rocky Mountain county to buy more land and expand city, still Calgary can be extended in South</p>
<p>We don't want this done in our neighbourhood. This will cause congestion and trouble. And devaluation of property. It's a horrible idea. Do it in your own neighborhood not mine.</p>
<p>Another terrible short sighted concept presented by this council. Most of these communities are over crowded/over built for the original design. Adding more occupants to individual homes will result in continued inflationary pressure due to even more limited space and resources in our communities. NO, urban sprawl is not the answer, but neither is this short cited concept.</p>
<p>people, like myself, do extensive research before buying a home. One of the things I did confirm before buying in Cedarbrae was the zoning bylaws. I wanted to make sure that it was not possible for my neighbours house to be torn down and replaced with a 3 or 4 story duplex or 4 plex. When having made such large purchase it is not unreasonable to have concerns. I too have concerns with this blanket approval I'll bet the majority of people who have purchased homes here will have similar complaints</p>
<p>I am appalled that Calgarians are given a token input in the process. No one on council ran on this platform therefor our votes did not reflect the policy. This is not democracy rather the ideals of a few foisted on the many. Such action never bodes well.</p>
<p>Terrible idea: no consideration for those who currently live in areas. Ruining community feel &amp; character by putting in too many homes &amp; people into small spaces. If we wanted density we'd live in a different area of the city. What are the environmental impacts? Impacts on the schools and other services in the area? It's too much stress on an already stressed system. This is a terrible idea, council should NOT approve this. If they do, it's clear they don't care what Calgarians really want.</p>
<p>I'm against the rezoning plans.</p>
<p>All this rezoning accomplishes turning our city into a garbage dump. Leave our residential areas alone.</p>
<p>This is an excellent idea and it should have been done this way straight from the beginning. No more missing middle! Let's get this done, Calgary!</p>
<p>I am strongly against this.</p>
<p>We own in Rundle &amp; LOVE our community! There is already a lack of parking in cul-de-sacs. Crossing Rundlehorn Dr at 36th St is nightmarish with the c-train &amp; backups. Adding more people &amp; housing will</p>



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<p>increase the already painful wait times. It will bring more transient people &amp; "complex' owners that don't have pride of ownership. In our neighbourhood. WE ALL CARE! It would be an ABSOLUTE shame to lose the pride &amp; comfort in our neighbours. Homes need to stay low, conform to what is existing.</p>
<p>I definitely agree with densification in some areas that can support it. In communities that are built in the 60's and 70's, like our heritage communities, these houses were built really well and these neighbourhoods typically don't have a lot of new builds but single family homes. These are affordable for families to buy. A lot more affordable than a new duplex would be. Giving money to developers does not help affordability.</p>
<p>Hello, The area is already very congested and you can't even get to the superstore on the weekend. Adding those units will make the life of the existence residence way harder. Thanks</p>
<p>I do think parking should be considered. Parking issues causes neighbor and community issues. People need to have at least one place to park a car.</p>
<p>Its not helping when existing affordable homes, that were built in 1960 to 1975, are being demolished and replaced with new more expensive options, with rent being higher to cover construction and land costs</p>
<p>I believe a decision like the rezoning of one's private property needs a vote of some kind</p>
<p>Honestly, the whole idea is another example of our misguided city council not paying attention to the needs of the citizens of Calgary. Assuming most of these council members, including our illustrious mayor, get voted out at the next election, this will become one of the first things the new council should reverse.</p>
<p>In fear of the feedback section being flooded with dissent, our household would like to express our assent to this proposed change. Lower-density lifestyle of the past is no longer sustainable. Our concern is that there isn't any incentive for incoming construction to be higher density at this time, and it may only benefit developers (or those with capital to develop independently).</p>
<p>No blanket rezoning !!!</p>
<p>No to blanket rezoning in residential areas!</p>
<p>Too much too soon. One area at a time. The City will look unpolished and loose its organized quality with so many areas at once. I was actually excited as I wanted to have the option to build in my back yard, but not at the cost of a city wide lack of neighborhood continuity. All property values could be negatively affected not just those listed.</p>
<p>Short sighted solution that will cause more issues in the long run with so many more aspects of or communities and city. Population density, traffic, parking, utilities and grid availability, EV charging requirements just to name a few. Longer term affordable solutions are needed here not bandaids.</p>
<p>I purchased a single family home in a residential neighborhood of other single family homes for quiet enjoyment of my property on a quiet street in a quiet neighborhood of like minded people. If I had wanted to live in condos, duplexes or townhomes, I would have bought elsewhere. I do not believe that City Council should be able to arbitrarily make zoning changes that affect my quiet, my property values, and busier street parking which is already limited. I am not given any choice! No rights?</p>



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<p>Revitalize downtown. Incentivize new business downtown. Calgary is the only major city with no downtown life. This does not belong in community neighborhoods. Put this to a vote. Your 15-minute city idea are garbage. Calgarians aren't buying your [removed]. Do your job. Serve the people of Calgary, not your puppet masters.</p>
<p>We are AGAINST rezoning of Hawkwood community. [personal information removed]</p>
<p>This is a [removed] idea. Yes, let's pile more people on top of each other to solve the housing problem. Why don't you continue expansion outside of existing communities. We have lots of land in Canada we don't need to live on top of each other</p>
<p>Plan sucks. Parking issues will cost us to get permits and make for some really pissed off people when you can't even park on your street .enmaxpower upgrades are also going to rob us blind.</p>
<p>I am opposed to the building of housing on green spaces. I am opposed to the dense housing proposal on the Viscount Bennett site and to the tall apartments going in the former Richmond Green space. More land should be used for parking and for green recreation. The ball diamonds are used! I am opposed to any tall building and densification on existing green spaces and parks. I prefer Varsity to be kept with large lots and lawns, except on busy streets.</p>
<p>A TERRIBLE DECISION: The problems faced are many including: Noise because of much more traffic and density, Parking problems, No yard privacy or outdoor space, yard shading with taller buildings next door , major infrastructure issues (water, sewer, drainage) communities are old and don't have upgraded systems. Will need more bylaw cops because of neighbor issues. Developers will need to fund all these issues and not the TAX PAYERS. The communities will look like a slum, NOT a pleasant place.</p>
<p>This blanket rezoning will invite developers to come in and tear down older homes and replace them with high-density housing options which would ruin neighbourhood appeal. The prospect of eliminating green areas and park spaces will affect residents living within those areas. This is an inferior plan and it's not the right answer. You absolutely should allow a referendum on this issue. It is greatly concerning that this would be allowed without proper engagement and research. What a shame.</p>
<p>ON WAY.. too many people already. [personal information removed]</p>
<p>Home is Here Pg 5-A household income of \$156,000 = \$645,000 mortgage. How? TD Bank offers \$600,000 based on that criteria. What is the proof that shows re-zoning of this type is successful in creating more equitable housing options for a vehicle-driven city such as Calgary? How is this a sustainable option for community investment? Any other work being done/strategies explored to ensure permits approved are being utilized in the best interest of the population/community most in need of housing?</p>
<p>I oppose this rezoning</p>
<p>I live in Mckenzie Lake &amp; do not want rezoning as it can impact community resources, value of poperty &amp; parking</p>
<p>Are developers allowed to purchase many parcels of land build homes for hundreds of people where a handful of families lived which causes traffic and many other issues ? Who is going to make sure this does not happen? It should be regulated closer, so multiple properties are not sold to one developer. I</p>



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<p>just moved from Ontario to get away from this. I am Against this 100%. It ruined our communities, it was not designed for the hundreds of extra people.</p>
<p>Poorly thought out. It will not result in more "affordable" housing. It will negativity change community dynamics and property values in areas that were never designed for the kinds of density you're pushing. There's not enough room in this [removed] little box to get into it. How do I know?? I have appraised real estate for 30 yrs and seen neighborhoods run into the ground by allowing whatever in... I for one am 1000% against this.</p>
<p>Thank you for making the information clear and making it easy for me to look up my address. I welcome these new rezoning re-designation. Calgary is having a housing affordability crisis similar to the rest of Canada. The more we can do to make homes affordable, the better. Thank you for actually showing you care and are willing to make changes to help Canadians more easily afford a home!</p>
<p>I oppose this strategy, This will take away the appeal of living in the neighbourhood we chose to purchase our home in. We purchased particularity because it was R-1. It is where we chose to raise our children and contribute to the CoC economy. The potential that this could depreciate the value of what we have worked so hard for is upsetting.</p>
<p>Where are people going to park?????</p>
<p>You are talking about making houses more affordable. But none of what you propose addresses foreign buyers purchasing Calgary real estate, or some sort of a fee for leaving house unoccupied, or houses purchased and turned into Airbnb and never available for renters. Haven't found anything about it in Q and A.</p>
<p>Zoning changes will not help the housing crisis one bit. Supply and Demand will always rule the housing market. In addition, zoning does not trump restrictive covenants and removing parking requirements will make things worse in communities. Think about the density issue vs footprint, people. Who wants to live in a squished community, squished city, congested everything? Not me. Not most people. You are ruining our city.</p>
<p>Beyond enabling the damage of a neighbourhood's aesthetics, this rezoning will also help increase the number of residents in neighbourhoods that were initially planned for certain population. Neither the city nor the area will be able to provide all the services necessary for a sudden influx of people. Nor is it fair for those already living here.</p>
<p>This is an absolute joke. Asking for feedback on a forgone conclusion is insulting to all Calgarians. If you really wanted true feedback you would have moved forward to a plebiscite.</p>
<p>We need to provide immediate solutions to the housing crisis in Calgary. I support the rezoning for more efficient land use. Lots in older neighbourhoods are too large and this is not sustainable.</p>
<p>As Calgary grows as a city, we should focus on building denser, more economically valuable housing for Calgarians and our city. Sprawl requires cars, road maintenance, traffic lights, and parking lots. All of which are far less economically active compared to housing and businesses. Living further from the heart and not being able to access existing municipal resources only stretches us out thin. I think large scale densification rezoning will help us meet our long term budgetary needs.</p>



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<p>I would like to be supportive of this initiative as there is a serious issue with housing availability and affordability and I do agree that neighbourhoods are best with diversified housing options. However I cannot support this initiative as is, there are many examples of the city/developers falling short on their commitments to communities. Terms like "fit in with existing homes" are vague and detail is not provided regarding managing limit/expansion of existing infrastructure (eg water/sewer)</p>
<p>2. With new Re-zoning more investors (wealthy) are going to buy properties and convert them into rental properties and less people will be able to own homes. Hence, even higher inflation.</p>
<p>Thank you for considering the housing needs of Calgarians and creating a solution. I received my letter and have no issues with the proposed rezoning.</p>
<p>The rezoning would be a big mistake and a huge problem for locals. It will not create affordable housing, only money grabs for big developers. Calgarys roads and infrastructure are not built for this kind of housing or rezoning at all! Calgary has always been known for single family homes that spread out across the city, not ugly sky scrapers or 4 or 8 plexus. Calgary DOES NOT want this rezoning at all. We need affordable homes, not tiny apartments no one will be able to afford either.NO REZONE</p>
<p>Please add rent control ASAP. With the number of rental properties and so many greedy landlords (not all but many) you are going to be causing grief for a lot of tenants who will be facing drastic rent hikes to use both parts of the house and garages or move so the landlord can collect more rent. Leases do not matter when there aren't rent controls.</p>
<p>Interesting to consider what trees actually do for all life on the planet, and how little the Calgary city council does for the citizens in the City Of Calgary, The mayor and city council forget about and their short lifespan and the damage they've done. Firing or never voting for any of them ever again will never fix the lies about new zoning for those without their first home.</p>
<p>Large cities, such as Calgary, should have some form of this; but only for areas where high traffic/use requires it. This includes only the areas that are south from the Downtown to Mt. Royal University, and north to the University of Calgary. It definitely should not apply to the Suburbs (i.e. communities north of Edgemont and south of Glenmore Trail.</p>
<p>Calgararian for 12 years, one of the few of my generation that has saved, and saved, and saved and I finally bought a detached family home with my partner in Brentwood in 2023. My concerns are that NO money has been promised to increase/improve infrastructure to support population growth, the end of the 'objection to development', lack of parking, NO new schools and overcrowded classrooms, massing, shadowing and loss of privacy. We MUST mandate the new R-CG developments include AFFORDABLE units!</p>
<p>I don't agree with it. I live in Mahogany, which is jammed with a pack of people already. Every day is a nightmare to get in or out of the community entrances. Just approve opening another Mahogany access at "88 Street SE &amp; Masters Road." Thanks.</p>
<p>Regardless of the rezoning type, I specifically chose to live in an area with less density away from high traffic, pedestrians, etc., Lazily applying a city-wide blanket rezoning does not seem appropriate. I am definitely not for this. As communities age, then rezoning should be considered when appropriate. I plan</p>



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to live in my home for approximately another 30 years and I do not want to have to move should lots around me rebuild with multiple dwellings. Parking is tight enough on my street.
The city will look like a trailer park... the parking in many communities is lacking.
I DO NOT AGREE WITH THIS. DO NOT MOVE FORWARD WITH THIS CHANGE.
This is absurd and one more proof of city mayor incompetence. This rezoning is waste of time and money.
We have no objections to the proposed zoning changes. What we would love to see in Scenic Acres, is more zoning for commercial businesses. All we have is dental and gas station. Walking to a local coffee shop, restaurant would add much to the neighbourhood . Being able to walk to services (aka the University District) is something that should seriously be developed in other existing suburban neighbourhoods which would also make these 'further out' neighbourhoods more attractive.
This is radical liberal [removed]!!!!!!!!!!!!!! FIRE ALL THE COUNCIL MEMBERS WHO VOTED IN FAVOUR OF THIS GARBAGE!!! LAST I LOOKED THERE IS MILES OF EMPTY SPACES AROUND CALGARY, USE THAT NOT MY NEOIGHBOURHOOD!!!!!!!!!!!!!! PERHAPS CITY COUNCIL CAN HOUSE ALL THESE PEOPLE IN THEIR BACKYARD< THATS A GOOD PLACVE TO START!!! OUR PROPERTY VALUES WILL FALL AND THAT IS UNACCEPTABLE!!!!!!!!!!!!!!
This is radical liberal [removed]!!!!!!!!!!!!!! FIRE ALL THE COUNCIL MEMBERS WHO VOTED IN FAVOUR OF THIS GARBAGE!!! LAST I LOOKED THERE IS MILES OF EMPTY SPACES AROUND CALGARY, USE THAT NOT MY NEOIGHBOURHOOD!!!!!!!!!!!!!! PERHAPS CITY COUNCIL CAN HOUSE ALL THESE PEOPLE IN THEIR BACKYARD< THATS A GOOD PLACVE TO START!!! OUR PROPERTY VALUES WILL FALL AND THAT IS UNACCEPTABLE!!!!!!!!!!!!!!
Disappointed in the lack of transparency and resident/public input. These zoning changes will negatively impact older communities (prior to 1985), which have been sought out by homeowners for the large lots and low population density. These drastic changes/decisions should be put to a plebiscite so that ALL Calgarians have a say, not just the 14 city councillors who have their own interests in the matter. Feels a little undemocratic.
A blanketed approach to these changes in zoning does not provide reassurance to me and my family that due diligence has been followed. Parking density in communities that optimize this sort of development would become completely overwhelmed as Calgary is so heavily car reliant. The access to public school in these older neighbourhoods also has not been addressed as there is no property designated to build additional schools should they be required.
While this idea sounds great on paper, our City will see densification in communities that we purposely built for single use homes that aren't built for that. How is PARKING going to be addressed? How are schools going to be addressed? I would like to see a stronger commitment from the City as to how they are going to handle infrastructure to accommodate these growths. Marda Loop/Altadore was once an amazing neighborhood, densification has turned it into a nightmare to commute and live in.
I do not support this project. There are many people like myself, who bought single family homes, within a neighborhood that had only such by choice. I do not understand why we need to cram a four unit building on a lot in a neighborhood like Tuscany. This will only promote overcrowding of schools and



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community streets. This will cause shrinkflation as the houses will not become cheaper just smaller. I'm disappointed and will be voting to reserve this, if passed, in the next municipal election.
HORRIBLE IDEA! ABSOLUTELY NO.
I paid extra for a house that backs onto a park. The park is an off leash area for dogs and is very well used. The park has many mature trees . At the time of the last election not one potential councillor mentioned rezoning property. A 6 to 8 council split is not sufficient to enact rezoning . Current Council publicity would make one believe caution would enhance their possible reelection . [personal information removed]
I do not believe council has done their due diligence on this matter. Simply re-zoning large portions of city residential communities in order to create more housing without taking into consideration the impact on these communities is reckless and harmful. Increasing the density means less parking, more traffic, less trees and less safe neighbourhoods. The impact on wildlife corridors have not been addressed particularly in the NW region.
Any rezoning decisions should take into account the vehicle heavy reliance the city has and include mandatory parking space considerations when expanding zoning to allow for more densification.
I'm opposed to this rezoning proposal. I know developers will still have the same development process, but having been witness to this and seeing the results it gives me no comfort that making it easier won't result in current RC1 neighborhoods turning in to disasters like the marda loop area. Having lived in that area, and moved away for an RC1 neighborhood, I do not wish to relive that nightmare. This proposal undermines existing homeowners who invested based on the current rules and laws.
Hi, I totally disagree with the proposal. I do not want to see rowhouses or apartment buildings as infills in my area. I chose a single family house in my area years ago and do not want to see the designation changed to allow higher density housing. It would lower property values, increase traffic and detract from the current neighborhood.
I absolutely DO NOT SUPPORT rezoning. My street is full of duplexes. One neighbour has 6 vehicles and refuses to park in his parking stall. Your proposal is short sighted, foolish and [removed]. If your developers are not required to add parking stalls on properties then the City will be required to add PARKADES IN ACTUAL PARKS. I DO NOT SUPPORT THE REZONING PROPOSAL. But yeah, we all know that City Council does NOT listen to residents only to the developers with big bucks.
How does removing the current zoning do anything aside from allowing developers to make a fortune turning a single dwelling lot in to 4-8 dwellings in a nice community? I watched this unfold in Marda Loop don't tell me a developer buying a single lot for 700k and then selling 4 units for \$650k each does anything to improve affordability. Changes to zoning laws should be targeted around major transit corridors, or be developed on city lots with explicit caps on how much units can sell for.
I do not approve of this re zoning. Parking is going to be a huge issue if this passes. I do not see how this will make housing more affordable or solve availability. Like me, Hundreds of thousands of Calgarians purchased R1 property purposely, now to have that re zoned to multi family Will upset many and will not solve the housing problem.



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<p>What is the plan for infrastructure to support the rezoning? Has anybody from City Council driven through Marda Loop lately? What is the plan for increased enrollment in our already over crowded schools? What about parking in these neighbourhoods. I am all for more housing, but not without a plan upfront to support. Developers will be capitalizing &amp; building 1M plus duplexes. How does that help solve the affordability &amp; housing crisis. What is city council thinking!?</p>
<p>We are against the blanket re-zoning proposal. We purchased our house in a neighbourhood with an RC1 zoning and have invested time, money and love into our property. For the city to change that zoning against our make us feel deeply betrayed. Blanket rezoning allows uncontrolled change to happen without the input or consent of the neighbourhood residents. This will only benefit developers and property speculators. Shame on the City of Calgary and its planning department.</p>
<p>Hello, I am not supportive of changing the zoning of all parks to R-CG. <small>SEP</small>R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite. This decision should be raised case by case and not be a blanket decision across the city parks.</p>
<p>As a homeowner in Acadia I think rezoning would devalue my property so I am totally against this. There are enough apartments and townhouses in the area now ,we don't need anymore. Existing areas that are zoned for this in Acadia can be still used or expanded to accommodate more housing. Leave our existing zones as they are as we have all worked hard to obtain these homes and neighborhoods as they exist. [personal info removed]</p>
<p>I am very concerned by the fact, that in many communities, the new zoning will result in a high density community. There doesn't seem to be any stipulations as to vehicle parking. On a 50 foot property, you could have 4 families living there. Where are they going to park? I certainly do not want to have to fight for a parking spot in front of my property, after being here for over 30 years. This rezoning, while, well intentioned has not been thoroughly thought out.</p>
<p>Absolutely do not allow this. It could ruin communities that have been established.</p>
<p>Good day, I am against this idea of rezoning in our residential communities where single family homes and duplexes are built or may be built in the future. This does not provide value to us homeowners who have purchased our homes based on the fact that we do not have a 4 plex next door or row houses. This idea only provides value to the City, the Province, big money investors and developers. Adding more density will cause too many issues that you have not given thought to that affects many.</p>
<p>The city requires more housing. We continue to sprawl and build further out requiring a significant investment in new infrastructure and tax increases. We can solve a couple problems with a rezoning. Increase density and utilize infrastructure already in place. I am sure there will be a significant amount of pushback from a vocal minority left here. I wanted to make sure both sides reflected.</p>
<p>I live in an inner city community and support the rezoning with a couple of concerns/observations. On street parking increases - the change from all single family homes on large lots to duplexes now has the street filled with vehicles on both sides of narrow streets. Even with double garages in the lanes owners often choose to park on the street. Snow removal is abysmal. Other observation - new commercial is often initially pot shops, pawn shop, liquor store. More variety please!</p>



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<p>We live in an R-C1 and will be reassigned as R-CG. My wife and I are personally against the rezoning proposal for the following reasons: 1. The planned rezoning should be more targeted rather than the proposed blanket approach for large portions of Calgary 2. This rezoning would negatively affect property values where the possibility of row housing exists 3. Parking in our neighborhood would not support increased density 4. Rezoning for intercity makes sense to but not in Hawkwood</p>
<p>I am in opposition to the Rezoning for Housing Project . Changing the overall Planning of the city, will affect all public services. Population for planned specific zone increase exponentially. This factor was not taken into account when all public services such as water and wastewater the city was calculated for a specific zone, additionally to traffic and parking concerns. In order to allow more houses, the city plan should expand out instead of crowding all the population in one area.</p>
<p>no</p>
<p>You cannot proceed with this proposed rezoning without first ensuring the majority of the public living in Calgary supports it. This motion for a plebiscite should have passed and the councillors who did not support it should be ashamed. DO NOT proceed without hearing what Calgarians want on this issue. It is a significant issue that should be put to a vote. Please reconsider and put this forward for a plebiscite</p>
<p>I am 100% against this proposal. It is harmful to neighbourhoods and it is harmful to affordability. If you want to add more housing to the city there are superior options to destroying low density neighbourhoods with unattractive dense townhouse developments that have insufficient parking the unit counts. Tearing down existing residential properties to put up less affordable residential properties that are going to be sold to Ontario rental investors in an [removed] proposal. REZONING IS A LIE.</p>
<p>Rezoning will significantly change residential neighborhoods. Most are not equipped to handle the additional traffic, parking, noise, garbage, etc. This will negatively impact existing home owners and it does not provide a solution to the housing crisis.</p>
<p>Did City consider what's going to happen with schools in rezoned neighborhoods? If we add more houses/condos we add more children, children need to go to school and most of the schools are at gut capacity already, some kids get bused for half an hour to different neighborhood to attend school and even overflow schools are at full capacity!! Children deserve more than to be in the classroom with 30+ other kids. How is this issue addressed? And how can City permit to use parks for building condos?</p>
<p>With higher density, not only does parking space need to be addressed, but PEDESTRIAN (especially kids) SAFETY needs to be considered. More parked cars and more traffic means more chance for accidents. How is this being addressed? There has to be a plan for traffic calming, reduced speed, additional crosswalks and pedestrian flashers.</p>
<p>Get the website working first before you change anything about zoning.</p>
<p>As a homeowner on 12 Ave NE, I'm opposed to blanket rezoning in Renfrew. The scale &amp; intensity of H-GO &amp; R-CG development (multi-family stacked row houses &amp; secondary suites above garages) would remove any remaining sense of privacy I have, significantly increase noise levels, traffic, &amp; the burden on parking. As it is, 12 Ave has become increasingly unsafe and parking an issue. While the city envisions my area to become an H-GO district, I cannot help but feel I'm being squeezed out. Thank you.</p>



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<p>Calgarians do not want this. To allow for homes to have a suite and a backyard suite is ridiculous, especially when parking doesn't have to be provided. Parking issues are already bad enough. Leave homeowners and our properties alone. Hold a plebiscite and let Calgarians have a say instead of you deciding what you think is best for all. What a joke this council is.</p>
<p>So mobile home parks closed and shuttered. New developments still designed as sprawling neighborhoods. Yet here we are trying to change the neighborhoods that people have lived in for decades. Do you believe that it is fair to have people start to live like inner city (parking, noise, traffic) etc. when they made their expensive purchases that were priced on suburban life. Maybe these multi units will be a great addition to the short term rental market. Additional suites to rent on airbnb???</p>
<p>We purchased our forever (hopefully) home in MacEwan 3 years ago. We bought this house due to the fact that MacEwan is a hidden gem, quiet, and no through traffic. Now, a few years later we hear this news. Rezoning will make the neighbourhood busier (more people living here). People typically grow out-of-town homes and then rent them out, this will cause renter issues (people in and out constantly, damages to homes = value goes down). We chose to live up here because there are no town homes.....</p>
<p>Council should absolutely consider rezoning. I live in an impacted area that is being considered for rezoning, and it is full of vacant, dilapidated, under utilized parcels. In 2023, I purchased a unit in a 4-plex. It was almost impossible to find a home in this city that met our needs, there are an overabundance of single family homes that outprice most young people. By committing to this rezoning, more diverse housing options will be realized in this city and give more opportunities.</p>
<p>A more productive exercise for housing would be for the City to seriously review all the construction requirements and cut the red tape and fees. It has little to do with zoning. All the hoops they make builders go through increases final housing costs. Simplify the whole process from start to finish.</p>
<p>In areas, especially suburban areas, where single family detached homes with lot sizes that are not tiny - these areas need to remain. Increasing density or allowing the tear down &amp; building of a duplex, triplex, or quad-plex to be built right next door, with haphazard planning, will NOT make things better. Calgary transit and infrastructure also can't keep up to density as it is...</p>
<p>I got a letter about the rezoning for my area (Evergreen) and there is no amount of money you could pay me to sell my house. I will not allow this</p>
<p>As a long term home owner we purchased a home in a R1 zoned area as we do not want the problems that arise with addl suites etc in the area The infrastructure ie electrical, plumbing, water &amp; utilities is not adequate for addl homes problems with parking in the area, people do not use their onsite parking area We have a lot that is considered a ravine lot, we paid additional for this lot. If the city addl properties, is the city going to reimburse homeowners for the lack of equity in their home</p>
<p>I'm personally against any rezoning under the current City Council. With low trust and corruption scandals all these rezoning have nothing to do with improving the lives of Calgarians.</p>
<p>I don't support re-zoning. We lack sidewalks on one side and the cars parked on the streets is already ridiculous. Seeing as the city couldn't be bothered dealing with noise complaints, this kind of increased concentration of residential areas is insupportable and will be insufferable. Already considering moving away.</p>



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<p>I can see parking being the biggest issue. With the land being redesignated to multiple units, garages may not be available or reduced to one-car size. Another issue is our beloved bins, black bins, green bins, blue bins... unless you move to larger "shared" bins, a huge accumulation of multiple bins will be messy and an eyesore.</p>
<p>Please do not move forward with this. Our communities are already extremely busy with little to no parking, full schools etc. Rezoning to allow to build row houses where single family homes are today would only make this problem worse. These big companies are going to come in and buy up peoples homes and build row houses in an already busy communities and bringing in more people that the community infrastructure doesn't allow for. Let's take the empty bulidings downtown and make those into housi</p>
<p>23rd Ave in Montgomery is a narrow quiet residential street that abuts Montalban off leash park. From the most recent Community Redevelopment Handbook, 23rd Ave is now being considered as a focus area for growth, "where buildings such as residential apartments, buildings with shops on the bottom floor and residential above (mixed-use) or commercial and professional office buildings" could fit best. I strongly disagree with this rezoning which will result this quiet street becoming commercial.</p>
<p>We just moved to an older neighbourhood BECAUSE of its single dwelling homes and larger backyards and park access. It's extremely concerning that the city is not giving the people the chance to vote on such a ENORMOUS and critical decision. We do not support a city wide re-zoning. The impacts also of cutting down trees and changing parks possibly into new housing spaces presents a huge environmental impact as well. This is a choice that is being taken away from people by the city council.</p>
<p>I'm fully in support of this re-zoning. Vancouver is already almost all zoned for 4 units per lot. It was too little too late there if you look at the prices for both housing and rentals. I'm happy to see Calgary taking this step sooner. Affordable housing is the most important thing a government could facilitate. It's a huge problem in Canada, maybe the biggest single problem.</p>
<p>I am concerned about the following: 1) My property values and the impact of my property value on my property Tax Bill. 2) Overall property value will likely increase I think which is good for me as a current owner. 3) Parking on my inner city/beltline street with higher density housing. Overall, there are many Pro's and Con's for this issue so I have a hard time saying if I am for or against this proposal. Change is scary and hard but sometimes necessary. What is best for Calgary?</p>
<p>DO NOT follow through with this. We all know it will create unwanted issues, and devalue property. Set up a new site, on raw land, somewhere in the suburbs and build there!!! This City has gone to [removed] since Godek came in.</p>
<p>Hello, I have an issue with the lack of information on the number of units on a 50 foot lot built before 1985. In your pamphlet it states, a 50 foot lot can have 4 townhouses. In addition, these townhouses can have an additional suite and a laneway suite above the garage. The total units is 12 which will be approved by your blanket rezoning. Council keeps saying townhouses but this is not true and highly impactful on the neighbors who are living next door. Please be honest, give the facts.</p>
<p>I submitted feedback on the proposed Rezoning for Housing on the evening of March 17. The submission was greater than 500 characters and I had to use the public submission form. Please call me at [personal</p>



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<p>information removed] to confirm my feedback submission was received and will be used as feedback collected by city planning by March 17, 2024. [personal information removed]</p>
<p>Here is what I propose. Do NOT change any zoning of current housing areas. I and all my neighbors purchased homes with an R1 zoning which is single family housing only. We paid a premium for R1 zoning and you do NOT have any right to rezone our land. You are elected officials who work for US. The people who put you in charge. For a massive change like this, it must go to a plebiscite allowing each and every existing home owner the right to decide. Change new districts if you want.</p>
<p>This is an awful idea in my opinion. I live in a community built pre-1985 and several elements your proposing to change is the reason I, and many of my neighbours, bought here (paid a premium to do so). We don't want mass housing, larger buildings than bungalows, and frankly low income housing that will surely bring crime and other unpleasant features to our community. It is not anyone's right to live wherever they want, and you are trying to make that possible. Over crowding streets and schools</p>
<p>We bought our property not to be destroyed or rezoned by the city. Go find some vacant lots and build homes there.</p>
<p>I am completely against this. I bought a single family detached home. All the neighbours rent their homes with illegal basement suites. One suite has over 10 adults and 4 children residing in it. Parking is atrocious and rude folks with no pride and people picking out of the curb side garbage and recycling bins. It's gotten out of hand in a mid range move up neighbourhood. I should have bought a home elsewhere, I can just imagine this proposal of rezoning with magnify these issues.</p>
<p>No. We don't need neighbours infilling high rises anywhere in town. Density increases can be much more measured. People want single family neighborhoods.</p>
<p>We built here to have a nice yard to enjoy with our family and a safe, quiet street for our children to grow up on. We specifically wanted a detached, single family home. Our quiet street and community is now packed with cars and traffic due to an influx in rental units. Many houses on my street have basement suites, multi-generational homes and multiple vehicles. More density will create more traffic, parking issues, safety concerns and packed classrooms. This is not well thought out.</p>
<p>According to the letter that I received, I should be able to see on the map my existing zoning and my proposed zoning. I cannot access the map. Come on guys. Get it together before you go to the public with it.</p>
<p>i am apposed to the plan. increased density lack of roads quality of life changing older areas into high density area</p>
<p>Disrupting existing community dynamics, changing the character of the neighborhoods, increased traffic and noise, decrease property values. This opens the doors for developments that don't fit existing aesthetic or infrastructure. Overcrowding, straining local resources like schools and parks. A threat to the stability and quality of life that residents have enjoyed for many years. Should not been done without a vote and without unique consideration for each and every segment of our community.</p>
<p>There is currentley ZERO parking on our street. Where are all of these cars supposed to park? We are not close to a ctrain line why are you doing this. If you are going to create increased housing space why not create it in an area that is close to a Ctrain line at a minium. Where do you expect these cars to go?</p>



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where are residents supposed to park?
How can you people rezone my property without my permission!!!! This property belong us and not the mayor or council members of Calgary!!!!!! I didn't know the we are now under a communist rule!!!
I am against the proposed change in the rezoning by-law because it potentially gives no choice for the current homeowners to object to the change. It may have significant impact to a community. I think the existing laws are quite sufficient.
I'm totally against this rezoning. Multi family housing should be designed and constructed in new areas (and zoned accordingly from the start) not in existing single family zoned areas. It is disruptive to existing communities, culture, traffic/pedestrian safety, parking, and a strain on city infrastructure (sewage, electrical, water, gas) that was only ever designated as single home. This also impacts existing property values. Changing the zoning after the fact borders on unethical.
We need a plebiscite.
The problem is you are going to allow rezoning everywhere and then you'll run out of parking . Already every new community is over populated with too many condos. It's ridiculous and it's just getting worse. You wonder why the city is having issues. How about putting a cap on the cities population and wait until infrastructure and everything has caught up and then start building more. Parking is an issue in new communities and it's just getting worse.
We live at [personal information removed]. We bought this place in part because of the R-1 zoning. There are already plenty of high density housing in the Panorama Hills area and there are no suitable green spaces to add more housing. Our area is full and do not need our property values deflated and be subject to overcrowding. We would like to leave our zoning as is, which is what we purchased.
My vote ( if any) would be to leave the Evergreen SW community as is.
Our cul-de-sac has several basement suites due to the R2 zoning changes & this has created parking & traffic issues. The other problem is overflowing & spilling garbage & recycle garbage because the owners do not want to pay for the additional bins to accommodate the extra families. Our alleyways are quite large & used to be very tidy, but now they are littered with garbage, old furniture & unregistered cars. NO FURTHER CHANGES PLEASE.
We do not like the idea of rezoning. At the moment we have space between houses, garages, parks etc. Rezoning, will be the thin end of the wedge, and will progress to change the face of Calgary. One big problem is Property depreciation. If jobs are good paying and long lasting, the housing boundaries should be extended to accommodate and attract the skilled workers required for businesses. A plebiscite is required to see how Calgarians feel about this project.
Yes, I sure do have feedback. My question is about lots. Could someone change the lot type and build against the property line, making it a zero lot line lot? I would appreciate an answer to this question please.
My neighbor called me outside to witness "private" land surveyors busy on my block and the adjacent block (Fairmount Drive). So it has begun. Do we have to live in fear of losing our single family homes? Where in the hell will we go with the cost of living?
I absolutely DO NOT SUPPORT this rezoning.



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<p>As with everything this garbage city council comes up with this is also a degusting idea. I paid a premium to live in an R1 neighborhood and now you want to devalue my property by making into some ghetto low rent crap hole. I hope people get together to sue the city over this nonsense. And I hope the recall of the ridiculously incompetent mayor is successful.</p>
<p>I do NOT agree to the rezoning! There will be heavy traffic and heavy street parking.</p>
<p>I am against the city wide rezoning. Homeowners who chose to purchase a home in an R1 zoning area should not have this changed with no say in the matter. If we wanted to live beside a duplex or rowhouse we would have. We chose an R1 area and wish our home and our neighbourhood to remain as such.</p>
<p>I've great concerns on the proposed rezoning. I don't like idea of Calgary becoming a densely populated city like Toronto. As a homeowner in Calgary I like the spaces and privacy we enjoy in our neighborhoods.</p>
<p>I do not approve of this idea. This will only make our RC-1 community busier than it already is on the roads and street parking. There is plenty of land available on the outskirts of Calgary to build as has always been. The housing problem should not be addressed in this way Thank you</p>
<p>[personal information removed] received the notice letter, but the previous owner name displays in the letter. Why is the previous owner, [personal info removed] included for feedback? please email to [personal information removed]</p>
<p>Just no! I am in a rezoning area. It's already too busy. There's no parking available on the streets. Rezoning is a terrible idea!!</p>
<p>I am AGAINST blanket rezoning- it is a knee jerk reaction to the present housing shortage. It negates thoughtful planning processes and is an attack on local community associations who work unpaid and tirelessly to improve the city. It is a government orchestration rather than allowing communities to organically evolve. CITY COUNCIL DID NOT RUN ON THIS ISSUE AND HAS NO MORAL AUTHORITY TO INSTITUTE THESE CHANGES.</p>
<p>Please don't re-zone :(</p>
<p>I live in Rundle and I feel that we have enough multifamily homes I this area. People choose their communities to live in and it is very difficult when city and government do things to change them without adequate consultation. We don't need increased density. Everyone should be allowed to have their say in this matter. My answer is "no". Please stop making decisions like this for all Calgarians...we deserve a voice. The plebiscite would have given everyone a chance to have their say.</p>
<p>Not happy with this idea at all. We bought a house to have a privacy and one neighbor on each side. Please, do not touch existing property. Create a new properties and change then but not this time.</p>
<p>I am not interested in my house being re-zoned and more row houses being placed instead. I think there should be communities where there only single detached homes rather than a variety. Especially the sub-urban homes in south and north.</p>
<p>I am 100% against it.</p>
<p>Just move to this area to get away from town homes and condos row housing and paid a premium for it. Rather zoning stay as it is.</p>



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<p>Rezoning older communities will make this city unlivable. I bought my home in the suburbs for a reason. The traffic will be awful, green spaces will be ruined. I do not want forced row houses or unsightly condos ruining my area and taking away from the peaceful place that it is. Build more downtown, don't destroy sought after communities by over crowding. Your lack of planning is not my emergency.</p>
<p>This tells me that the housing crisis will get infinitely worse. Any current “house” IF you don’t force an owner to tear it down will become over the top expensive. Forcing people into multi unit homes. What does this help you do? Create 15 minute cities. This is really the entire objective, yes?? As a lifetime resident of Calgary and a home owner, I 100% object to this re-zoning proposal.</p>
<p>I think this is a terrible idea. Allowing up to 8 units on a lot without parking for each unit is crazy.</p>
<p>This it’s the dumbest idea ever. It’s not fair with people that worked really hard to buy their home and now change all the density in their neighborhoods. This a punishment for not voting for the right people.</p>
<p>We are dead set against this new policy. We want a referendum as city council is not listening to the people who voted for them.</p>
<p>I VEHEMENTLY OPPOSE the rezoning of my neighborhood. I specifically searched for and purchased a home in an area that was zoned for single detached homes. Had I wished to live on a street that allowed rowhouses, semi-detached or secondary suites, I would have purchased one there. But I didn't. This decision could have significant impact on the value of my largest asset and subsequently, my retirement. I am angry about the proposal to blanket rezone the city and completely oppose it.</p>
<p>I have serious concerns about this proposal. As a resident of Scarboro, the character and heritage of our beautiful community will be ruined if this goes forward. There are many places in the City where it is appropriate to build multi-family dwellings but it is definitely not appropriate as a blanket measure for the entire City. I do not want to live next to a four-plex and I paid a lot of money to live in a community where that is not permitted.</p>
<p>I live in Taradale ,NE ,Calgary .Really appreciate and support the move towards backyard suits and secondary suits on the same property .</p>
<p>I purchased my home many years ago based on the single family homes that surrounded it. I value this environment and disagree with the blanket rezoning of entire communities. There is no evidence that this rezoning will result in more affordable housing. An issue as big as this should be decided by the people of this city, not council members and the mayor who do not seem be listening to what their constituents have to say.</p>
<p>This does not seem like a fair or reasonable thing to do in established communities. I strongly disagree with this rezoning</p>
<p>I am against to rezoning. Thank you.</p>
<p>This is a terrible idea, completely reduces home values across the city.</p>
<p>Uncontrolled rezoning is a horrible idea. I live in Marda Loop and the massive increase in high density dwellings has destroyed the neighborhood, let to increased traffic, a lack of parking and limited access and egress. I have to drive down the alley to get to my house. Pathetic.</p>
<p>We, as homeowners in Woodbine, vehemently oppose the proposed re-zoning. This will over crowd our streets which already have limited parking. Additionally, there is a serious trust issue with this current</p>



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<p>Mayor and most of the Councilors. This re-zoning, if approved could again be modified (without consultation) to even more density. Please stop this plan.</p>
<p>Please do not redone our green spaces to allow houses to be built there!! We need the green spaces and parks in our neighborhood. I chose a street with a green space in part because there was the park.</p>
<p>This isn't consultation. You have disparity between wealthy communities and less wealthy communities. In addition you are still allowing low density expansion at the edge of the city. This has been poor execution. Do better.</p>
<p>I do not agree with this base rezoning of the lots within Calgary limits, especially in older developed neighbourhoods like the one I reside in, Bridgeland. I moved to this area because I appreciated the smaller older homes in a safe environment instead of the changes that are happening in areas like Mission or Mardaloo. It concerns me that there is the potential of investors purchasing the lots on our street and changing them to townhouses or quadplexes, ultimately changing the entire feel.</p>
<p>Millrise mews does not need to be rezoned, please explain why you would need to do this in this area when you can clearly expand in seton.</p>
<p>I object to this. If so, what's the point of zoning any lots?</p>
<p>Please stop this madness and stop this city wide rezoning, which does away with all the hard work our city developers have done to create our wonderful city, in the interests of serving those who are new to our city, at the expense of the investments and desires of those who have called Calgary their home and invested their savings in homes and neighbourhoods, which will be destroyed due to parking, traffic congestion, overcrowding and destruction of green spaces. Please, please stop this!!</p>
<p>I support the rezoning of communities built in 1970s and older. Those communities have large lots, mature businesses, schools and offices. The houses are older and need updating. The roads are wider so less of potential traffic issues.</p>
<p>Please reconsider a blanket rezoning and apply a more targeted approach to each neighbourhood. Calgary does not want this rezoning as it exists today</p>
<p>I totally disagree with this. You are taking away the rights of current and future home owners to gain power and money (through higher taxes from increased housing and more expensive homes). Your flimsy excuse isn't logical but a ploy. If you really want more affordable housing, build a 20-30 story apartment on vacant city land and offer short term 2 year leases. Provide incentives for home purchases.</p>
<p>I strongly oppose re-zoning in the community of Acadia. We bought in this community decades ago because of how it is zoned., among other things. Changing that will ruin our experience going into retirement.</p>
<p>I am against blanket rezoning without a plebiscite or a vote as an election issue. I realize this communication is to city employees and not council but want to at least express my view on this.</p>
<p>This rezoning does not fix any issues at all. I see it as a way for developers to take over buying older homes and building either huge homes for the extremely wealthy or multi unit suites which do not fit into the neighbourhood of Lake Bonavista at all. The charm of these older neighborhoods is the big lots and trees and green spaces, and not seeing properties fill the entire lot and tower over their neighbours house. I also am worried that this just is a tax grab for increasing taxes.</p>



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Hello, I am happy that City Council is making the brave move to rezone for housing. These changes update our zoning to meet the needs of future generations of Calgarians. Without this change our city will become a last choice for young families and newcomers. I own an impacted property and I am proud of you for your foresight.

I'm a NO for the rezoning of Calgary residential. I'm concerned it will affect home prices as many have their life's savings built up in home equity.

Will the rezoning affect setback limits permitting new development to cover larger areas of a property or is that still controlled so existing setbacks in developed areas are maintained?

When I bought this house it had and still has a view. I did not expect houses to be built close to my back yard. I strongly oppose this.

Maybe take a cue from the recent decision by the Ontario government to quash fourplex proposal in single family suburban communities. Nobody wants these ugly multiplexes to ruin single family communities. There is a place for them but not in current RC-1 areas. Single family communities are part of what makes up the fabric and beauty of a large urban city.

Developers will either: Build expensive multi-unit housing that only a small subset of the municipal population can afford. Or They will build cheap multi-unit housing that will result in a degradation in the look, feel and property values of the community. Developers and landlords do not care about the communities and the people, they care about making profits, and they will take every opportunity with this new zoning to do just that. How will this address affordable housing?

Where is everyone going to park? You want all these people to put renters in but nobody addresses the parking problems it will creat.

It is unbelievable to me that the city would not hold a plebiscite. This tells me that the city knows this proposal would not pass. Something this affecting to the whole city absolutely should be determined by the citizens of Calgary. To me this indicates that the city has already made the decision and all these public townhalls and input forums are held just so the city can say that citizens were consulted and listened to. Are you listening to your constituents? Clearly not in my opinion.

This rezoning cannot assure that all this new housing will be bought either by individuals or large corporations and sit empty most of the time as Short-Term rentals. A current reality that exacerbates the problem. How will this address affordable housing?

Architectural Controls. How will this be handled? RC-1 zoned communities were built with architectural controls in place. Can developers now just put up whatever they want, like cheap, ugly fourplex's that do not align with the look and feel of the community?

I would like to state for the record that I am 100% AGAINST the R-CG rezoning proposal. I was born and raised in Calgary and have lived here my whole life in the same RC-1 zoned house and wonderful community for 30 years. We chose RC-1 because we want to live in a community with single family housing and not row houses, side by sides, duplexes etc.

This proposal will cause parking issues as there will not be enough for all the vehicles requiring parking. The city thinks everyone will just walk or bike or take the train. The reality is that Calgary is a vehicle-based city and people will continue to drive their cars. How many folks will walk, bike or take the train in -



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<p>30C? The city says to apply for permit parking. Meaning I will have to pay to park in front of my own house that I have been doing for free the last 30 years.</p>
<p>I recognize that more housing is needed but there are many ways to do this. Renovate empty office space not just downtown but all over the city. Land reclamation/donation by the city, businesses, or citizens. Building up (apartment complexes) in non-RC-1 areas that need revitalization. Petition the Alberta government to stop advertising for people to move here or limit immigration slightly. If we cannot house them, how can we ask folks to move here? It just pushes the housing prices up even more</p>
<p>I support the re-zoning. No problem. Thank you for forward thinking.</p>
<p>I hope that Councilor's consider all issues for citizens not in favor of this proposal in an authentic way before deciding such an important and widely affecting issue that cannot be undone. Remember, because the city decided NOT to hold a plebiscite, Councilor's are deciding FOR the citizens. A responsibility I certainly hope the Councilor's do not take lightly.</p>
<p>I agree that more diverse housing is required but I disagree with a blanket zoning approach. While there could be multi-family homes rather than single-family home lots additional considerations needs to be considered. For Example, shading. For those that have or planning to put roof-top solar on their bungalows, how will that investment be protected? I've been told by the City it will not. There is not enough space on this form! I have to work and cannot take a day off to go to city hall.</p>
<p>Fantastic! As a detached home owner in Mt. Pleasant, I welcome more forms of housing around my house and neighbourhood. I welcome the increased diversity and density it will bring to the city, and how it may help reduce housing prices which are becoming unaffordable for newcomers and young families in the city. I hope further efforts are made to increase the diversity and availability of commercial spaces to service increased density, and bring vibrancy and walkability to Calgary!</p>
<p>I have concerns regarding blanket rezoning. I live within the community of Hillhurst, in the heart of the City's Riley Development Plan and my concern is blanket rezoning will result in rowhouses/apartments/townhouses developed in the heart of streets identified for single family infill homes. The Riley plan, while not perfect, balances the community character with the need for housing and infrastructure in a way that blanket re-zoning can't articulate.</p>
<p>What is the city doing right now to help the homeless population? Sure rezoning some areas might in the future add potential homes. But what will it do to the current areas? What additional parking will be added if the population density increases?</p>
<p>Good Day, I live in Westgate and Primary Concern, is blanket re zoning is not a one size fits all, with increased demand on infrastructure as well as demand on the public school system it cant be done properly with this particular proposal. The CBE, in the last ten years has closed or converted our public schools, maxing out our current schools, as well our aging infrastructure can not handle the load of multi family developments. its all a disaster waiting to happen. No to the Blanket rezoning</p>
<p>I do not want to live near large infill multi family developments in my older neighborhood of Haysboro. I moved out of New Brighton specifically to not be around crowds of people and large condo complexes full of cars. There is still a large land mass surrounding Calgary, go build an entire neighborhood with only</p>



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<p>Highrise condos somewhere bordering the city to house all these people. If you pass a rezoning, only the wealthy will benefit by investing in multifamily housing to charge more rent.</p>
<p>This huge issue needs to be set to a plebiscite.          Also how do you prove parking for any new development?          Some shingle family homes on our street already have 4 or 5 vehicles parked on the street each.          How do you prove enough electricity, sewage etc.?</p>
<p>Recognize that Calgary is a large city with marginal (and ever more dangerous) public transportation. A vehicle is generally required for most people. Consequently PARKING IS A HIGH-PRIORITY ISSUE. Please ensure that parking is considered when making these decisions. Despite the utopian beliefs of most politicians, parking is not going away. And nothing has the potential to spark more disputes than parking disputes.</p>
<p>what are you doing about parking with higher density land use??</p>
<p>[personal information removed] CR NW, Rezoning from: R-C1 Rezoning to: R-CG          This is to lodge my strong objection to this rezoning as it will reduce my property value, which is in an estate area of Scenic Acres. Also, rezoning of the Park here will also reduce property values further which attracted me to purchasing in this area. This rezoning is not in my interest and is not in the Public interest as it will reduce property values and the City tax base in this area.</p>
<p>"I'm concerned about the "Rezoning for Housing" initiative's impact on community identity, the environment, property values, congestion, and crime rates. The outreach and research seem lacking, risking significant negative effects. I urge a more cautious, inclusive approach, prioritizing sustainable growth and community input. Sincerely, [personal information removed]</p>
<p>Yes, I do have feedback. Listen to your residents- they don't want that! And your current infrastructure does not support that! Stop being so ignorant to residents you represent!</p>
<p>Any re-zoning affects the majority of households in the entire city. Any proposed change should only be done with the approval of all the citizens of this city. I built my house in Riverbend knowing that it was zoned RC1 and that should not change. When you have a blanket change like this proposal you could down the line change parks, green spaces, and athletic fields into multi family housing and change the whole dynamic of the community. Council does not have right to do this on their own.</p>
<p>100% agreed with these proposal.</p>
<p>I like the rezoning proposal! I do see a lot of people online complaining that there will be no space for them to park their cars, but I think that might be due to them not realizing they could start taking alternative transportation methods. On that note, I do hope the transportation network improves, as it currently seems a bit lacking. I feel that a lot of areas in the city could benefit from an increase in how frequently the buses come through. Also new routes to increase coverage would be good.</p>
<p>It makes no sense. Why would you destroy neighbourhoods by allowing this,</p>
<p>We live in the Braeside community and are opposed to this rezoning, there is a lot of land in the city of Calgary that can be used for these types of homes, our councilor just has her own agenda and never proposed this to the residents, we feel a vote should be held to determine if the residents are truly in favor</p>



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<p>of this type of motions, why are motions not applied to other areas of Calgary, such as Elbow and Mount Royal and areas where there are Million dollar homes???</p>
<p>I completely DISAGREE with changing the zoning in Edgemont, these are expensive homes and in no way do we want to decrease their value. I DO NOT AGREE with this rezoning, population increased due to senseless immigration on behalf of the LIBERAL government is NOT MY PROBLEM.</p>
<p>Very unhappy with this rezoning procedures. I expect taxes to go down because of this. I built a home in a established upper end area and now I feel this is all a letdown.</p>
<p>It is really not a very smart decision - please do NOT proceed. Please change back to original zone. The government can't use this to ask more property tax and please do NOT make any extra decisions. Do the budget wisely like you are budgeting for your own family. Enough is enough. Wait for next government. Please DO NOT waste our tax money for no-value added projects or actions.</p>
<p>Waste</p>
<p>I dont think we need to rezone. Keep it status quo. People have spoken. You will create a war. I do not support this rezoning [removed].</p>
<p>Housing density is good but density will only follow services, I support these zoning changes but I think you need to do more to let people build other kinds of housing like carriage house apartments as well, as well as rethink letting people run small businesses out of their land.</p>
<p>Even though you say this won't reduce our property value, I fear it will as more multi-family homes are built in our primarily single family home community. I also think it will be much more expensive to update the infrastructure for multi-unit housing in these older neighbourhoods (We have clay sewage pipes!). Parking is another big issue. I hope all these concerns are thoroughly being thought through.</p>
<p>I am extremely disappointed that your blanket rezoning that takes away residents rights to have input on individual developments. Residents have unique expertise and insights with respect to their neighborhood and you are dismissing it. City council continues to prioritize non-residents and builders to tax paying residents.</p>
<p>we are concerned about street parking wish is easy now, but will not be as more people come in the area. We think that each new infill have off street parking for each unit.</p>
<p>Your proposed solution about the crisis of parking lot spaces that will be generated with your rezoning, by stating on-street parking is for everyone, by managing the space with permit parking, time restricted parking, or paid parking is unsustainable. You need to be realistic and logical. Street size is limited. The actual solution is to have new parking for the new built. You are creating massive congestion and destroying value of existing properties by increasing build density with no parking</p>
<p>Yes, thank you. I own a single family home in Royal Oak and have no concerns on this proposal as long as The City continues to adequately fund public transportation to minimize the need for individuals to operate private vehicles. The biggest impact to existing residents is just the parking issues.</p>
<p>I am totally opposed to the rezoning of my home to allow for duplexes and row houses. I find it incredible that this council would consider it for an estate area. My home backs onto a golf course, is beautifully renovated and the neighborhood is reasonably quiet. Excessive immigration into the city is not a reason to destroy property values and lifestyles of current residents.</p>



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<p>Adding row houses to establish communities will destroy character not to mention push current residents away. Having row houses/ infills will eliminate privacy in backyards decrease sunlight on property &amp; cause parking congestion. What if you have solar panels and the house next door now blocks out your largest angle from the sun will the city compensate homeowners for that? Please consider not allowing a blanket rezone each area is different and should be managed case by case.</p>
<p>We are extremely against a rezoning in our neighborhood. Our area has well maintained houses that are only at most 35 years old. This bylaw should be exclusive to areas that are at least 50years old or more where there are many houses to old for renovation. Ours is not one of those areas. Leave us alone.</p>
<p>I can't comment on the proposed rezoning in Erin Woods if I can't seen the interactive map on the website.</p>
<p>A man I used to work for said ask everyone what they think and do what you want anyway. The city Council didn't even have the courtesy to ask for public impact. You just skipped the step and did what you wanted anyway. I used to be very proud of Calgary.</p>
<p>I do not support the rezoning initiative for our (Rosedale NW) neighborhood. Further infill densities will decrease property values. The city has already breached many of the architectural and development guidelines in our neighborhood - particularly for house sizes vs property (land) footprints.</p>
<p>we should calculate how many resources available in Calgary, including housing, transit, education health care, and then work out guideline that how many new people can be accommodated every year. There are many small towns and cities waiting for new people to fill in. Give them an incentive to attract them to move there. Rezoning is a bad idea because it downgrades the living standard.</p>
<p>I do not want rezoning in my neighborhood. I've paid a lot of money in taxes and for my house as is. To add density will devalue my home and neighbourhood contrary to your generic market value comment which is only in your best interest. I do not consent.</p>
<p>There are already townhouses, duplexes and row house in my community but they are confined to specific parts of the community. This provides for sufficient parking in these parts of the community. To allow for a single detached property to be converted into a town houses, row houses or duplex will cause parking issues and ruin the aesthetic's of that part of the community. A bigger concern is that this rezoning will negatively impact on the value of existing single detached properties.</p>
<p>We ([personal information removed]) received a notice of public hearing on planning matters. It was addressed to [personal info removed] but we reside at [personal information removed]. Can you have our address information updated and a confirmation. Our letter had 02 0 0105277 over the mailing address. Sincerely [personal information removed]</p>
<p>High density means higher costs &amp; lower standard of living, but city council already knows this. I do not support citywide rezoning.</p>
<p>I am not in favour of blanket rezoning. It creates disjointed neighborhoods with poor infrastructure (parking, traffic, utilities). Given that the City has recently announced potential water restrictions for the spring, it is ridiculous to be considering increased density without having sufficient resources in place to support an increased population. I moved to Calgary specifically because I wanted to leave an area that focused on poor city planning for the sake of developers' profits.</p>



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<p>This is not required at the moment. Calgary property market will explode and the pricing for housing will crash while people who have bought the house at the higher cost will continue paying a lot compared to the scenario that'll be created if R-CG is approved.</p>
<p>I do not want my community to be rezoned from R-1N to R-G. This will add more population density and more renters. We already don't have enough street parking as most homes do not have a garage. This will also de value my home. I love in Coventry Hills.</p>
<p>This is a fantastic way to provide more choice. It also allows the market to adaptably direct density to where demand for housing exists. We should give people more freedom to make individual choices like these.</p>
<p>I have a property in the affected area, I support the rezoning to allow multiple units to address the housing crisis. My house is in Radison Heights. Thanks.</p>
<p>We didn't buy into Lk SUNDANCE, complete with architectural controls, setback restrictions, schools &amp; appropriately sized/ costed green spaces just to have ill-advised councilors decide to have it rezoned. This attempt to virtue signal a city becoming more cosmopolitan by densification of habitat, is disturbing. We've paid out for property upkeep &amp; disproportionately hi taxes over 28 yrs &amp; find this exercise, c/o a [removed] Climate Crisis Centric mayor, offensive.Hope not to see Gondek April 22nd</p>
<p>What will this do to a persons house when they build a two storey building next to a bungalow that is equipped with solar energy panelling. What will happen to the water supply when the population of a district is increased to the point where there is not sufficient water for the neighbourhood.</p>
<p>Hi. We are at [personal information removed]. First you send us the Flood Hazard Area Map draft, then you tell us that you want to densify the area/make it RCG. This is completely illogical . How does it make sense to densify in an area that has a known history of flood damage. Are these buildings going to be on stilts which was one of the city guidelines originally? Is all HVAC and electrical going to be on an upper floor? This is [removed]!!!</p>
<p>Lots close to public transportation should be able to rezone.</p>
<p>I understand the need for increased housing density, but to remove the requirement to provide appropriate parking spaces for new suites is sheer folly. This city is sprawling, and owning a vehicle is almost mandatory for getting around. Therefore, I would much rather support large multi-family condo buildings with appropriate parking built into the design than to see densification happen in single family home areas where the land to provide the necessary parking is simply not available.</p>
<p>I have concerns about the potential impact of increasing our community population on the school capacity, our lake community congestion, restaurant/store, parking, and traffic flow. I imagine the community facilities were planned out for significantly less people than the rezoning would bring. I do not want to live next to a 4-plex next to my single family home when I specifically purchased a home in this community for that reason to be next to other single family homes</p>
<p>The [removed] &amp; the people who "work" for the City of Calgary are making decisions without ANY regard for the feelings of the ACTUAL PEOPLE WHO PAY. While housing affordability is an issue, it is completely unreasonable, thoughtless &amp; discriminatory against people who WORK HARD TO EXIST. We</p>



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DO NOT WISH TO LIVE IN A [removed] CITY. This change will encourage people to no longer care for their surroundings as it becomes irrelevant to care. What needs to be said is not possible in this space.
-Why is blanket rezoning proposed instead of streamlining the individual rezoning process? -How will architectural controls in existing neighbourhood be enforced on infills? -Why are parks and green spaces included in the land use changes? These areas make cities livable and should NOT be included. -How will infills of up to 8 homes fit on standard lots? With zero lot lines, there is no room. -Were utility companies consulted? How will existing infrastructure handle increased demand?
-Where will the influx of children go to school? New communities are already underserved with long commutes for kids to older communities. -What will be done to prevent investors from purchasing homes and renting as AirBNBs instead of providing long term rentals/homes for purchase? -What about the hundreds of investment properties in the suburbs that are sitting empty with foreign /non-local investors? Is there a foreign buyers tax proposed to incentivize renting these properties?
Did the Planning Department even read their own proposal? I completely disagree with this change. Council OBVIOUSLY hates its TAXPAYERS. The brochure states homes built AFTER 1985 would be rezoned as R-G (also unacceptable). Our neighborhood was built in 2002 yet... we are being put in the much higher density of R-CG. More misinformation from the City. No thought given for street width, access to the potential suites, infrastructure issues, parking concerns, etc. THIS IS A BAD IDEA!!!!
Yes
I am in favor of the rezoning as it will improve energy efficiency, reduce transmission loss and cost for natural gas, electricity, water line expanses, storm charges; restaurants, grocery stores will have more people due to denser population areas. It will have only one issue so far I can see that is less parking space and more traffic but can be overcome by preferring transit. I reside at [personal information removed] and it will help me a lot.
I dislike the rezoning. High density; it creates stress on the infrastructure that was not initially designed for it. That is the reason we have suburbs! A prime example of what higher density will do is right across my street. There is a family of 10 living under one roof, with 5 working adults, with 5 cars. Parking was a premium before they moved in, and now it is a struggle to find street level parking!
I think the rezoning is a sensible and important change for responsible growth. Thank you for all the work you've put in to this!
Do not move forward with blanket rezoning. It will destroy any beauty we have remaining in this city - these reason people live in these neighborhoods is because of the space, the history and the small-town community feel. We will lose all of this. Don't ruin our city by blanket rezoning.
Our communities are bursting at the seams, there are traffic jams at every corner, schools are OVER CAPACITY. How do you think re-zoning and building more homes is going to solve the problem? We need to address the issues we have first, before you throw this into the mix. This is not a good idea, what



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<p>happened to converting downtown office buildings into condos? If people don't want to live downtown they don't have to move here.</p>
<p>This initiative will destroy existing neighbourhoods. Existing infrastructure was not designed to support this intensification . No thought to parking . Community services will be over capacity . Existing transportation infrastructure will not support this .</p>
<p>RE: Opposed to Blanket Re-Zoning 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 won't supply this and represents a blunt, mis-directed, approach, that ignores the broader, negative, impact on the community and individual's whose life savings have been placed in there homes and properties.</p>
<p>Why they building new houses and apartments so fast? It is not for Canadians people — it is for [removed]. Who's paing for all this? Shame on city hall. Where are the jobs for this people?</p>
<p>I still am unclear as to what the impact is on my home and area. Perhaps I just need more education on the zoning types, what they mean, and how changing the zone will impact me (if at all). It's really hard to tell from the information that has been provided.</p>
<p>Did parking concerns were addressed? Streets will be backed with cars at both sides.</p>
<p>This blanket rezoning is the largest change in the city's history. It is not one that should be made by city council alone but by a plebiscite. The arrogance of city hall is beyo d belief.</p>
<p>No more condos. More greenspaces. Encourage businesses like the Farmer's Market that burned down to start up again. Thanks</p>
<p>My concern is overcrowding in areas that are already crowded. Also why not build more tiny house communities like the Atco one in forest lawn. why hasn't the area just on 19th av and 33rd street SE ever been developed? I've answered a few questionnaires about what should go there and yet nothing has been done! surveys are a waste or time because you'll do what you want and screw us. I do not want more basement sues in this over crowded area and I do not want a 3 or 4 story Highrise next to me.</p>
<p>I do not agree with generalization re-zoning. Which probably doesn't matter to Mayor Gondek as she and her [removed] will do as they please.</p>
<p>parking is a big issue with some people having 3 and 4 vehicles,schools over crowded, parks in neighbor hood have not had any maintenance for many years side walks are in poor shape. Our streets do not get plowed or sanded</p>
<p>Regardless of the merit or good intent of such a plan Calgary Council and its members DID NOT run on this platform and therefor should NOT be permitted to proceed in the absence of an election vote and / or plebiscite.</p>
<p>In older neighborhoods there should not be any row houses only single family, or duplexes otherwise it destroys the look and feel of the community. In addition, no permits should be allowed for multi lot purchases of land for many duplexes build. We already lost our golf course for row housing and I don't want to see further deteriorating land value in my area.</p>
<p>The citizens of Calgary should have a say in this. The council is taking the lazy way out. After you have worked hard to purchase your own home the city just wants to tamper with its value</p>



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Existing neighbourhoods should remain zoned as they are. My neighbourhood has homes without garages or limited driveways. On street parking is currently near its limit. Diverse housing would greatly impact parking and traffic flow. It would also put pressure on school populations and green spaces. Each existing neighbourhood would have its own challenges for increased density. Blanket rezoning is not the answer. You can plan future neighbourhoods as R-CG.
I live at [personal information removed] in Haysboro. I vehemently reject this reasoning. We moved here from Walden and Silverado where there are loads of communities going up and development. We wanted a quieter neighborhood for our family. This is not necessary for Haysboro; it would lead to income for developers and the City while devaluing homes for the hardworking homeowners of Haysboro. Find another neighborhood to rezone.
Tone deaf and a failing council. I am absolutely against this rezoning bylaw. I'm no way will this help Calgary's affordability and will ruin neighbourhoods.
Terrible idea, another example of councillors not representing their constituents. Worst council in the history of Canada
Not one homeowner supports this. Infills, row houses increase density and are all priced well above any limit that would be considered affordable. You should all learn to code because your time as councillors will soon be at an end
Blanket re-zoning is not going to make inner city neighbourhoods more affordable/attractive for families. Most people don't want to raise their children in 3 story skinny townhomes with a stranger living in the basement suite. These townhomes are also outrageously priced. I do not believe we'll get a variety of housing afterwards - developers will slam as many properties on a lot as they can to make more money. Going from 1 neighbour to potentially 8 is insane! (4 homes with 4 basement suites).
It would be nice to live in a City where property rights are respected. Citizens worked hard to buy homes without knowing that a mass rezoning would occur. This government does not know what to do, so they'll give developers a free-for-all to reduce green space and add houses in a manner that is focused on short term profit for developers. Of course this will add housing, but it will do it in a manner that lacks a coherent plan that will cause a lot of long term harm.
I am opposed to rezoning in Ward 2 Calgary area. These are mostly newer communities and rezoning in this ward does not make sense. Residents in these communities prefer the single family home residential family areas and that is why we live further out from the downtown core to have less congestion and lower density. The city needs to look at rezoning in areas that are older then 1985 as these communities are closer to inner city and make more sense to rezone for high density redevelopments.
I strongly disagree with the proposed rezoning. We are not Europe or China for our living spaces to be crammed together and stacked on top of each other. This is Canada where we have plenty of land to expand and to be out and not up. Our quality of life is decreasing every year and it's shameful that our politicians at all levels of government look for easy solutions instead of carrying on with the spirit of North America instead of becoming European. The rezoning proposal should be nixed.
The proposed rezoning disproportionately and negatively affects working middle class families by suggesting that the only affordable housing the salary can buy is a high density small condo, reserving



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<p>the right to live in the single family house for either rich or ultra rich. We do not have a shaortage of land but there is a lot of corporate greed, salary freeze with cost of living rising much faster then peoples income.</p>
<p>Priority should be to lobby the woke/far left Canadian government to stop the influx of immigration and/or increased stringency in the immigration process... which will result in us not having a "housing crises". Simple. Thank you.</p>
<p>Stop the rezoning, immediatly. Secondary/rental suites are nothing but a haven for drugs, criminals, nuisance, etc. Mayor and Council have already defunded the Calgary Police Service, so who will respond to calls for help regarding the above?</p>
<p>I am against the blanket rezoning of most of the city. It should be better planned.</p>
<p>100% object to this!!!This is a tax grab by changing the zoning of my home. My neighbourhood is not practical to increase the population. This is a small closed in neighbourhood without the capacity to increase the amount of residents in existing homes. So NO!</p>
<p>My primary concern is the tree canopy and how that will be impacted by densification / rezoning. I would like for the City of Calgary to ensure that older trees are protected from getting cut down, as well as put extra budget towards planting new trees or ensuring that houses which are rezoned and rebuilt have tax credits towards planting new trees.</p>
<p>Citizens made housing choices based on zoning rules that were in place at the time of their investment. Council has no business changing the rules after the fact. Council certainly doesn't have my approval for blanket zoning. This decision has a significant impact on the Calgary homeowners and they deserve a say via a plebicite.</p>
<p>I am strongly opposed to this proposal. We have worked hard to live in a lower density neighbourhood with a strong sense of community and we do not want this to change. Very strongly opposed!!!!</p>
<p>This is absolutely ridiculous, if you guys actually listen to the people who you are supposed to be representing, you will NOT push this through.</p>
<p>Opposed to adding additional secondary suites in the area of Buffalo Rubbing Stone School. Many houses already rent out rooms &amp; street parking near my single family home is hard to find. Traffic issues at the school are out of control &amp; it is not safe to cross the street to get kids to &amp; front school. That has been an ongoing issue since the school opened &amp; the school, city, CPS &amp; CPA have taken little action to fix the problem. We do not need more traffic in the area.</p>
<p>I have seen several 4-plexes with secondary suites built recently, but they are just shoeboxes for people to live. Ideally I would like more single homes on older 50ft lots, so existing property values go up, but I am in favor of max 4 residences in a 50ft lot. * R-CG on corner lots -- without the secondary suites * RC2 semidetached with secondary suites anywhere * Four units with secondary suites on corner lots on main streets - e.g. 4th St NW,</p>
<p>My house is in the Sienna West development in Signal Hill. You propose to redesignate my parcel to R-CG, in accordance with Scenario 1 (neighbourhood built before 1985) in the leaflet I have received. However, Sienna West was built in 2004 and should therefore fall under Scenario 2: R-G. I therefore</p>



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request the proposal to redesignate my parcel to R-CG be amended to R-G in accordance with the scenario appropriate to this development. [personal information removed]
I am happy with what is proposed, hopefully this rule will exist and bring impact to reduce housing crisis.
Seems like a good idea
I oppose to the proposal of rezoning from R-1 to R-G. The city should expand in size, taking advantage of the ring road, promote remote working with reduced commuting, maintain high quality of living instead of compromising it.
I don't agree with it, this takes away character and prestige from areas and is terrible for parking and congestion. These older areas weren't designed for this amount of houses and doesn't make sense.
Regardless of which rezoning strategy the city will pick, if it isn't coupled with a viable construction schedule that provides a public option (a public builder , not a private builder) then we will not see home prices going down in Calgary. To me that is the more important detail when tackling housing affordability.
Instead of blanket rezoning, we need CONTEXTUALLY APPROPRIATE (good fit/suitable) BUILDS within neighbourhoods at the street-level, based on the unique features and operations near each parcel of land in order to integrate increasing populations with adequate infrastructure and support systems. Thoughtful cooperation between community members and builders will minimize strain on immediate neighbouring properties and improve cohesiveness within the unique culture of each neighbourhood.
Needs to be part of election platform. We need to vote on this. Not something you ran on so answer is no.
This re-zoning is inappropriate and unfair. Having purchased a home in an area where it was primarily single family homes this proposal opens the door for a neighborhood I would never have purchased in. My vote is NO!
This re zoning is inappropriate- it should be cancelled. Zoning was intended to keep neighborhoods consistent not mixing high density with single family homes. I have lots of reasons to support this but space is limited here. My vote is no rezoning
My property is proposed to be redesignated R-CG. I wholeheartedly agree with this proposal as it will hopefully provide more housing options for our growing population.
I am totally against this rezoning proposal.Multi story and dense row housing is ugly and will destroy neighbourhoods.Look at the current construction of crowded multistory row housing at the top of Bow Trail and 28th street.Anything that the citizens say or do on this proposal will not sway or influence your decision.The reason that the idea of a plebiscite was rescinded by City Hall was because you knew that you would lose it and then the question would be would you do as the people wanted.
I do not want this rezoning to go ahead. I like my neighborhood the way it is. I don't want it to become a cultural and traffic nightmare. I am a senior citizen and don't want to have to move because I can't afford to and I am content to stay where I am. Do not make my life a nightmare mayor Gondek. [personal information removed]
Our community has been well established for 60 years.It's hard for us to see our neighbours agreeing to rezoning changes - except to capitalize on an opportunity to make a dollar. The proposed changes affect



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<p>hundreds of thousands of households and therefore should be subject to a plebiscite rather than a short meeting that most interested parties will be unable to attend.</p>
<p>This re-zoning proposal should be not considered. There is a lot of explanations as to why it is good but I find it impossible to trust this Mayor. I bought a house and the zoning should stay the same as that is what I spent my money on. Even the secondary suites have caused issues in the neighbourhood with renters and noise. Do not approve this bill. Show that Council will not put everything on the backs of the homeowners as they have been doing.</p>
<p>Blanket rezoning is not effective in improving affordability for housing. While it reduces administrative burden and allows for an expeditious process, it will not drive prices down, especially in neighborhoods that have a specific character. It will simply allow developers to build density with a high price point. It's not addressing AFFORDABILITY, and it reduces the desirability/character of neighborhoods. Density needs to be strategically planned around transportation corridors - not blanket</p>
<p>We opposed to any blanket rezoning proposal for the city. We believe that this change will only benefit the land developers operating in the city. We wish the existing approval process to remain in place. [personal information removed]</p>
<p>I had lived for 37 years in residential neighbourhood in Langley BC and watched the impacts of densification. (primarily illegal suites). The number one issue was always parking as people would convert their garages to storage or suites and where there had been parking for four cars was suddenly parking for 2 AND 2 to four additional cars to park. Landlords would tell tenants there was lots of street parking but this was misleading. A very important consideration if no easy access to transit.</p>
<p>NO! This is a bad idea. Community infrastructure is not designed for this. Sewers, roads, parking, traffic, autos, water supply, schools, extra population, health care, increased crime rates noise, residents outside dense population want space between neighbours, not live on top of each other. The solution is to stop immigration until everything is in place 1rst., and put this to a puplic vote which you know you will lose. Do whats right!!! Council only wants to spend and tax public. [personal information removed]</p>
<p>the housing issue is not other peoples problems. if you want to move to this city and there is no housing, find another city. Extend the city and make newer communities.</p>
<p>I strongly oppose this proposed rezoning . I don't prefer to have multi housing units next to my current detached house. Also the roads are already overcrowded in the inner city and won't be able to handle more traffic due to increased density of housing as per the new proposed rezoning change. The city should be growing outwards and the cost for new infrastructure should be charged from the new developers and builders.</p>
<p>We are NOT in favour of rezoning in our estate area in Schiller Crescent and Schiller Place. We pay a large amount of money in property taxes to live here and rezoning will create many concerns and issues-safety concerns with not knowing who will be living in these rezoned houses, possible crime and partying and noise and parking around our property will be of major concern as well. Maybe restrict the number of people coming in to our city! NOT in favour of rezoning!!!!</p>
<p>I am concerned about increased traffic issues within residential communities not built for the increase an in amount of the cars on smaller roads.</p>



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<p>One piece of critical importance that I believe is being overlooked with the continual densification of inner city Calgary (and in particular my community) is the lack of public infrastructure. There is a lack of foresight in planning for new (additional) schools, libraries and sports and recreation centres. Our kids will not be able to go to their designated school due to over capacity issues already... This is a critical issue that needs to be addressed before more density is added.</p>
<p>PART 1: We strongly do not support this rezoning. Calgary faces many important issues: lack of quality jobs, aging and insufficient infrastructure (roads, water, sewage), homeless and drug epidemic, increasing crime, and rising housing costs. The road infrastructure is already insufficient for the volume of vehicles traveling downtown. The new zoning will effectively quadruple the number of houses on land, and consequently traffic congestion too.</p>
<p>PART 2: Focus on job creation and improving the road and supporting infrastructure, then look at housing. And squeezing more people on the same land is not the answer. Go further outwards, or convert downtown vacant office into apartments. When we bought our property (signal hill), we did so because we liked the neighbourhood and the surrounding houses / community. We purposefully didn't buy in a densely populated area, because we want a more peaceful existence. You are taking that away from us.</p>
<p>If approvals are given, the planning dept must advise the home owners is the impacted area of the development of the approval in writing. Also the planning dept must determine the available parking, the usage of the area, residential, and not used for a business such as car repair. If the development of the area results in the elimination of backyards completely, this is unacceptable. Communication with the residents is essential as it will impact there way of living</p>
<p>I have read the City's response to parking/congestion concerns and I believe the proposed solutions will unduly punish residents who cannot easily use other means of transport. I think of elderly folk or those with disabilities who would have difficulty cycling or walking long distances, especially considering half of the year is wintry conditions (ice, snow) and pathways will never be perfectly cleared or maintained to avoid hazards.</p>
<p>I have read the City's response to parking/congestion concerns and I believe the proposed solution (I realize this is only part of it) to encourage folks to use transit is most feasible only near major transit hubs or c-train stops. Getting around by bus is inconvenient with trips taking much longer than they would by car, extra costly for families needing to get around this way, extremely difficult if not impossible for grocery trips, and some workplaces are impossible to get to by transit.</p>
<p>I am in a community with many duplex, 3-plex, and 4-plex infills popping up. These homes cost the same amount, if not more, than the single detached homes in the area. I don't see how this is helping with affordability. I'm concerned that rezoning will make it that much easier for the more affordable homes to be redeveloped where people end up having to pay more and get less. The amount of yard in these cases is also greatly reduced and I know many young families lament this for their kids.</p>
<p>I'm currently participating in one of the City's local area planning working groups. I think this is a better way to go about community planning and making changes to zoning for building scale and urban form. Blanket rezoning is too extreme and sudden; planning needs to be slower, change should be incremental</p>



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with careful monitoring, and done with more input. Blanket rezoning seems to fly in the face of the myriad ways the City has been going about careful planning.
Areas designed for and purchased as single-family home areas should not be rezoned to allow for additional suits. Areas should be developed and designed for this intended type of occupation.
My child in the area enrolled to designate school through lottery system. How rezoning would make more space for kids going to designated school?
My child luckily get into designate school through lottery system. Because overflow students from other area. How rezoning will have better opportunity for kids in the area going to school? We will end up like in Vancouver, 1 teacher with 40 kids instead of 20.
I am not in agreement with this process to solve the housing crisis. There is still available land nearby Calgary area. It is not fair for those Calgarians who are already finished their mortgage and to those who almost paid off their mortgages. They worked hard to purchased their properties and I know they will also be compensated if they are affected. However, it's hard for them again to start with additional mortgage payment if they will be relocated.
We DO NOT agree with the rezoning proposal.
I think this is not okay! We like our park and I for one am completely against this!!! We always live in the worst neighborhood in this city. The basketball court is used literally year round for kids. I want to keep it that way in Erin woods
Horrible idea,110% against,parking problems,increased crime, lower property value,more pollution, traffic problems
Not impressed with the plan or process. Let the people decide not a few at city council. It messes with the value of people’s principal residence. Water resources are already threaten, crime on the rise, neighbourhoods will be polluted with parked cars, green spaces disappearing and wildlife adversely affected. The city should push back on the numbers and not accept federal money on a failed policy. I vote to scrap the plan.
There is no way that more dense housing can improve the quality of life in an established community, especially the ones being targeted by this rezoning proposal. Having more people in a given area gives more opportunity for more motor vehicles. You need to present that picture more accurately. Contrast photographically a street in one of your model neighbourhoods with ones in your target neighbourhoods. The unit costs to replace on existing lots must be higher than in new developments.
This cannot be a blanket change. Many neighborhoods are not designed for this many new residents. We already cannot find parking on our street and our schools are full. Where are these people going to park or go to school? These kinds of changes need to planned for when a community is first developed, not after the fact. Completely against blanket re-zoning!
-I am opposed to the blanket rezoning proposal. Do not change the existing zoning process. _I do not want to live near rowhouses or townhouses.



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<p>I am concerned that our taxes will increase with the rezoning. Can information be provided regarding taxes and rezoning?</p>
<p>1) How will homeowners with installed solar panels be considered when an infill is built on one or all surrounding sides and they can not achieve same solar collection? Bungalow v Infill/ Addition.  2) How will homeowners be considered if they have vegetable gardens and the can no longer garden due to the infills blocking sun?  3) How do handicapped/ elderly residents maintain access to front door if 2nd suites no longer have parking on the property?</p>
<p>Reading these materials, it's clear the City's propaganda machine is set to full bias. For once, it would be nice for the City to ethically present the costs and benefits of a policy change. There are obvious potential downsides to this policy change, such as forever damaging the character of certain communities and a reduction in value of many properties due to uncertainty. However, the City's communications team operates as an advertising firm for policies already decided behind closed doors.</p>
<p>You are not solving the housing crisis by creating homes that the majority of the public can't afford to purchase. Increased traffic, noise pollution, overshadowing of single-story homes, and higher property taxes are just the beginning. This decision disregards the character and well-being of our community. We demand thoughtful consideration and respect for our quality of life, not reckless development. Developers will start to harass home owners to purchase their homes.</p>
<p>In 2013 we experienced flooding on Bow Crescent and the surrounding area. At that time, there was talk of potentially limiting development in flood prone areas. It seems counter intuitive to encourage increased density in any area of the city where the flood hazard is high, and upstream protection is not in place, and probably unlikely. While increased density can create more affordable housing, it places more people at risk, and potentially less able to financially survive a flood event</p>
<p>I live at [personal information removed]. My block has gone from 23 homes in 2002 to 39 homes now. I believe density is good but I think my street has done its part +70%. I do not want more than 2 homes per 50 foot lot because our block is already saturated with a mixed population of seniors, families, renters and investors.</p>
<p>I am against the rezoning proposal. Although I agree housing is priority, laws and regulations must remain in place. Otherwise in 20 years we will be looking at a disaster of the consequence of the absence of law and order.</p>
<p>We received our letter from the City of Calgary re rezoning and we are 100% opposed to the rezoning plan and we will work tirelessly to vote out all councillors that attempt to implement this rezoning plan. [personal information removed]</p>
<p>Stop pandering to the federal government and developers of this city. No one wants this blanket approach rezoning. Taking this money from the federal government is like making a deal with the devil. Arguably this approach will not solve the issue of affordable housing. In my area, Varsity, the property lots are so large that a developer can buy one house and put in row housing- which will still be sold at least \$750,000 each- not solving the issue of affordable housing! no one wants this!</p>



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<p>I do not support the rezoning for 73rd street, SW, T3H3A9, Calgary.</p> <p>This area already has enough traffic due to increased multipurpose housing. At the moment, the current facility (schools, health clinics etc) is struggling to sustain the sudden population boom in this area . Moreso, the green areas are being destroyed pretty fast due to this rezoning and increased housing.</p>
<p>This should be voted on! This can easily lead to gentrification and displacement. Wealthy Developers building into neighborhoods, leading to the displacement of lower-income residents. This is a hit to greater social and economic disparities within the community. Long-term residents forced to relocate due to growing property taxes, and causing greater financial barriers for those trying to buy into established communities. This only benefits the developers and the wealthy.</p>
<p>I would like to see the traffic impact assessment that should be required on the impact this redevelopment will have on the redevelopment of these infill neighborhoods. With infrastructure at capacity and existing poorly maintained, mass increases to density without this information is inappropriate.</p>
<p>Do not go forward with this re-zoning bylaw. There are more reasonable areas to do this, such as major streets. I expect property values and enjoyment of life to decline as a result of increased density, noise, inconvenience or parking, and crime. When I purchased my home, I made that decision based on the neighborhood and how quiet it would be. This new bylaw changes that analysis. Thank you.</p>
<p>This is a welcome and wonderful idea! I am pro rezoning. I however would like changes to be made to the appeal process. Once the city approves projects, they should remain approved. I have seen the SDAB unfairly reject fully approved projects on zero grounds, for such a low fee. Please remove the public comment solicitation requirements on projects with grade. In 'hilly' areas, neighbors complain for no reason. Please amended. City approved projects should remain greenlit and not be overturned.</p>
<p>I am against the proposed rezoning. It will create parking and traffic issues, and impact property values and green space.</p>
<p>Please...for the love of god...do not implement citywide rezoning to our beautiful city. I understand council is doing their best to address current affordability issues but a complete CITYWIDE rezoning is not the answer. Do we citizens not have rights to raise our family's in quiet neighborhoods? Choose to buy houses in areas that are not congested, and safe to raise families? You're turning Calgary into one big Marda Loop. What a nightmare. Can you compromise and only consider certain areas?</p>
<p>This is a joke for existing neighborhoods. Like most things this current city mayor and councillors do I don't trust them. I expect this will become law no matter what people really want. Traffic, parking and safety is already an issue (along with expensive and inadequate transit options) and now you want to add increased burdens to an already taxed systems. Instead of looking for masked ways to increase taxes why don't you reduce your extortionate wages, benefits and pensions.</p>
<p>The housing situation needs to be looked at holistically. Densification is fine, but access to transit, parks, grocery stores and other amenities must be part of this plan. Built more transit first, plan where parks and amenities will go. Then people won't need cars to do basic groceries, for example. The current plan with two zones having 0.5 parking spaces per unit is simply ridiculous and irresponsible.</p>
<p>The differences between R-G, R-CG, and H-GO are not easy to define. There is no direct comparison to each use type. Make it simple: given a standard 50x120ft lot, what is the maximum number of units and</p>



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<p>minimum number of parking stalls required with this plan. It is making it look like there are hidden goals with these land use designations.</p>
<p>There is all kinds of space on outer edges of city. Is it really necessary to ruin existing neighborhoods when housing could easily be built in other areas. Sounds to me like this is all money hungry developers.</p>
<p>Will this create a free for all of developers buying up properties ? is the re zone change transferable to the new buyer of a home should you sell ?</p>
<p>I think we need a plebiscite</p>
<p>How will increased population densities affect street parking? Parking restrictions. Parking permits. Related. Costs ?</p>
<p>I hope my understanding of this rezoning is not correct as we live on a Close with huge parking problems at this time????          We have purchased our homes with (freedom of choice) - NOT wanting to live in a high density area. This is not acceptable!!!!          A bad decision by this City !!!</p>
<p>How will rezoning affect residential tax rates, e.g. from R-1 to R-G?</p>
<p>I am extremely disappointed with the proposed zoning changes. I do not believe anything the city is telling me about this change. I think the city is lying when they say my property values will not decline. Evidence for this is the city inflating my assessed property value. I do not think there will be enough street parking even with just the addition of basement suites. I do not want row housing in my neighbourhood. I like my single family neighbourhood. Densification is not a panacea.</p>
<p>Will I be compensated if my property value goes down? How will Calgary keep the beautiful tree canopy? Parking will be a huge issue, transit is not always an option. Will we end up with a rain tax like some areas in Toronto? Are all neighborhoods affected? Even high end ones? Land fill, how many perfectly liveable homes will be demolished and sent to landfill? How is this environmentally friendly? In my area the infill are approx \$200+K more to buy than an existing home. Not affordable.</p>
<p>I just want to make sure every city councilor is aware of this: today, people in this city has an all time high focus on the politics or decisions the mayor and the councilors make (especially with the recall mayor thing) - people do have memories. For all the things you do (or have done), people will remember those and if you don't listen to them the but want to do things for your own political agenda, you will find out at the next election (which is not too far away).</p>
<p>Has council considered the impact of citywide rezoning areas to meet housing demand? Has City undertaken projects to improve sewage and water infrastructure in these areas? Has City undertaken projects to improve road infrastructure in these areas? Increased density will increase vehicular traffic on already busy roads and cause increased delays. Or will this be done after these areas are inundated with problems?</p>
<p>I am against this new proposed re-zoning. This has the potential to turn Calgary into one huge ghetto. We chose our community of 26 years based on long term set up.</p>



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<p>Has the City considered where all these extra residents will park? A house that originally had 2-3 cars, with a fourplex will now have 2-3 cars/ unit. That is an additional 8-9 cars that will now be parked in front of neighbour's driveways, on boulevard lawns, on neighbours' boulevard lawns. How is the City going to address this? Is the City going to have increased staff for parking enforcement?</p>
<p>Rezoning these areas will lead to tree removal of old trees. Has City planned for increased green space and parks for residents to gather and foster community. There will be constant construction and reduced property values for existing residents. How is the City going to address these concerns. Drainage and sewage issues from increased population density – Has City upgraded its sewage treatment plants in these neighbourhoods? Most of the pipes are centuries old. Is City upgrading pipes?</p>
<p>I am 100% against the rezoning in my neighborhood. I bought in Haysboro because there were no multi family buildings. We have a true neighborhood community that isn't battling the city on parking issues. I've visited other areas where multi family dwellings have been introduced into single home neighborhoods and the parking related issues are significant. Why do all these proposed rezonings always have to be pushed upon inner city home owners?</p>
<p>Concerns with privacy, loss of investment, loss of peace and quiet at my own home, loss of value, garbage cans, transient area, no stability or sense of community, parking concerns, taxes. There's no-one that has more interest in an area then homeowners. I invested in a home that is private, and do not want backyard suites. It's very unfair that someone's property &amp; value be affected by developers building something literally in their backyard where one person is sitting &amp; staring at each other.</p>
<p>The rationale behind doing this is a little silly. For example the justification is that new houses built on inner city communities are only \$1.6M type housing. Non-sense what about the houses that are bought for \$500K improvements are made and sold for \$650K. The million dollar homes built in new communities aren't the issue, they can often fit many more people than the homes they replace.</p>
<p>Ripping down one 3 bedroom house, and replacing it with 2, two bedroom homes won't increase the density by an appreciable amount. It's common in older communities for 5-6 people to roommate a 3 bedroom home together to save on expense. Getting rid of this shadow density that already exists will make the availability of housing worse not better! Those numbers aren't accounted for properly in rental statistics.</p>
<p>I'm still concerned about water utility needs not being met. The justification is that new homes use much less water with low flush toilets. Many older homes already installed low flush toilets because of federal government incentives in the 2000s. There will be an increased demand on water utility that the city is underestimating.</p>
<p>Parking is still an issue. It would be nice if the city could set aside some room for parkades every few blocks in really high density areas. These could be used by the people that want to use a car, and will help to avoid parking conflicts from increased density that inevitably occurs with increased density.</p>
<p>We are against the proposed citywide residential rezoning. We were very deliberate in our criteria when we purchased our single family home in our quiet Woodbine R-C1 neighbourhood back in 2005. This is our most valuable asset, and the place we plan to call home for decades to come. It is not fair to change</p>



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<p>the rules in an established neighbourhood. This is very undemocratic. Since this affects so many homeowners in Calgary, this should be decided by a plebiscite, not by City Council.</p>
<p>We are NOT in favour of rezoning because it is detrimental to our neighbourhood and the families that live here. We bought into our neighbourhood because it's has single family homes, space between houses and doesn't have cars parked all down the roads. The rezoning would decrease the value of our home, cause the lake to be overcrowded and the streets to be full of vehicles. Rezoning would not provide affordable housing but just make the developers richer. This should be voted on by Calgarians.</p>
<p>My main concern with rezoning is that less detached houses are being built than attached/semi-attached houses. The imbalance of supply would continue to raise prices for detached houses. How will this rezoning improve permit efficiency and incentives for building more detached homes, single-family dwellings?</p>
<p>I absolutely disagree with this blanket proposed rezoning. I as well as many other people chose this area to live based upon housing density and surroundings. Possible side-by-side housing or multiple family housing on one property is not acceptable in established areas. Although increased housing may be required for growth this blanket change is very irresponsible of council or provincial or federal governments. Rezoning to allow these changes should be done as needed in a specific area.</p>
<p>City of Calgary Councilors: Please listen to your citizens. This blanket re-zoning is not the solution to the housing problems in the city. There are beautiful neighborhoods in our city that will be negatively affected by these changes. As councilors representing citizens you need to protect those communities. There are many other options for planned development that the citizens will support. Allowing apartments among single family homes is not the way. Find another way, please.</p>
<p>As a resident of this neighborhood, I oppose this change as it will significantly alter the character of our community. Our street has thrived with nothing but single-family homes, and I fear that more dwellings will not only disrupt the peace but also increase traffic congestion. With only one entrance and exit, the increase in traffic poses a safety risk and diminishes the quality of life for current residents. Please reconsider this proposal and preserve the integrity of our neighborhood.</p>
<p>I wish I could read information published by the City and feel like I am fairly, objectively informed. Instead, I read the City's material and feel like I've only heard one side of the story. I don't trust this municipal government.</p>
<p>Increased density would completely change the character in our neighbourhood. Yes the city needs to offer a variety of housing and neighbourhoods, but should not take away from well established communities, with significant greenery, whose appeal is built upon single family homes with regular sized backyards.</p>
<p>We live in Rosemont &amp; specifically bought for R1 zoning of our street. I am VERY opposed to the blanket rezoning the reason why we paid a premium for our location was to be on a street where R2 zoning was not allowed. Parking and traffic in our area will increase along with people finding new spots to park including increase in alley behind our house. Please encourage redevelopment on already R2 lots or rezoning applications with affected residents input. 500 word limit for comment is ridiculous</p>
<p>Most decidedly not in favour.</p>



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<p>We are in need of affordable housing but a blanket approach to rezoning is not a strategy to get there. The City needs to lead and build affordable housing - developers will only make the most profit they can. Blanket rezoning will destroy many communities. Citizen are not being heard. This issue needs to go to plebiscite or become an election issue. It's far too wide reaching to simply introduce without consultation.</p>
<p>The city wide rezoning is a fantastic idea, and one that is well overdue. Please do not let those scared to "change the character" of their neighborhoods prevent progress. Affordability and inclusivity for both current and future Calgarians is what should stand at the forefront of this decision.</p>
<p>what does the clear or white mean on the maps and what are the controls and directives around these areas? My email is [personal information removed] Please respond to me. Thank you? [pesonal info removed]</p>
<p>Absolutely against this, my area is already a high density multi-family residential, including social housing. Issues such as crime and theft are increasing, frankly Westbrook and surrounding areas don't need more people. Parking and infrastructure are both issues. The FAQ's imply that there will be no change to property values, deceiving at best, rezoning can drastically impact property values. Not buying the mayor's climate change nonsense either, we don't need anymore legacy projects.</p>
<p>I am confused about my letter I just received and there is no place to ask questions and all the info sessions are done!Why notify people after all the q&amp;a is over? I tried calling the phone number and it says in the recording "if you have questions about finding info on the website" that is not helpful! Your examples of RCG in the letter are NOTHING like the RCG that has been built! That is serious misrepresentation! My lot RC2 to RCG the only advantage is to land amalgamators not regular ppl!</p>
<p>Given many councilors social media feeds, the decline of a plebiscite and the acceptance of federal housing funding - you have 0 interest in actually collecting or using feedback from this form. The re-zone is already happening via LAPs (a process that engages a community directly) instead of a poorly thought out blanket re-zone. This is a developers dream, its going to remove existing affordable housing, and its going to increase prices. Developers are profit hungry, not altruistic. Shame.</p>
<p>The blanket R-CG rezoning is an absolutely terrible idea for Calgary and it's residents. We live in the community of Garrison Green which has a master plan for a mix of single family, town homes and multi-family and this works well because it was PLANNED. Blanket zoning will only cause land values to go up (because you can now fit more homes per lot) making homes LESS affordable. R-CG will not solve affordabililty. We will rally our community to vote out our mayor if this plan goes forward.</p>
<p>I purchased in my single detached zoning because I wanted to live in a quiet neighborhood with limited traffic and lots of parking. I paid a premium in both taxes and original home price to live in a quiet neighborhood. Even if you tear down the house next to me and put up 7 row houses or two fourplex's, people that need housing can't afford to pay 1 million + for a town house. They need homes built in the far suburbs that will cost \$300K. This rezoning is all about more taxes nothing more</p>
<p>I am very disappointed in this blanket re-zone. Instead of looking at the pro/cons factually and objectively, council is jumping on the developer wagon. There are many lots this will work for, but just as many this makes no sense for which is why a process like the area LAPs makes sense. Existing RC2 RC1N lots</p>



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cannot be redeveloped unless a developer buys multiple ones and then starts building. Name ONE RCG development that was more affordable than what it replaced?!
Every single engage page has a dedicated email address except for this one which arguably deserves it most. There is no place of getting questions answered. Developers aint going after lots in mount royal and britannia, they want the cheapest input costs and highest profits. They are going for middle income neighbourhoods (glendale, glamorgan, rutland, NGP, lakeview) watch for them to get wayyyyyyy more unaffordable.
I am opposed to re-zoning existing communities within Calgary. Calgary does an unacceptable job at maintaining our history. Neighborhoods were designed and built a certain way and we should maintain these communities that way. If additional housing is required, my suggestion would be to develop new communities that are more densely populated. This way people who want to live in densely populated areas can live there and everyone else can live in the communities that they have chosen.
Please find a way to provide housing for newcomers without punishing those of us who sacrificed much to be able to live in a neighbourhood of our choice.
Confused about the brochure I received.
How do you know this will not affect housing value? Evidence? How are you addressing additional demand on utilities/infrastructure associated with rezoning? Ex: New developments generally leave roads in poor shape after tapping into underground utilities, based on my observational reality. One might conclude that the developers make the rules? Thoughts? Thanks for considering these issues. [personal information removed] (please call me anytime to discuss)
Hello. I bought house in a neighborhood with other houses. I do not want to be living beside a row house or have a rowhouse pop up behind me. The fact you have a housing crisis is because your are advertising for every one to come to Alberta. Well they showed up and have no where to go. Now I have to change my backyard to help out your incompetence? I don't think so.
I fully understand and appreciate the need for rezoning. I am not in favor of removing the need to provide a parking space on the property for backyard suites. The reason being is that backyards that have back alleys are needed for emergency vehicle access and the City of Calgary already doesn't have the bylaw officers to enforce a no parking for back alleys. Lifting this need for property parking would only make the matter worst and harder for the City of Calgary to enforce safety regulations.
I am against the proposed rezoning as it has the potential to radically change existing neighbourhoods in a negative way. If you want to design areas with this type of housing that's fine but don't go into older established neighbourhoods and do this as people bought there homes in these areas based on single family residences being what the development is comprised of. Don't change this, look at what has happened & the problems that have arisen in a city like Portland that did this.
The homes currently backing onto Fish Creek Provincial Park In Deer Run, Deer Ridge, Douglasdale and Mckenzie (among other communities) have proposed zoning of R-CG. Has the environmental impact to Fish Creek Provincial Park been considered? Also has the province been consulted?
I am not in agreement whatsoever. This is making residents submit without say or options. The Federal government created this problem and simply passes this on to home owners. Leaves a bad taste in my





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<p>i support city wide rcg rezoning</p>
<p>As a professional real estate appraiser of over 30 years, this will be an absolute disaster. In what world are 3 blanket multi-family zonings for an entire city a good idea. This is so poorly thought out as to be comical. We've had strict zoning laws since the dawn of time for a reason. This throws it all out the window. I can hardly wait for no yards, no sun, high buildings blocking views of anything, no parking, no privacy, overrun amenities and a horrific looking streetscape. Bad idea. Period</p>
<p>I'm very supportive of the rezoning proposal. It's the only way that we can fairly and efficiently move to a more sustainable city, with thriving amenities and reasonable taxes.</p>
<p>The mayor says that “ “By creating more supply, you’re easing the affordability issues we have in the market right now. That will allow for people to stay in our city instead of moving away.” That is a foolish, ignorant, self saving, dishonest comment! The single \$650,000 homes in Montgomery are torn down to build huge duplexes that sell for close to \$1,000,000 each! Renters kicked out with limited options! And we current residents lose privacy, mature trees, and are “bulldozed” over!</p>
<p>I am in favour of rezoning. Adding a backyard suite to my property will allow me to age in place. I will have a revenue source in retirement to help me stay in my home on a fixed income</p>
<p>Busy, high density neighbourhoods, (meaning the entire city as you propose it) takes away the choice for families to have a more quiet area in which to raise their kids, should that be a priority, over and above affordability.</p>
<p>We absolutely do not agree with this if our detached house will be turned into a townhouse!</p>
<p>I support rezoning for many reasons. A variety of housing is important to building more diverse and inclusive neighbourhoods. I live in a single family home in an established neighbourhood and it actually makes me mad when we see a huge \$2M single family infill when there could have been higher density - people are being priced out of their neighbourhoods and we should embrace mixed housing. It will also reduce the bureaucracy around development and free up resources for higher value work</p>
<p>Rezoning will only work if we stop allowing developers to buy properties for well over asking prices. Developers flip these properties using cheap materials and poor quality construction (which isn't caught by city permitting) and sell them for an exorbitant price even if they are multi family dwellings. Not only does this artificially inflate the Calgary housing market but it does little to help solve the housing shortage because the average Calgarian can't afford these units.</p>
<p>I am writing as a concerned resident to express my opposition to the proposed blanket rezoning initiative. Sweeping zoning changes could potentially lower property values, affecting homeowners' investments and financial stability. Preserving homogeneity through existing neighbourhoods is a key factor in overall property value. It also seems like everyone doesn't get a chance to weigh in but instead it's a generic solution being applied to all.</p>
<p>While I do agree with densification, I am quite discouraged by the trend of over-densification. An example that's indicative of my concern is the 30+ foot high 32 unit stacked housing project, LOC2023-0245, in Bowness. This conveniently exceeds the 75 units / hectare limit by saying 16 units are secondary suites. Parking, and the developer's shadow modelling (which is severely inaccurate), completely ignores the impact on nearby residents, and is completely out of character of surrounding homes.</p>



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What is terrible mayor and city council. This needs to go to a plebiscite.
I have concerns regarding the blanket rezoning of such a large area. I have concerns regarding parking and traffic. I do support the proposed changes to secondary suite rules that would allow both a basement suite and a backyard suite. This would be a good start to improving housing crisis and not overwhelming existing communities in terms of traffic and parking.
I graduate university soon and I don't know if I'll ever be able to own a home. Upzoning is good! Make it easier to build housing in our established communities where people want to live!
This is a dissapointing decision that undoes 100 years of thoughtful urban planning with an anything anywhere approach. This is the most ineffective city council and mayor this city has seen and yet another of their misguided decisions lacking any semblance of thought and planning.
Taking certainty away from homeowners, regarding the character of their community, in favour of allowing developers to increase density in an ah hoc manner based on short term profit, is not a good idea.
We bought our home in the Quiet Nieghbourhood of Acadia for A reason,it was older quiet and where we grew up! This rezoning is going to affect us to no end! This is communism that NOBODY WANTS, you are supposed to be for the people but you are TOTALLY against the people of this ONCE GREAT CITY! This city has been going downhill for the last 10 years and getting worse! You want to tell us home owners what and when to do what you decide and that is called DICTATORSHIP PERIOD! Cutting my trees now!
Maybe fix some roads and start watering the trees we have left! And the greenline is doing nothing but raising taxes that's why we are OUTA HERE! You are COMMUNIST
I am a home owner in garrison woods. I know a lot of planning went into making this neighbourhood look as great as it does. The houses here are not all the same, but they all have similarities which suit the area. I AM NOT in favour of a blanket rezoning for my area as it opens the door for new infills to be built however the new developer invisions, perhaps ultra modern, which will drastically reduce the curb appeal and charm of this little community.
HOW DO I ASK QUESTIONS??? THE PHONE NUMBER DOSENT PICK UP!!!!
I am not in favor of the proposed rezoning changes. Parking is adequate for the single family homes as "single family ". Many residents have more than 2 vehicles, without additional rental accommodations. My main concerns is parking availability, increased traffic, making the neighborhood less safe for kids and walking. Neighborhood becoming transient and less desirable for resale. Increased crime. Loss of property value. [personal information removed]
I am 100% opposed to this as a long time citizen of Calgary.
Good day, My name is [personal information removed] and I live at [personal information removed]. My zoning is set to change from R-C2 to R-CG. With the rezoning, my concern is: will this change the property taxes, and how will this affect the market value of my property once the rezoning is completed? My email address is "[personal information removed]". [personal information removed]
I am extremely concerned that the city has already decided on this topic as several councilors have come out and said they are decided. Not to mention the vote split on the plebiscite is exactly the vote split we will expect to see on this motion.



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<p>Do we forget that local area plans are currently in development and actually use a local vision and contextual upzoning on areas that can handle it?? I am completely against this blanket upzone which will not help housing prices at all.</p>
<p>Arbitrary land rezoning automatically places density of housing above the importance of building communities. It removes all democratic processes for neighbor's input about changes that affect their homes and quality of life. Current infrastructure within Calgary was not designed to handle large increases in population density such as sanitary trunk lines in Tuscany beyond capacity today. Property values will drop reducing money flowing into the city coffers and making Calgary undesirable.</p>
<p>Based on the mail out it looks like you can have 16 units on a lot (8 main, 4 basement and 4 garage). But then when I asked, someone at the city said you cant and it was wrong. I am really confused.</p>
<p>Why would you rezone parks if you are not planning to develop them? Why are you destroying Richmond Green Park when you are adding 10,000 units at Minto and additional density in Currie, killarney and glenbrook? increasing density is fine but not when you destroy the supporting parkland and mature tree canopy to do so.</p>
<p>Strongly opposed! If anyone thinks on-street parking will not become an even larger issue as a result of cramming more people into less space you are mistaken. Also, a certain decrease in property values of the surrounding single-detached homes when a "rowhouse" gets jammed in between. 100% a BAD idea. Defeat this ludicrous proposal!</p>
<p>This proposal is nonsensical in nature and the fact that council will likely approve 8-6 is an indication for the lack of community input which is being considered by our current city leaders. While the current system is imperfect, there is generally certainty around what will be developed next door and furthermore there is the opportunity for a key tenet of democracy - community input. Taking all input out of the process and creating the wild west with respect to development is misguided.</p>
<p>I live on Child Ave NE with existing limited parking issues. With Tom Campbell's Hill dog park, there is an influx of people coming and going parking daily. While I agree with more affordable housing I have some concerns with the rezoning in this area. The possiblity of a existing single unit property turning into 4 front + 4 secondary units concerns me. If everyone has a vehicle where is everyone going to park? I am concerned about parking and TOO much density in this neighborhood.</p>
<p>The city council has become a group of autocratic fascists . They don't listen to the people of calgary but push their socialist agenda's. I am absolutely apposed to this blanket rezoning. This will destroy the community that I live in and there is nothing you can say to change my mind. The reason there are no houses is multifaceted and this will have minimal benefit yet will ruin neighborhoods that many of us have worked our entire life to get to. The entire council should be fired.</p>
<p>Calgary does not have a long term housing crisis, we have a short busy period in the housing market. We bought a condo in 2013 and the price is still the same after more than 10 years. We think that your policies are ruining our home.</p>
<p>I am completely opposed to the blanket rezoning proposed. Those of us living in R1 areas have worked long and hard for the privilege of owning our own homes. This is a major change that city council was not elected to make. Let's put it to a vote and see how far our "enlightened" council gets.</p>



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<p>We chose to buy in Scarboro based on RC-1 zoning at the time of purchase. Not only did we pay a premium for this location, we have been paying a premium in property taxes to continue living here. Blanket rezoning would not only destroy the history that has been preserved in our neighborhood since the city originated but also leave room for row townhouses to be built right beside, which is something we paid a premium to avoid! We have large concerns, including traffic, parking, property value!</p>
<p>I live in Altadore/Marda Loop where R-CG is proposed. I'm in favour of increased densification and the "15-min City" concept. My prime concerns are:</p> <ul style="list-style-type: none"><li>- poor control of developers putting up sub-standard buildings which then quickly fall into disrepair &amp; impact the neighbourhood.</li><li>- inadequate parking provision on properties resulting in crowded streets and safety hazards.</li><li>- damage to sidewalks by developers that is not fixed.</li><li>- inadequate provision for pedestrians.</li></ul>
<p>We are a wealthy city, not a village. Healthy cities grow and change. Less restrictive zoning will not only make it easier to add urgently needed new housing, it will also help fund long-term maintenance of our vital infrastructure, as well as community amenities and services, through a higher value tax base. This isn't wishful thinking — it's supported by overwhelming evidence and hard-nosed economics. Let's move forward with this and solve problems!</p>
<p>This is a ridiculous attempt to rezone inner city neighborhoods by diluting their votes. Let Calgary keep some semblance of its character in tack and leave the zoning as is. Many thanks</p>
<p>No consideration given to existing residential owners. What happens to value of my property when 4 units are built beside my house, what happens to my landscaping when there are high multi units are blocking the sun and impacting my landscaping and what is going to be the impact the street when you could have up to 8 more cars from one multi unit looking for places to park, and what about the overall esthetic to the neighborhood that currently exists. Totally against the rezoning proposal.</p>
<p>You should take this to a city wide vote. Anything "blanket" should be up to the people. We already don't trust you, and that mistrust leads many to think that this will cause more problems than solutions.</p>
<p>I've lived in the same neighborhood for 25 years. It's a great area that I specifically bought into. I do not want that changed as it wasn't what I purchased. Newer communities, where buyers know what they are getting is fine. I didn't buy into this neighborhood and support it to have it now change into row housing. No thanks.</p>
<p>I do not want a blanket rezoning as proposed. At a minimum, a plebiscite on rezoning should be had</p>
<p>I fully support this measure. Housing is so unaffordable right now, almost everyone I know can't afford to move out because of how high rent has gotten.</p>
<p>Hi, I am a homeowner in the community of Deer Run and am strongly against this proposal. When I bought my home I wasn't just buying a place to sleep, I was buying into a community. This proposal permits individuals outside of my community (developers) to fundamentally alter it without having to deal with the consequences of their actions personally, as they won't have to live in the community they've fundamentally altered. Please vote against this proposal in council.</p>



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I do not think this plan has been thought out and I do not believe it is anywhere near ready to be implemented. If multiple families can live on one plot of land where is everyone going to park? How will the waste removal and recycling services be impacted? Where will the bins go? These may seem like simple questions but they will impact the everyday lives of the entire neighbourhood.
If we rezone can a condition be added ensuring the replanting of trees removed during development?
I am against the blanket city-wide rezoning. Allowing both a secondary suite and backyard suite on a single property in all areas of the City, while removing parking requirements, is absurd. Street parking is already hard to come by in many residential areas and doubling, or even tripling the units with no extra parking will lead to conflict. Replacing older, less expensive homes with high priced multi-unit developments does not help affordability (see home prices in Killarney)
We are completely opposed to blanket rezoning. This is a terrible idea that will negatively impact our neighbourhood. This will not improve affordability. This is a cash grab for developers. We are extremely disappointed that there will not be a plebiscite on this important issue.
The City materials highlight every real and imaginary positive impact and fail to mention any negative impact. Such obvious bias erodes trust.
I am worried about the rise in crime, traffic, parking issues, and property access problems caused by the increased population density (i.e., the construction of more homes in an area). A housing crisis is not a valid reason to create new problems in our city's subsystems. It seems like none of you have any experience in systems thinking, as you are adding more houses without taking into account their impact on the larger system they are a part of.
strongly opposed to this. unfair, and not fair. changes to the original zoning, of which we purchased our home, without a city wide vote, or providing compensation is unfair. rezoning could lead to higher density, reduced property values, congestion, parking, noise, garbage, and other social issues. this is not the zoning of which we invested in the purchase of our home. strongly opposed.
Master-planned communities' character shouldn't be sacrificed for broad rezoning. A universal rezoning policy ignores local needs and diminishes public involvement. The trend towards remote work diminishes the justification for rezoning to shorten commutes.
Recommendations: Target rezoning efforts in areas with demonstrated need and community backing. Initiate rezoning on a trial basis in selected neighborhoods to assess impacts and foster agreement.
Why is input still open? The city already passed this as the council refused the plebiscite and accepted our federal tax dollars? (being bribed with our own money - classic!) why pretend you are taking feedback?
<b>HOLD A PLEBISCITE. YOU NEED TO LISTEN TO CALGARIAN HOME OWNERS. THE 8 ON COUNCIL WHO WILL VOTE FOR THIS SHOULD NOT BE MAKING SUCH AN IMPACTFUL DECISION WITHOUT LISTENING TO THOSE OF US WHO PAY CITY PROPERTY TAX.</b>



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<p>I live in Inglewood. I am okay with replacing older smaller homes with duplexes but I am not okay with cramming three-storey row houses on R-C2 lots. It changes the uniqueness of the neighborhood and puts a strain on old infrastructure we have, sewage lines, lack of public transit anywhere but 9th and available street parking, etc. This type of development with cookie cutter townhouses exists in communities like Hillhurst or Altidor so please don't turn the entire city in to Pleasantville.</p>
<p>I purchased our house in our area so that it wouldn't be surrounded by mixed density and would retain value and not add congestion over time. I highly doubt property taxes would ever be reduced as a result. The public didn't ask for this, another make work project.</p>
<p>I am against a blanket rezoning as it will negatively effect quality of life for most residents. Adding density to existing streets means more traffic, more cars that need parking, and legal suites mean less space for everyone. We can add density in new areas and around new c-train stations without affecting existing neighborhoods negatively. This should be reviewed each time as it truly effects the beauty of these existing neighbourhoods and will lead to a degradation of these neighbourhoods.</p>
<p>I live in Tuscany and am against the blanket rezoning proposal. The infrastructure installed when this community was built does not support high-density housing. There is currently insufficient street parking for this single detached homes as it is. Instead of blanket rezoning, specific areas should be identified where adequate supporting infrastructure is available for high-density homes.</p>
<p>I own a 7 unit apartment building at [personal information removed] in Bankview (a 50ft lot).</p> <p>Why is my lot being rezoned to R-CG which does not allow for apartment buildings?</p> <p>If the purpose of the proposed rezoning to R-CG (max 4 units on 50ft lot) is to promote greater housing density, then how will forcing a lower density on my lot, from 7 to 4 units, help in that regard?</p> <p>Perhaps there has been an oversight for my property and it should be exempt?</p> <p>[personal information removed]</p>
<p>I live in Calgary and I DONOT agree with the rezoning project. Please invest in public transportation infrastructure and increase in new realstate projects in new terrains around the city.</p>
<p>I don't agree this rezoning process for R-C1 to R-CG. It will reduce my neighbor privacy, quietness, parking space issues, more crowed population. Calgary have more new development area for growing and still within an hour to downtown. Existing facilities inside the community may not be able to entertain the increase population.</p>
<p>I think this will have a desired outcome of increasing the amount of development and density in established neighborhoods. But with that increase, neighboring property owners are all the more dependent on the contextual review process to protect against oversized and inappropriate development. If the blanket rezoning is a removal of barriers, the contextual review process needs to step up to compensate and not just be a rubber stamp to keep up with demand.</p>



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This re-zoning will effect almost all Calgarians, will not create more affordable housing and will negatively impact some of Calgary's most historic and attractive neighborhoods. I am disgusted with this council for letting this get so far despite the overwhelming concern amongst Calgarians. Any counselor that votes yes will go down in history as a lazy crook and will almost certainly never be elected again. This OBVIOUSLY should go to a city vote.

How will policing and homelessness be addressed when you force more people into a smaller area like Forest Lawn, Pembroke Meadows and Dover? In places where parking is already a concern, will you force more homeowners to pay for a Residential Parking Permit to park in front of their property?

I am against blanket upzoning. I believe the City should take the time to find appropriate places to increase density through the Local Area Plan processes. The Mayor herself admits blanket upzoning will take time to have any effect, so why are we rushing this? Let's take the time to get it right. Calgary has consistently been ranked in the top 10 most livable cities in the world, we should not rush into such a significant change that will eventually drastically change the fabric of the city.

No need

City wide rezoning should not proceed. It should be performed on a case by case basis / neighborhood by neighborhood basis. City council does not have a mandate to perform this overarching change

Blanket rezoning the entire city will not solve the problem of affordable housing accross the city, some communities will never be "affordable." I do not support this. Rezone areas that already include a high percentage of multi family dwellings but do not alter communities dominated by single family homes.

As a long-time homeowner in Calgary, I am strongly against a blanket rezoning. Each community brings its own pros/cons and considerations that need to be considered. At minimum, an issue as significant as this needs to be an election issue or go to plebiscite.

**AGAINST!**  
This proposal is fine on an individual community basis. If the residences of that community are in the majority for it. But a blanket change to the zoning of the WHOLE CITY is ridiculous. Let the individual communities decide with their Councillors. Will that cost more money? Well, The city of Calgary wastes money everyday on nonsense (Running snowplows with no snow). This is a cost that ACTUALLY matters to us.  
My Residence: Mckenzie Lake.  
I'll be contacting my Councillor as well.

Blanket rezoning at minimum needs to be put to a vote not decided for us. In McKenzie Lake there is no place to support a mass influx of smaller living units. Parking is already limited, the strain on such an old electrical system would cause problems, there is already issues with water mains and sewage regularly. Approving a basement suite or a living space above a garage is one thing. Creating 9 living spaces on 1 piece of property is unrealistic.

Please do not do this! Change a few neighborhoods first so that problems can be identified, resolved and then slowly expanded. Its a silly decision, but full rezoning of the entire city would be chaos and a giant gift to builders without having an impact on affordability. Home builders are not going to build enough



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homes to drop the prices anyway, they will maximize their profit, which would decrease if prices fell too much.
I opposed the rezoning in Calgary/ Evergreen. I want to maintain peaceful and quiet community. I also want an ample parking space. I do not want overcrowding.
I just received my letter in the mail. The deadline to provide comments expired but seemingly has been extended, which is going to confuse people. This is far too broad and will have a significant and unpredictable impact on the character of the entire city. Memories are short. A few years short ago we had an oversupply of homes. Markets and Calgarys economy are very unpredictable and making such a rash change to address a current circumstance is completely irresponsible. Developers will profit.
1. Plebiscite is only FAIR way to handle this "global" rezoning. 2. City Council should be solving home deficiency issue intelligently instead of blindly rezoning the City.
Please don't go through with the rezoning. It is utter nonsense and doesn't do anything for affordability. There is absolutely no guaranty that the infills will be cheaper.
These homes need to have affordable rates or housing cost caps. I don't think it is beneficial to be placing more compact housing with less space and charging more than what someone in the area is paying for a full home. This should not be based on market value and resale value. This should be based on family housing crisis
The idea of rezoning oakridge is absolutely ridiculous. I dont want an 8 plex beside my bungalow. It will drive my house price down and also congestion our nice private street. Build north, south or east if housing is a crisis. Instead of sewerage mature neighborhoods.
We are against blanket rezoning and it's wrong for city council to decide this matter without a strong mandate from property owners. This should be a plebiscite question to let the will of the property owners decide this question.
I do not agree with blanket rezoning of existing single family communities. The governments role is to protect property rights not undermine those rights.
Blanket rezoning will make it easier & faster for developers to to turn my neighbors lot into several multi family units. Some lots are very choice (river lots or those with a view) & need to be preserved. Bowness Road for instance is having a hard time handling the traffic as it is. With the addition of the bike lane on a main thoroughfare , a bus route & angle parking it becomes very congested. Leave the established neighborhoods ALONE! Develop the new areas with the new rules!
[pesonal info removed] would like council to recognize current solar systems in place in neighbourhoods and have conditions for height restrictions to enable effective solar access for systems in place. (ie no three story fill in that would block the sun and disrupt solar electricity production. We currently have east and south exposure panels on our house)
I live in Willowpark. For the past 3 yrs, we have undergone an extensive discussion/engagement for the Heritage Plan. Participants from the community, the community association and city finalized the Plan which was approved by council. It addressed issues of densification, green space, maintenance of community values etc. Not everyone was happy with this plan, but it met the desired goals and we all endorsed it. Now after all this work, council will just force their view. NO TRUST IN YOU



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<p>This issue should be voted on by the residents of the city. This will have lasting impacts on our community as single detached homes are replaced with higher density versions. This also devalues community specific benefits such private lake access where larger amounts of people will reduce value of having access. This should not be a one size fits all solution, and should be community based.</p>
<p>The tyrannical City council once again feel they have the “power” to do what they want when they want, and with complete disregard for their citizens’ wishes. The legalization of “Basement Suite” which already adds severe constraints. These areas were not designed to house multiple families/people in the same residence. these constraints add considerable strains on parking, traffic, over crowding, Increase crime and resources. THIS IS COMPLETELY UNACCEPTABLE!! Please vote NO!!</p>
<p>When you buy a house zoned for single family a change to multiple residential is very concerning. It is not selfish to not want a family's largest investment to be devalued and character of your long term neighbourhood changed. Will the city be compensating the effected home owners? Have you considered the liabilities the courts may impose? If homeowners had known this type of change would be considered I am sure restricted covenants would have been included by developers to ensure value erosion</p>
<p>This is a great idea! Thank you for making this change in a way that addresses the need for additional housing options, but also respects the character and context of our communities. I fully support this rezoning for housing initiative.</p>
<p>I am NOT in favor of the proposed rezoning. I believe if adopted it will lead to decreases property values, over loading of existing infrastructure, on street parking issues, increased crime, and reduced tree canopy. I think this idea should be scraped.</p>
<p>Rezoning should be up to the communities involved not council deciding. YOU need to listen to the people in their communicate.</p>
<p>This sounds like an excellent idea to move toward better housing affordability!</p>
<p>I am amazed at the extent of negative comments and thinking that we are hearing from friends and neighbours. The definition of REPRESENTATIVE GOVERNMENT needs to be reread and explained to the Mayor and the City Councillors.</p>
<p>my home at [personal information removed]. I bought the home considering green space at the back. Looks like city is planning to rezone the green space for residential area. Please do not rezone the area. It is a very densely populated area, we need green space for adult, children. You can visit and see you many people walk in the green space. Please build a park people will enjoy.</p>
<p>not enough parking and does not bring costs down</p>
<p>I am writing to express my reservations regarding the proposed citywide rezoning initiative. We must carefully consider the impact on long-standing residents and their quality of life. While the proposal aims to streamline permit approvals, we must not compromise on quality control. Development projects should still undergo thorough scrutiny to ensure they meet safety, environmental, and aesthetic standards. Expedited approvals should not come at the expense of due diligence.</p>
<p>My family is not in favour of rezoning our property. We feel strongly that rezoning could have a negative impact on the value of our property. The city council already authorized the rezoning of the Harvest Hills</p>



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<p>Golf course (in my neighbourhood) to high density housing. This cost the community millions in property devaluation, transferring money from the community to developers. We believe that this trend would continue with this proposal and would mostly benefit developers and builders.</p>
<p>Existing neighbourhoods should be allowed to maintain their essential character. Roads, garbage removal, parking, electricity infrastructure and likely sewage are not designed in single family areas for higher density housing. Don't allow it in the middle of these areas.</p>
<p>Hi My only current question, is would I be able to build 2 in-fill detached homes in place of our one house on [personal information removed]? Thank you! [personal information removed]</p>
<p>I am opposed to the blanket rezoning proposal for the following reasons.</p> <ol style="list-style-type: none"> <li>1. Destruction of the culture of older neighborhoods.</li> <li>2. Increased density without the ability to increase parking in older neighborhoods.</li> <li>3. Large building structures overlooking private yards.</li> <li>4. Looking across at large structures instead of single family dwelling.</li> <li>5. A feeling of helplessness with current city council.</li> </ol>
<p>This is a horrible plan for Calgary. Such a huge decision should go on the next ballot for elections, not rushed through like this. If council is so concerned about the cost of a plebiscite, it can be rolled into one. This is lazy planning, and more units can be added in a more creative way rather than blanket rezoning. no evidence was presented that overall this is effective in other cities, actually quite the contrary. [personal information removed]</p>
<p>The proposed rezoning is not conducive to helping build more properties or rentals. It will only benefit developers. Please do NOT shove it through approval. It must stop. A plebiscite is necessary for true public consultation. This feedback process is a sham. [personal information removed]</p>
<p>Lately, new developments and builds are not spaced out enough. My neighbours can practically touch the low-rise condo that was build next to their house and the condo balconies have a great view of the side of their house. Please consider how density can still afford space and privacy. Also communicate how this densification will be supported by other City services, like increased transit service, expanded snow removal...etc. These needs are not being met at the current density.</p>
<p>Vote No! I am not opposed to thoughtful and democratic methods of rezoning to allow for increased housing and density. I am a second generation Calgarian and in my view, the City of Calgary has a very poor record on the development file over many decades. In short, I don't trust the City to do the right thing. The blanket rezoning is an overreach and contrary to the democratic process. Vote No! [personal information removed], Calgary.</p>
<p>Just stop... your current taxes and unwillingness to hear us is abominable. Now you want to take my neighborhood away? We moved here for the zoning it had not the zoning you are proposing.</p>
<p>The current utilities in the areas proposed for rezoning would require a complete and costly overhaul to accommodate additional block housing. Has this cost been addressed in the City's plan? It goes without saying that the 'proposed' increase in the density of property and traffic would have an adverse effect on property values and standard of living, and put greater strain on policing and Fire service access.</p>



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<p>This is how you turn a beautiful city into a city that looks like we are in a large city in a third world country. Dirty, parking issues, illegal suites, emergency vehicles not being able to get to proper addresses or building in time and so much more. Let's add in the electrical grid getting over taxed. So many reasons this shouldn't even be a topic on the agenda. I can hardly believe this is being considered as a viable option. This council has lost the confidence of this it's constituents</p>
<p>I am very concern that the citizens of Calgary are not getting the full impact of the blanket rezoning. You state in your brochure " a 50 foot lot can have a maximum of 4 units with each unit having a secondary suite and an additional backyard suite. Total units is not 4 it is 12 on a 50 foot lot. This is too much and very unfair for the residents of Calgary. Build communities like university heights, where it is well planned and not impacting an original community.</p>
<p>What is the plan to upgrade infrastructure as you increase density in older inner city neighborhoods? Neighborhoods that were planned for and built many years ago never contemplated increased density. Who will pay for these upgrades.</p>
<p>My mother has been living in her home since 1963 (61 years!). She is the original home owner in this location. And now you want to rezone the area? What about respecting those long term residents! They have stayed in their homes for good reasons - including the zoning. I think this change is thoughtless to any residents who have earned the right to say no to any zoning changes!!!</p>
<p>I don't want blanket rezoning of communities. I don't believe redevelopment of single family homes for multi-family housing will provide lower cost housing. In my neighbourhood there has been such redevelopment and each unit has sold for almost \$1 million. Low cost housing developments are not suitable where single family homes have existed. They are suitable for larger land spaces such as 11 Haddon Road where services for affordable housing are on hand. Use city land to decrease the costs.</p>
<p>Has the city considered where people will be parking should rezoning occur? As it is in Hanson ridge/panorama people park on the streets at times blocking partially other people's driveways as their vehicle doesn't fit between the spot on the street between two driveways and there are no other spots available. Is the city prepared to install traffic lights on the main roads in Panorama as there are intersections which are already known for a high incidence of near misses/accidents?</p>
<p>According to the interactive maps my area is zoned for R-CG. The cul de sac streets are already unable to support the vehicles with the current single family homes. Adding Infills will making parking impossible on residential streets in Tuscany. I am opposed to this rezoning in established communities.</p>
<p>It's scary to me to think that my elderly parents could receive a letter from the city telling them their house is being removed and they have to leave. I hope the city will consider the traumatic ways this could impact citizens and the overall air rights of houses in the city. Why not tear down the downtown and redesign it to make a safer, brighter, more inviting walkable city centre? It's cramped, dark, and dingy year round. THAT would be a better use of time and money.</p>
<p>I am dead set against the proposed rezoning. It will fundamentally change the fabric of our city. You did not campaign on this plan and I do not believe you have the moral authority to proceed with this plan. I bought a single family home in an established neighborhood believing I had a solid investment for the</p>



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future. You will devalue my home with multi family units in my backyard. This will not increase affordability in my community, it will only increase your tax base. Respectfully, [personal information removed]

Rezoning the entire city is drastic, reactionary, and lacking awareness of the needs of residents in many neighborhoods. New communities that are high density are very crowded, with very little parking for residents and their guests, are noisy, lack privacy and can be more prone to crime. Many Calgarians have chosen to live in areas zoned RC-1 or RC-2 to avoid these issues. Everyone I have spoken to is very against this new proposal. Please reconsider. These decisions have irreversible outcomes.

Rezoning in Discovery Ridge will reduce the natural beauty of the area as it is perched on a forest. Don't destroy the natural beauty please.

If we ever want to be a cosmopolitan city, with mass transit that functions effectively for all areas, we need more densely populated residential properties. All areas within the city should be required to have a percentage (15-20%) of multiple family homes, condo's etc.

Concerning parking issues if some of the lots get changed over to 4-plexes, etc. & what is the definition of a backyard suite? Parking on this street now is a nightmare with a the secondary suites that are here now. What do you thing it will look like after this is changed.  
Also I can't see how this rezoning will not affect our property value?  
Thank you,  
Owner: [personal information removed]

I do not support blanket rezoning to R-CG. Council, DO NOT support this.

Hi. Respectfully, not one elected councillor or the mayor discussed this change as part of their platform. To be elected and make this type of sweeping change is inappropriate. Yes you are soliciting input, however, this is an issue that should be resolved thru a plebiscite. Thank you

I am 100% OPPOSED to the proposed rezoning. None of the current member of council ran on this issue during the last election or said that they were going to do this before the vote. Rezoning will only benefit developers who contributed to councilors election campaigns. Leaving a decision that will impact the property values of tens of thousands, to people who have been so heavily lobbied is undemocratic and unethical. Rezoning is theft by City Council of my property value and quality of life.

Intentionally owning in neighborhoods with low density zoning is common place. Changing the zoning after the fact is not fair to those existing owners. There is a high risk of infrastructure overcapacity (sewer backup for example) if housing density is increased in existing developments. Change to high density zoning for new developments only to ensure adequate water, waste water, electricity, and parking provisions are in place from the onset of development, with no surprises for the owners.

We own a property that is currently zoned R-C1 and that could be rezoned to be R-CG. We do not agree with this change for the following reasons:

1. we bought this property many years ago based on the type of neighborhood and the amount of room in it (house spacing). We have continued to live here because we like that spacing. This change will result in much denser spacing, which we do not want.
2. higher density will result in parking problems.
3. higher density will result in less trees.



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<p>my greatest concern is that there needs to be some off street parking</p>
<p>We do not support this!! We bought in this neighborhood specifically for the large yards and single family homes. The councilor that supports this doesn't even live in this neighborhood! Ruin your own neighborhood!!</p>
<p>[personal information removed] Owner Huntington Hills 31yrs; strongly oppose the proposed rezoning. Invested here for many reasons: space, view, trees, room to garden, a yard with sand boxes, swing sets, a year round outdoor visiting circle, a double garage, ample street parking. The proposed rezoning would eliminate all that. Plan future developments as you wish; do not rezone these precious existing neighbourhoods. They are a part of what still makes Calgary great.</p>
<p>Hello, I have been a resident of the Dalhousie community for 20 years and I OPPOSE the blanket rezoning proposal from our city council. Since a decision for this proposal affect every residential land owner and tax payer, this needs to be voted on by the people it will affect the most, A targeted plan would be more suitable, council needs to do better for the people they represent. Thanks.</p>
<p>This is an extremely undemocratic &amp; silly idea. Isn't downtown still 27% vacant and less expensive vs building additional buildings in established communities. Isn't this the exact opposite of densification? Is the city opening itself up to lawsuits as a result? The blanket rezoning is a poorly thought out idea based on virtue signalling. Current council members in support of the idea never campaigned on it and something this important must have a plebiscite.</p>
<p>Removing the parking requirement for backyard suites is poorly thought out, especially for older, single family dwellings. As communities age, on street parking gets increasingly crowded. Waiving Backyard suites' parking requirements will cause congestion in alleys (IF present) and will make Front of of dwelling streets as congested as NYC streets, where finding parking is a constant war.</p>
<p>I have concerns about letting people build more than one house on a lot! Already we have no parking and that's only since we've allowed basement suites. With no limits on how many people can live in one house there's a constant flow of people. Seldom is there room for me to park in front of my house! I think it's a bad idea! How about building smaller, cheaper houses for everyone! Not just [removed] and students!</p>
<p>I am ver excited to remove this barrier to development and hope to see more general reform to facilitate meeting goals for inner city densification. It's vital to use all tools, including looking closely at development review timelines, to increase housing supply, support stronger public services and build more diverse livable communities!</p>
<p>I am for the rezoning. I own a property that would be affected by the H-GO rezoning along with my neighbour's. This is a great opportunity to create more homes and make housing more affordable for calagarians. I am lucky enough to have a stable income along with my partner but I keep hearing about the difficulties other calgarians are going through. This issue needs to be dealt with before housing becomes unaffordable like Vancouver and Toronto.</p>



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<p>Mass rezoning seems like a near thoughtless reaction to a difficult situation caused by years of poor planning by a bloated municipal government that has not served citizens well for more than a decade. Calgarians deserve better than this incompetent, corrupt municipal government.</p>
<p>I've read FAQs and see that parking is going to be addressed partially by "on-street" parking. This is not going to be a solution, and parking issue has to be addressed before making re-zoning decisions. In our cul-de-sac even now, with single detached houses, there is practically no space to park on the street.</p>
<p>I see a big issue with green zones/parks re-zoning. This has to be excluded from the re-zoning completely to not give a workaround later for potential reuse of these areas. If it's not going to be used for building anything (as it stated now) - remove it from the re-zoning!</p>
<p>send re-zoning to a plebiscite</p>
<p>I am strongly opposed to a blanket rezoning of the City of Calgary. We purchased our home to be in an area that was not high density with respect to homes and cars. The idea that because of a fire a builder can come in and build a duplex or fourplex would greatly impact the value of homes in my area. Also, parking is at a premium in the area as it is, with every home having at least two cars if not 3. PLEASE DO NOT GO AHEAD WITH THIS BLANKET REZONING and listen to the concerns of the public.</p>
<p>The proposed rezoning is a great first step towards increasing housing affordability, increasing tax revenues and hopefully reducing tax property taxes, revitalizing shrinking inner-city communities, creating a greater sense of community within neighbourhoods and the list goes on. The future of Calgary will be shaped by this decision. We want a more inclusive welcoming community where driving is an option, not a requirement.</p>
<p>Strongly against blanket re-zoning since my market choice is a quiet neighbourhood with less density.</p> <p>Annex more land to drop prices and charge fees for hookups and new schools so they get put in promptly.</p> <p>I don't want to live in a dense neighbourhood and will move my 250k salary out of Calgary if I'm forced to live someone else's choice that wasn't shared before the election.</p>
<p>I am very opposed to blanket RCG across the city! You can't call a climate emergency then wipe out all of the trees on private land. If you stick with 45% lot coverage and 10 m height, but increase to 3 units including secondary suites on an RC1 lot, you will still get your housing accelerator money, increase suites but save our communities. NO to RCG everywhere. As I work, I will not be able to attend the Apr 22 meeting, so I want my voice heard. Stop pandering to developers. NO to RCG!</p>
<p>Hire a company like Urban3 to look at the value per acre across the city. Their website has plenty of case studies. Low-density suburbs are subsidized by the inner city. This finding applies continuously across every case study they have done in cities with sprawling car-dependent low-density suburbs. This proposed rezoning will help the city become more financially stable and can stop the spiralling maintenance costs and tax increases.</p>
<p>I am against the city wide rezoning in areas outside of the inner- city due to the smaller lot sizes , smaller roadways resulting in less parking</p>



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<p>higher vehicular traffic, parking issues, disputes over parking, disputes over noise, higher density- higher crime, lower socio-economic median</p>
<p>I do not agree with the proposed rezoning and strongly oppose the idea. Up zoning is not a solution to any of the problems faced by Calgary. In addition, it would present a significant amount of disruption and abuse by developers who have already, in my 30 years in Calgary, pushed every limit of the rules. Upzoning would exacerbate the issue of developers doing whatever they wanted while the City left it all to local communities to police and defend.</p>
<p>Totally Opposed to the Blanket Zoning idea. If rezoning is done it needs to be done Community by Community in a thoughtful process</p>
<p>Public transit is no where near up to standards, meaning we still need vehicles to get around this city which with this huge rezoning increases vehicle densities in these areas. No where to park means no where to ride your bike, increases crime etc. i am vastly opposed to this unless there are adequate underground parking fit for tenants AND visitors!</p>
<p>I am in support of this rezoning. I believe that our citizens deserve homes that work for them in communities that they want to live in. Zoning changes to allow for multi-family homes will help our city drive solutions to the current housing shortage and encourage more sustainable growth now and into the future. I am strongly in favour of this change and will continue to provide feedback as the process moves forward. Thank you for your work.</p>
<p>This will negatively impact single family home owners across the city. I don't agree with this proposed rezoning. This will no doubt negatively impact Calgarian homeowners in single family homes: there will be issues with parking, noise, over densification, and most likely increased crime. Those who want to rezone their homes/properties can do so already. Having a high density property conversion next to a single family home will negatively impact the value in single family homes.</p>
<p>I am against R-C1 to R-CG rezoning in the Lake Bonavista area. Intersections and roadways are already extremely busy and pose a danger to the community. There are 4 elementary schools in our direct neighborhood. Children deserve to be protected, more dense population leads to reckless drivers. The current R-C1 zoning provides a balance that ensures the safety and well-being of our community members. Even in this condition there are pedestrian involved accidents nearly every 6 months.</p>
<p>This zoning fails to consider older lake communities and the impact a drastic increase in density could have on the community facilities. Many paid a premium to live in the community because of these characteristics. Blanket rezoning is a slap in the fact to all who made a conscious decision to pay a premium for access to these facilities. These rezoning changes could force drastic changes to community bylaws resulting in less inclusive communities.</p>
<p>We object to the proposed Blanket re-zoning plan by the City. Our community has mature trees which are being removed as developers are planning to put more housing the lots. No consideration for parking is given when density is increased. Developers with no buy-in to the area should not be dictating what can be built in our community.</p>



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<p>Increased density means the reason people bought here would no longer be valid. I have used up my feedback letters.</p>
<p>In the past there was a great deal of work that went in to community planning and figuring out levels of density that made sense for each community. Why has the city thrown that away and focused on this blanket rezoning as opposed to focusing on areas where density makes sense and the infrastructure exists to support density increases. As its currently proposed developers will be the only winners.</p>
<p><b>THIS IS THE DUMBEST IDEA EVER!!!</b></p> <p>Calgary doesn't have the infrastructure to put people on top of people. People who are already trying to live in a lot of these areas right now. Do not want a duplex going up next-door. There's no parking. There's not enough food in the [removed] grocery stores. There's so many people in my neighborhood already I can't even get my kids into swimming lessons. We cannot continue to go on like this and put people on top of people.</p>
<p>I am generally agree with rezoning.</p>
<p>Stop trying to turn Calgary into a ghetto. Multi housing units are horrible to live in, no privacy and too many people shoved into a small space</p>
<p>I strongly oppose the proposed rezoning because it will increase the population density in the community, increase traffic, affect negatively the safety of people and decrease the values of the homes that we invested in.</p>
<p>While I feel that the proposal for city wide rezoning is a foregone conclusion I do not agree with a city wide change. I feel each community should be evaluated to ensure the wide variety of changes can actually fit on residential lots and parking is a consideration when approved. I do not feel our city transportation can efficiently manage the increased density so it will bring more vehicles to a community. One thing I would like to see is more of a community with local shopping</p>
<p>This is a very poor decision by a small group of individuals that clearly are not connected to the broader citizens of Calgary. This decision will greatly affect everyday life for those who have already purchased a house. Our property values will decrease, our access to parking, private lakes, amenities will be impacted. Each community is different. We purchased a property that offers privacy, with no large houses over looking ours. Infill will reduce our quality of life and property value.</p>
<p>I am concerned based on the experience of other cities that have tried this, that the results of creating the types of housing most needed are not worth the loss of individual planning control. i.e. the types built are those that make the most money for developers, NOT what creates the most needed housing, nor maintains the quality of local environments. It is a bad idea that has minimal improvement on the needed affordable housing.</p>
<p>We purposefully moved our young family to the suburbs 28 years ago from Toronto to avoid the congestion that areas closer to downtown experience with multi family dwellings &amp; infills. Avoiding streets filled with parked cars is another reason we chose a home across from a park. We are seniors now &amp; we want to stay in our home for some time to come &amp; maintain the lifestyle we've worked hard for. The proposed development is causing emotional stress we don't deserve at this stage of our lives.</p>



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No comments.
The proposed rezoning will only bring down the value of homes. This does not benefit current home owners. It will bring down the community's with more rentals and people who do not care about the homes/property because they do not own them. I have experienced this in previous communities when more rentals started. I am completely against this proposal.
I believe that Calgaryans must be allowed to vote on the rezoning. Council should not be allowed to make this decision for the entire city.
I do not agree with this proposal. The city can't or won't enforce existing bylaws Re Parking on front lawns.illegal parking on corners ,building to close to sidewalks and blocking fire hydrant. It will deteriorating the neighborhood. Parking is already an issue with illegal suites . Stop this
I reject blanket rezoning as lazy governance for a diverse city. My block has one suite and the renters brought 2 cars. There is no street parking and garbage/recycling overflow bins. Summer RVs will make it worse Greenspaces are well used. Evanston has no room in any schools. City council is powerless to fix the school situation. Evanston already has mixed housing as do neighbouring communities. You have increased taxes/density without increasing services. STOP
Totally disagree with this approach
This is a terrible idea for those of us that moved out of the inner city to the suburbs because we were tired of the density. This will be the second time I've had to consider moving because I want to live in a low density neighborhood. If I need to move again, I will be choosing to move to another town where I am represented in my civic government.
The project team has been challenged to provide information to Calgary residents on the proposed rezoning. Thank you for that! However this rezoning information should be used and pondered by all Calgaryans in order to vote and make a decision, not just a current city council.
The initiative to make housing more affordable for Calgaryans is commendable and so is the effort to manage the impact of GHG emission on Climate change , but there's uncertainty about the impact of rezoning on property values, concerning homeowners in affected neighborhood.  Additionally, are Calgaryans' neighborhood preferences being considered, and will compensation be provided for any decline in quality of life due to rezoning? Neighbourhood characteristic informed decision to invest.
There is no mention of parking issues.
The survey's sample size was too small. 500 responses are insufficient, given the margin of error and the population. The sample size should have been at least 600. Rezoning is not mentioned anywhere in the survey. The conclusions are biased and do not accurately show the results. In all recommendations, at least 200 out of 500 respondents did not strongly support the recommendations. Since the survey results are misleading, the survey should be redone, asking about rezoning.



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<p>I am not in favour of the proposed rezoning in any neighbourhood. Rezoning promotes parking problems and can be detrimental on infrastructure like electricity, sewer and water as well. New neighbourhoods could be designed to incorporate additional suites but existing neighbourhoods were never designed to accommodate the additional number of people that is proposed. Thank you [personal information removed]</p>
<p>Hello,</p> <p>The blanket zoning initiative lacks enough prudence and due diligence. I fully understand the need for more housing but a more sensible zoning approval in fitting areas is a much better approach. It is a bit lazy to allow for it city wide and would take away from the appeal of certain parts of the city.</p> <p>I will not vote for any council member who votes yes for this initiative going forward.</p> <p>Thanks, [personal information removed]</p>
<p>I strongly believe the rezoning initiative is not part of the mandate that the current council was elected under and further believe a change to Calgary at this magnitude necessitates a referendum.</p>
<p>I understand more housing is needed but the approach is flawed. Rezoning needs to include offstreet parking for vehicle increase in the neighborhoods. The zero lot line is also a mistake as it means an owner is not able to access there own building. It would be nice to think it is 1950 where neighbors were neighbors but it is not. The above two issues if not changed will destroy neighborhoods to unsafe places where access to a home you own is neither accessible by vehicle, foot or property.</p>
<p>Please amend the rules for rowhouse and townhouse forms of R-CG development to prevent any variance of applicable guidelines (i.e. height, coverage, setbacks, etc.) by the Development Authority. Any variances will be referred to the Calgary planning appeal board (SDAB) for consideration pursuant to section 687(3)(d).</p>
<p>This municipal government has been financially irresponsible for many years which has caused harm to citizens. For citizens who have worked hard to buy a home, the City is now introducing mass uncertainty by unilaterally changing zoning. This government has little regard for taxpayers and, instead, serves itself, its developer friends and its unionized work force. Mass rezoning is a band-aid short term pretend solution that will cause long term harm. This government is failing citizens.</p>
<p>My concerns are two fold</p> <ol style="list-style-type: none"> <li>1) how are the correlative rights of property owners impacted by the proposed rezoning changes. These are not sufficiently addressed in the "how will this impact me" section of the information website. Blanket statements are not supported by facts.</li> <li>2) The proposed changes to secondary suites and the removal of the need to supply parking is of grave concern. Home owners should be afforded the ability to have sufficient parking for their family needs.</li> </ol>
<p>2 senior's in Monterey Park -strongly against the blanket rezoning.</p>



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<p>This whole process is a joke and only for optics - the federal govt won't give funding unless you rezone, so you don't really care what we think. I think this should be an election issue - my city council is NOT representing my best interests. People who want a house can work and save for it like we had to. Having a house is not a right, it's a privilege. They can work and contribute to the economy instead of getting stuff for free. I think this whole process is untruthful and a waste of time.</p>
<p>Stop this whole nonsense called "rezoning" and start reasoning instead. This is Calgary, we do have a heritage to keep and whoever is not happy with it, can go anywhere else!</p>
<p>I live in a well-planned mixed housing area. That is not the same as throwing multi-family dwellings willy-nilly throughout. My neighbour could tear down his house, build a six-plex, and sell each unit for \$500,000 making a tidy profit but leaving his lot with no mature trees, no meaningful setback, no parking (12 cars on the street?), shade and viewpoints overlooking neighbour's yards. And at \$500,00/unit, it is not more affordable; even if rented, price will be too high for low income tenants.</p>
<p>I strongly disagree with the blanket citywide rezoning proposal. Communities deserve a more thoughtful approach with respect to traffic, congestion, utilities, and property value. I live in a cul de sac and a multiplex residence in this cul de sac would be horrendous for parking and general congestion. I agree that the housing crisis needs solutions, but this is not it. Developers will have a hay day and residents will be left suffering with the aftermath. - [personal information removed] Varsity NW</p>
<p>There is no question a housing crisis faces not only Calgary, but many parts of Canada. However, a bandaid solution of building more houses does not root out more systemic problems contributing to the crisis. Availability must be looked at alongside affordability. They are connected. Housing affordability stems from greed. (eg. Investment corps profit for shareholders at the expense of their neighbours.) Housing is a human right. Building more homes does not mean anyone can afford them.</p>
<p>I keep hearing terms like gentle density, but nobody defines what that means is it 5% or 50% increases? Comments like people will choose whether or not to own a car. This ignores that the existing transit infrastructure in Calgary is severely lacking and in most cases owning a car is more of a necessity, it also fails to consider proximity to the mountains ensures most will own a car. Why doesn't the city see congested streets as a problem? It's far less safe for both drivers and pedestrians.</p>
<p>Please do not allow for blanket rezoning! This should not be a blanket solution for the whole city. Some of us would like to live in a neighbourhood with single family homes only. There should be options for all. However, it would be greatly appreciated if you would take steps to limit the mass influx of people moving to and buying in Calgary (foreign investors). THAT is what is driving the housing crisis. Your solution is reactive. Please find a solution that is proactive.</p>
<p>Given that changes to rezoning will take years for any impacts both positive and negative to become truly apparent, why is the city rushing this process, when it's very clear most home owners (the ones paying ridiculous property tax increases) are very opposed to this. Why is more thought not being given to where this density is most appropriate? Blanket rezoning will have irreversible consequences on some neighborhoods. Look no further than Marda Loop, its unrecognizable and horrible to visit.</p>



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<p>Why would citizens support blanket rezoning where under current procedures the city already approves basically every land use request? Look at what has happened to neighborhoods like Marda Loop. It's painful to drive through there and only getting worse. The city needs major transit and other infrastructure upgrades before neighborhoods will be able to accommodate all this added density.</p>
<p>This narrative council keeps pushing that rezoning wont impact housing prices is disingenuous at best. Having lived in Marda loop and sold a house in Marda Loop I can tell you development and up zoning certainly impacts home prices. We lived in a duplex and ended up getting \$150k less than our neighbor 8 months later as a new development was slated to go in behind us. Going from 2 bungalows to 20 small units. This is a slap in the face of all owners paying property taxes in the city.</p>
<p>The rezoning does not take into consideration the need for transit to reduce cars and parking issues - which will become abundently more of a burden with extra houses. Also it does not consider the impact of neighbors and their financial liability of a multi-plex built next door to an expensive home. They will never sell for the price they paid (changing the rules after you have built your dream home and mortgaged yourself).</p>
<p>This is a very positive planning and win and win for all parties. I fully support this initiative and looking forward to see its approval asap. Thanks.</p>
<p>Hello, I currently live in a nice, renovated 1956 1.5 story in Glendale at [personal information removed]. It is proposed to go from R-C1 to R-CG. I am okay with appropriate and reasonable development but I read through all the FAQ's and read of nothing in regards to fire hazards and control when this density increases significantly. This would be very concerning if the houses next to me put in 3 story infills as the hazards will increase. Are you planning to build more fire stations? Please address</p>
<p>Zoning is not the problem, this will not aid in the housing issue we are currently in. I have an RC-2 lot but cannot justify the expense to build a 2 bedroom carriage suite above a garage. I am not a developer receiving grants and have no way to access grants being the property owner. The funds are only going to a specific subset of people who can make a profit off of selling the homes, not required to pay taxes on rental income. Contact me at [personal information removed] for further information.</p>
<p>Simply put, not happy about this change. It means more older communities will be targeted to change from quaint little homes to infills. Communities like mine, Silver Springs, will lose the charm and energy and become busy like Bridgeland. No one is tearing down a home in Hidden Valley to put in an 4 unit infill. Also... You're secondary suite rule - not addressing parking will only create issues for the future, LIKE BRIDGELAND.</p>
<p>Why would the City schedule the public hearing on Passover, when observant Jews won't be able to participate?</p>
<p>Lakeview Village has a very distinct character which is the whole basis of its design from back in the 1960's. The contemplated rezoning would open the door to developers permanently destroying that very character. Blanket rezoning in some neighbourhods will not in the long run be a benefit to the city or its residents. Why is Mount Royal not highlighted for rezoning? They also have a very distinct character which it would be detrimental to the city to alter. Please reply thank you</p>



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<p>I am against the proposed rezoning. Blanket rezoning is unwise as it fails to take into account the varying nature of housing in Calgary along with the diverse nature of the communities within the city. I feel that this is an inefficient and frankly lazy method and is only useful as virtue signalling and does not address the needs of the citizens but only helps corporations who wish to profit from it.</p> <p>Thank You. [personal information removed]</p>
<p>I am an affected landowner in an older neighbourhood and support the rezoning proposal. Rezoning will allow the City to help with the housing crisis. In addition, increased density will help reduce both carbon emissions and urban sprawl. A key benefit of increased density within the existing city footprint will be protecting native prairie habitat and prairie pothole wetlands from conversion.</p>
<p>This is a ridiculous initiative. I bought a property in a location with other single family homes for a reason and I don't appreciate you now changing the zoning arbitrarily. You indicate this is working in other cities but I really don't care what is happening in those other cities. This will not solve the housing crisis, despite your rhetoric. Finally, I am tired of the city administrators that believe they know better than everyone else. There is an existing process and it's sufficient.</p>
<p>The proposed zoning would allow far too high of a population density! Parking would be a nightmare! There needs to be a cap on how many of these can be built in a given area!</p> <p>Also, there needs to be an easement for residential homes that have EXISTING SOLAR PANELS, to prevent tall buildings being built right next to them, rendering the panels essentially useless!</p>
<p>My husband and I are opposed to the blanket rezoning of Calgary. We purchased our home because it was situated on a quiet cul de sac. With the proposed rezoning we could potentially no longer live in the neighbourhood we bought into. Parking is already at a premium on our street, I can't imagine how much worse it would be if four plexes were built. We sacrificed and saved for years to buy into this kind of neighbourhood -please don't let the builders change it!</p>
<p>How is this going to be beneficial to common Calgaryian and will this affect our insurance?</p>
<p>Rezoning from: R-C1 Rezoning to: R-CG In Mayland Heights on McKinnon Drive will not benefit our community. Tearing down houses to put up townhouses and smaller detached homes will only pocket the wallets of those building them. These would be close to \$1M homes which is not helping the housing crisis. It would add more vehicle traffic in an already busy alley and on the street leading to the elementary school. It is unnecessary and unwanted to change the zoning in our neighborhood.</p>
<p>I am opposed to this blanket rezoning to RCG. I am also extremely concerned that our Councillors already appear to have their minds made up on this and plan to support it. All the propaganda I have been seeing is about different Councillors wanting to make sure people understand the benefits. The reality is that it is developers who benefit. This will NOT create any affordable housing, and affordable housing is what is missing and should be focused on. NO to RCG everywhere!</p>



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<p>Vehemently oppose this blanket rezoning proposal. Council would be far more effective, while proving their worth to taxpayers, by directly addressing the AFFORDABLE housing issue in specific areas and in specific terms that make sense for folks that need affordable housing. A blanket rezoning shows the voter how incredibly out of touch council is and the inability to think critically to solve complex problems. Do better council.</p>
<p>I think rezoning is a good idea. I think it can help affordability and housing supply. I want to know what protections can be put in place to prevent new housing from becoming really expensive. I would hate for single family homes to be replaced by equally unaffordable but less liveable row housing. Also, what can be done to support those of us who aren't low income, but who really can't keep up with housing and rent prices. Thank you.</p>
<p>My husband &amp; I are opposed to the proposal to change the designation of our lot, [personal information removed]. The community of Falconridge already provides a variety of housing types - single family, duplexes, townhouses &amp; apartments. We have lived in Falconridge for 25 yrs. We are not interested in any changes that increase the population density of our neighborhood. This will contribute to issues with street parking as most duplexes in our area don't have a garage and rely on street parking already.</p>
<p>it's a much needed initiative; fully supporting the rezoning decision.- from rocky ridge</p>
<p>Good evening, I am a 63 year old single female, who has lived in my current home in the Oakridge area for over 30 years. Currently, I am in the process of preparing to rent out my home, and live in the Okanagan for period of time. When I return, I would like the option to build a "granny suite"/separate home on my lot, and continue to use my large family home as an income property. Lot: 150 " x 75" The new home would have lane access, allowing for a garage and a suite above. New zoning please.</p>
<p>Make it a logical and easy process for the public to submit feedback! The information required on the submission form is inaccessible and ridiculous: requiring the agenda item when the agenda hasn't been published yet but feedback submission is open.</p>
<p>I think this is ridiculous and a gross over reach of power. This need to be voted on and cannot be pushed through by city council. I bought in a specific area that didn't allow for multi-dwelling buildings. Single family home areas are not a problem and this is not a solution to housing issues.</p>
<p>Terrible idea. There is plenty of lands in Calgary sub urban areas for more housing. If the concern is for accessibility, then put the focus on improving public transit (add bus routes, improve bus frequencies, more bus stations, etc) Inner city is cramped enough as it is, and the road infrastructure cannot accommodate. Take 19 St NW for example: it is one lane for both north and south direction and it does not have the space to open up for additional lanes to help with traffic</p>
<p>Even though I think that citywide rezoning is not the perfect tool, it's *something* we can do to address housing affordability. This rezoning removes many barriers to denser housing yet still offer opportunities for input to development permits. As a Calgary homeowner, I strongly support this initiative. It is easily the initiative that I think has been most important in the past decade.</p>



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<p>My address is [personal information removed] Calgary. I am ABSOLUTELY OPPOSED to these changes that may affect my property. NO WAY.</p>
<p>This is a fantastic idea, for developers to make money in the short term. Everyone else loses. Calgarians deserve a better municipal government.</p>
<p>The R-G district is for a mix of low-density housing forms in suburban greenfield locations. Parks within our community are being proposed for rezoning. I want to know if the parks in our community will be built on? further, does the city intend to build into fish creek?</p>
<p>I would argue that the zoning of that neighbourhood is an important factor. In fact, one could argue that the designation of zoning is a contractual obligation between the City and the residents.</p> <p>This initiative has been poorly executed as evidenced by cancellations of door to door information visits. This SIGNIFICANT change needs community by community visits to engage with residents and gather feedback to ensure a fully informed decision is taken.</p>
<p>I have lived in Calgary for 20 years and reside in Wildwood. I am horrified by the proposed blanketwide rezoning of Calgary. I understand we need more housing as do many cities across Canada but this is not the way to go about it. I don't want to live in a community neighbourhood with 4 or 8 rowhouses packed in tight. I don't know who this helps beside the property developers. There are specific spaces where rowhouses work but they should not be a blanket solution for entire neighbourhoods.</p>
<p>I am against blanket rezoning.</p> <p>The negative consequences - climatic and social - have been repeatedly and eloquently presented to the City of Calgary by a series of specialists .. and then brushed aside.</p> <p>Absent from the "plan" is a blanket upgrade to electric, sewer and water .. aside from mythical liberal promises.</p> <p>The theme is essentially "creating tomorrow's problems today", the Gondek Administration Legacy</p>
<p>I am against the proposed blanket rezoning. This proposal will increase land values as developers drive house prices up, it will increase neighborhood conflict, it will increase pressure on community services, and significantly affect parking. Only a targeted approach that as part of the planning addresses that manages land values, addresses transportation and access to public services, that creates community including access to parks will create the desired result.</p>
<p>Hi I have a question as to why 20th ave between 2nd and 4th street NW is not being rezoned to H-GO. Thank you.</p> <p>Please feel free to contact me a [personal information removed]. Thank you.</p>
<p>NO to blanket R-CG. New communities are planned by grouping housing types together. Blanket R-CG will devastate established communities. If you must do anything, change R-C1 to allow for a secondary suite and a backyard suite while still keeping the 45% lot coverage and 10 m height maximum. This will</p>



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<p>still keep our trees and allow for you to access the HAF from the federal government. NO to R-CG everywhere-- the developers are the only ones who benefit from that. They can still rezone too</p>
<p>I am opposed to the rezoning. We are one of the first owners of a neighbourhood that is approximately 25 yrs old. We chose it for the character and consistency of homes in the development. It is unfair to have that taken away by changing the zoning from R1 to R-G. The rights and needs of existing homeowners are being completely ignored.</p>
<p>I approve rezoning with the following concerns: 1) decrease in grass/gardens to absorb rainfall results in increased street level flooding (e.g. 16 st. and 17 ave NW), 2) decrease in tree canopy as private trees are removed results in increased heat, 3) loss of light on adjacent properties (especially those on the north side of alleys). 4) loss of private areas for children to play with no increase in public space. This results in a hot, flood prone, and deprived neighbourhood.</p>
<p>This is not the solution for affordable housing. There are lots of suitable locations around the city where high rise buildings could offer a solution, like along Macleod Trail that already has transportation and access to major roads.</p> <p>There is not parking space for all potential units proposed.</p> <p>You are proposing a major disruption to establish neighborhoods, while the could evolve they also has the right to enjoy a community away from the caos of overpopulation.</p>
<p>I am trying to see my house address zone but did not see my zone!</p>
<p>I am absolutely opposed to this plan. I moved to Calgary from a city where this kind of development was rampant. It destroyed the cohesive neighborhood feel, street parking was impossible, and people hated living next to multi-unit developments. Keep this kind of development in areas that are zoned for this was currently, or zone new developments for increased density. People will at least purchase a home knowing what to expect.</p>
<p>I am NOT in favour of blanket re-zoning. I bought a home in Signal Hill 10 years ago as it is primarily single family residences. I also would NOT have spent over \$150,000 on home renovations (nor would have my neighbors), if I had known the neighborhood was going to be re-zoned. Some neighborhoods should remain as they are as different buyers want different FEATURES. Not all buyers are first-time. Stick to hoods like Rosscarrock, glamorgan as they need revitalization in terms of businesses,etc</p>
<p>I am totally against blanket rezoning to adhere to the whims of the Federal Government. The Mayor and Council did not run on this platform and if they would have they most definitely would not have been elected. This needs to go to a referendum in 2025.</p>
<p>I do not support blanket rezoning. This proposal neglects the needs of lower income people and will favour mid-high income earners. I would support thoughtful re-zoning based on community structure. For instance, targeted rezoning near the C train (~750 m) to high density for apartments makes sense. Communities away from dense amenities and transit will make for vehicle-dependent communities that only benefit developers and high earners. Blanket rezoning will further housing inaccessibility.</p>
<p>Please do not go ahead with this proposed re-zoning. There are several towers downtown being transformed to housing. These will provide hundreds of new homes and will alleviate some of the housing crunch. Wait until we see the effect of that housing. High-density housing in neighbourhoods will strain</p>



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<p>infrastructure: roads, on-street parking, water/sewer, electric. I picked my area to be quiet and to be able to park at my house. Each proposal should get council and neighbour approval</p>
<p>This is TERRIBLE. I bought my house because I live in a lower congestion neighborhood, and ONLY want single family housing near me. I do not want lots of traffic, nor do I want lots of noise or tall buildings near me. I PAID for my house and my rights - the City has no right to change my zoning. The City is not offering me compensation for loss of quality of life and enjoyment. If you need more affordable housing, build it elsewhere.</p>
<p>We are in a single family housing zone in Cranston. I do not want multi-family dwellings, extra congestion or traffic. I appose this application of rezoning in Cranston.</p>
<p>strongly support the rezoning.</p>
<p>At what point does expansion have to stop. rezoning older communities to add more density that already struggle with the proper infrastructure (water supply lines, electrical, road width and proper access).. fire halls and # of police units in many established areas is already over expanded. how does it make sense to add more population density if the few named items already don't suffice the current demand. Are these items going to be addressed as well to accommodate for the higher density?</p>
<p>The federal government is holding the character of municipalities for ransom - they will give funding only if cities remove zoning restrictions. But the federal government won't help the cities with issues resulting from increasing density where density was not originally planned (parking, community relations, property devaluation, utility infrastructure, crime, etc). Blanket rezoning is the lazy answer. It will not fix the housing crisis - only create more issues for the city to deal with.</p>
<p>100% OPPOSE this Rezoning for Housing. Developers will be the only people who will benefit from this. We purposely bought in this community because of the outlined zoning. This will not benefit the people who need housing. Gondak must step down.</p>
<p>Blanket rezoning will NOT address housing crisis. Only developers will benefit from blanket rezoning. Developers are in their industry to make money and there isn't money to be made in constructing affordable housing. Developers will construct housing to maximize their profits as always - developing high priced row housing in low density neighbourhoods. The marginalized and vulnerable will NOT get access to more affordable housing. Keep some low density communities - endorse low income housing.</p>
<p>I think that the people of Calgary should have been allowed to vote on the rezoning issue. I think that the process is already suspect. A few people on council made a decision affecting an entire city. We were given the feedback that the land where the recently demolished Kingsland School stood was to be used for green space, although many of us doubted that. Therefore, the so-called pubic hearing of council on April 22 could just be a figment of our imagination.</p>
<p>I am opposed to the rezoning. The reason I purchased the house in this location was because they are single family unit. Please do not change.</p>
<p>unable to access map</p>



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<p>Will the city pay directly to the home owners any and all lost value to their homes. Does Gondex not realize that there is a strong push to have her removed due to her Woke and outlandish ideas. It is not going to save the planet. It will cause more traffic, hence more emissions as people make there way to their jobs from this suburban community. If the Mayor and counselors think it is such a great idea wait and make it an election issue.</p>
<p>As a recent home owner and as a previous tenant I appreciate and strongly support this proposed new Rezoning to quickly tackle Calgary's housing crisis. Best of luck !</p>
<p>I think that this is utterly despicable and completely oppose this. The proposal and argument for the proposal is completely flawed. This will drive up the price of land and this will not bring down the price of homes. People will be paying more for smaller lot sizes, lose backyard space, and destroy neighborhoods like Westgate, Bonavista, Woodbine. I sold in South Calgary/Marda because of this and city council is destroying our city. 35 years I've lived here and this is unlawful and greedy.</p>
<p>Disappointed. This plan will benefit property developers and landlords. If you think developers will build affordable infills for the masses rather than properties that can make them big profits, naive. Or that landlords will add secondary suites for cheap... no, they will rent for the same unreasonable prices that currently exist. Short sighted solution that wont help real people stuffing to afford this city.</p>
<p>Hi, I live in Midnapore and I have a few concerns regarding "the proposed Land use Designation amendment".</p> <ol style="list-style-type: none"> <li>1. I feel if we are possibly surrounded by four plexus or multifamily housing, that my property value will drop significantly.</li> <li>2. Parking will become a nightmare.</li> <li>3. It's possible that these multifamily housing units will be rented out and the property will not be maintained.</li> <li>4. There is a possibility that crime rates and noise complaints will rise in the area.</li> </ol>
<p>Parking in communities is already bad enough, to eliminate the need to provide off road parking for each rental space is going to make a bad situation considerably worse. This is a very important part of the equation. If our community developers are required to provide off road parking for each residence the same must be said for anyone wanting to add a new residence</p>
<p>I am strongly in support of this blanket rezoning. I have lived in Glamorgan for almost 25 years now and I want more diversity in my community and I think that rezoning is a way to get there. I know how difficult it can be for lower income families (I have personal experience here) to make these transitions and giving them more options to choose where to live and allowing them an affordable home will allow them to live better lives and this will allow them to give back to the community too.</p>
<p>I live In Ward 1. I'm totally opposed to allowing most of the city to build multi residential housing everywhere. We paid more for our lots, feeling comfortable there would not be 4 families living next door with only space for 2 cars (but four families who potential could have 8 cars! Please don't make a mockery of our beautiful city. I'm shocked this is even being considered.</p>



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<p>Mass re-zoning is a terrible idea that will create uncertainty and risk for many, many homeowners. Wealthy developers will profit, everyone else will be worse off. An actual plan is needed, not mass rezoning which is essentially passing the buck to developers who will be focused on short term profit only.</p>
<p>As long as we're effective with INDIVIDUAL lots having enough parking space to not burden neighbours, I am good with higher density living to reduce urban sprawl.</p>
<p>Second caveat: we need to be better with permeable surface targets and Stormwater capture practices as we transition. We are in a great position environmentally because of our (long) past city planners. We need to reduce to being a city that can accommodate a big melt, and use that water for good rather than letting it all run off.</p>
<p>There is a lack of clarity on what sort of process the city is planning to implement to determine if a proposal fits into the community or site. If apartment buildings are allowed to be put in an area with single family homes what is the city actually considering? Also, there is definitely a depreciation in value of a house which now is right beside an apartment building. On the same lines - how come parking isnt a requirement for these additional units - this will make street parking a disaster</p>
<p>I purchased my home in and area where there is nothing except single, detached one family homes and that is exactly how I want it to remain. Any change will affect my stadard of living and the value of my property to me.</p>
<p>Can tree plantation,fruits trees made mandatory per property,in all rezoning areas .Trees must also survive &amp; maintained not just planted!Can roads also be widened in these areas,to reduce parking problems, accidents,car thefts,mirror breaking.TREESin these areas is drastically constantly reduced.underGroundwater table is also depleting superfast due to such intense construction in innercity rezoning sites.Pollution stress level,quality of life,animals have absolutely NO SPACE IN DOWNTOWN</p>
<p>We live in the Wildwood community, where it it predominantly single dwelling housing. That and the fact that it is close to work is the reason I paid a PREMIUM to live in that area at the time (20+ years ago). We have put over \$600K of renos into our home/yard because we enjoy the space and quiet community. If we wanted dense housing or "over-lapping eves" we would have bought in Marda/Killarney or in the densely populated suburbs. Leave our established neighborhoods ALONE!</p>
<p>allow multi family housing will create traffic conjunction, crime, unsafe road conditions for children as traffic will increase and so as bad drivers.</p>
<p>Good Day, I have concerns about the Whole city re zoning and housing strategies, a big concerns are regrading Property taxes in the existing communities that will in crease do to the blanket rezoning and the current property tax structure along with concerns about existing community cohesiveness, over all rezoning is a concerning issue as one size does not fit all. and what works in one community could destroy another. please re consider this, as it will do nothing for affordably housing</p>
<p>I implore Council to adopt city-wide rezoning as recommended in the Home is Here: The City of Calgary's Housing Strategy 2024-2030, particularly following the 3-day long public hearing in September 2023 where presenters from all walks of life basically unanimously encouraged Council to do their jobs, adopt</p>



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the Housing Strategy, and make Calgary affordable to live in again. Extensive research and consultation have already been completed; Council's continued inaction hurts Calgarians every day

I live at [personal information removed] which is in a cul-de-sac. From what I just read we are going from R-C2 to R-CG, which would allow basement suites. We already have major parking issues without suites. This can't happen. Please have someone contact me directly at Ph. [personal information removed] to discuss. Thanks, [personal information removed]

It is inexcusable that the Mayor and City Council have concluded that rezoning the entire city is a solution to a housing crisis. Property values will be at risk; homeowners purchase dwellings based on the desired location and neighborhoods. The rezoning dilutes that very notion. A blanket approach is easy and may be disastrous in the future. Further it seems that the mayor and her group of city council followers don't want to hear what the public has to say via a vote. You can do better!

test

test on april 4

I am totally against the proposed blanket rezoning. Firstly, I don't believe that something of such a magnitude should be decided without a plebiscite. Supposedly, the purpose of the City of Calgary is to "make life better every day." Housing crisis or no, this rezoning has the potential to seriously and negatively impact my enjoyment of my home that I have scrimped for for many decades. Born in this city almost 70 years ago, I have never seen a more high-handed Calgary municipal government.

A 12 fold increase in density will not only destroy the character of these neighborhoods (just look at the destruction of Marda Loop) but also lead to friction between neighbors. This is a 12 fold increase in traffic, noise and infrastructure problems. Unlike the new neighborhoods these areas have not been designed for this. This is just another misguided effort by the city planners and will result in the same failure we see in their other efforts like East Village but this time it's citywide!

To consider specific streets with an exemption to the additional suite bylaw where the property does not have a back alley, limit the rezoning to only 1 re-development. Parking is already at a premium due to the nature of the no back alley property, creating a nightmare and safety issues on the street..

Disagreement Submission: [personal information removed]

1)Insufficient parking space and parking in alley ways. Speeding and fast accelerations by drivers. People talking and having party's past the 11 pm quiet time city bylaw. R-CG properties will force residences to apply for a permit parking zone just to be able to park in front of their own homes. Alley ways become the collection of junk etc. R-CG properties will decrease the resale value of home owners. R-CG properties are a mishmash.

Blanket rezoning is not going to increase affordability of homes. It will increase profit margins for developers to fit as many units onto a plot of land as possible. If developers were trying to build affordable homes the new communities being built would be priced at an affordable rate, not at 800K a house to live outside the ring road boundaries. Adding density to communities will strain the infrastructure such as schools (which we already see now) and street parking.

Please hold a plebiscite on this proposal.



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<p>While I recognize the need for more housing, and in particular more affordable housing, in Calgary, I am concerned about rezoning and its impacts on green spaces and yards. Our yard provides a good deal of our food for the year. Shade from surrounding developments would impact us negatively. Increased hard surfaces with less yard space will alter water inputs to our streams and rivers as less water is absorbed through suburban green spaces. Considering land use in the city is also critical.</p>
<p>NO to blanket housing! 20yrs ago we bought in a single family neighborhood because it was a single family neighborhood. Quiet, low crime &amp; people cared about their property. I'm still there. The neighborhood is no longer as quiet, I know the difference between a car backfire &amp; a gun shot, people lack pride in their community, neighbors lack respect/courtesy &amp; the city does not maintain green space/roads like they promised. More housing = noise, crime &amp; taxes, I can barely afford already.</p>
<p>We would just like to provide our support for the rezoning since we need more housing city wide</p>
<p>I am strongly against re-zoning established neighbourhoods. Please consider the substantial increase of parked cars and recycle &amp; garbage bins on the street if this re-zoning is allowed. Four Units plus secondary suites on a 50 foot lot would potentially have 16 cars attributed to this lot...the flow of car and foot traffic at this lot would be incredibly crowded.</p>
<p>I am extremely concerned with the proposed rezoning that you have before you. My neighborhood is a single family residential area built in 1973 - 1975 that has large lots and low density population. I have already been approached by developers looking to buy homes in the area for the purpose of redevelopment due to this proposal. This will lower my house value and my quality of life. With no requirement for parking of vehicles for these new developments the vehicle will be parked on the street.</p>
<p>Totally against it. Too crowded, not fire safe, no parking. Will not solve the problem.</p>
<p>I am against the current blanket rezoning. I'm in Parkland SE. Our community does not have the roadways to accommodate doubling/tripling our population. Parkland literally has 3 entrances/exits. The community would be a nightmare to navigate. Many communities like Parkland aren't close to the LRT. It's not walking distance. Without ample parking required for each unit, there will be nowhere for home owners to park. It would make more sense to build high density right near the LRT.</p>
<p>It is not clear what the final impact would be for a existing house owner. Is the property forced to be changed by the government? I do not see space between existing houses in my community where to built a new one. If I do not want to built any new suit in my property, this should not be an issue for the city, or is it? Your feedback would be very much appreciated.</p>
<p>Rezoning is good however the parking requirements as outlined in the proposal are inadequate. Calgary does not have the timely, safe or adequate transit to accomodate the proposal</p>
<p>As a resident of Ward 6 I attended the Ward 6 Rezoning for Housing Town Hall held at the Glendale Community Association on Wednesday April 3, 2020 with Richard Pootmans in attendance and witnessed an overwhelming OPPOSITION to this proposal. If Mr Pootmans is representing his constituents fairly he will also oppose this proposal. Because of the far reaching affects of this proposal on all Calgarians we must take the matter to a city wide plebiscite.</p>
<p>You failed to look at some of the communities on your list and their existing population density and adding more housing. One community should not be double the density of the rest of Calgary. I see several</p>



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<p>communities that will only benefit developers as there is no way you can build affordable housing in some of your West communities. Maybe you should have people in subsidized housing have to reapply after 5yrs! I love how I see people driving Mercedes leaving their subsidized housing. Absurd</p>
<p>Ruining established neighbourhoods, pulling the rug out from homeowners who bought homes in specific neighbourhoods because of their zoning, ie. single family, is not a solution but a betrayal to good tax paying citizens. I would like to know the cumulative land holdings of all levels of government in Calgary. Rezoning is not going to solve the 'housing crisis'. Developers are not altruistic. They are profit driven. Rezoning will not create affordable housing. This is an ill advised proposal.</p>
<p>I have invested in the community of Wildwood. We just finished going through this process and conceded on a variety of topics that the City pushed through despite the clear push back. This blanket re-zoning will undo any work that was accomplished by the community. I propose any communities that have approved LAP projects be exempted from blanket re-zoning. I DO NOT agree with blanket rezoning.</p>
<p>Until the City has a clear plan to upgrade utilities in aging neighborhoods (electricity, water and wastewater) and road infrastructure, I do not approve of this blanket rezoning proposal. I do not approve of how the city is ignoring the voices of its citizens who voted you into the position. For future voices of citizens. Who do not currently pay any taxes to the city.</p>
<p>The FAQs do not explain how the changes will affect my ability to comment on a development proposed by my neighbours. I understand that there is still a requirement for a Development Permit. I was told at an info session that there is a requirement for posting a sign on the property for 30 days. I was also told that neighbours on all four sides of a proposed redevelopment would get a mailed notification. If that is all correct, you need to explain "How is my opportunity to comment changing?"</p>
<p>The FAQs don't explain well the rules for what is allowed under R-CG. I hear concerns about "monster" duplexes going up. I have tried to explain that there are context rules. But people need to know the facts of what could be enabled and would fall completely within the current rules. Simply saying max 11 meters (which is basically nothing more than a 2 story home) isn't enough. I've tried to interpret the land use bylaw for heights and setbacks, but it is complicated. Provide better resources.</p>
<p>I am for the change to zoning. But others I've talked to say it is a "broad and significant infringement on our property rights". I have explained that our property rights aren't changing. Only the process for proposing and getting a redevelopment approved. You need to add a FAQ to dispel this myth about it affecting property rights. And explain there is still the development permit process. Explain the opportunities to comment via the development permit process, notification requirements, etc.</p>
<p>No No NO reasoning of my neighborhood. I recently purchased my house with the neighborhood as it is. Your changes will make me lose resale value. My counselor and my mayor will not get my votes in the next election!</p>
<p>It's a horrendous idea, fundamentally undemocratic and potentially far reaching in its impact and scope. This council is extremely unpopular, did not run with any indication of this policy and really needs to start listening to it's constituents and stop creating so much anger and division</p>
<p>I do NOT support blanket rezoning. I have specifically purchased a home in the suburbs in an area that was zoned specifically for 3 types of properties (single family, multi-family, and commercial. We had the</p>



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<p>ability to purchase a lower value home next to the multi-family units but decided to pay more so we did not have to worry about noise, parking, etc.</p> <p>The city should look at using their own properties such as the south end of Anderson LRT parking lot and just south of Shawnessey Home Depot</p>
<p>No No!! We pay taxes yet you want a blanket rezoning? How many councillors and the Mayor own property that would be profitable if rezoned? Government pushing their powers again for self gain?</p>
<p>I do not like the idea of automatic re-zoning of established communities. Many of the infills that are occurring are an eyesore beside the older established homes. Tall multi-unit infills can also cause privacy issues for their neighbours in older established home. These new zoning rules are fine for the new communities where these types of houses and infills are already established. Please don't not automatically re-zone the entire city.</p>
<p>Please add my name to those opposed to blanket rezoning.</p> <p>Housing affordability is a national problem, and making housing in Calgary RELATIVELY more affordable than other cities in Canada will simply increase demand, and Calgary's problem of short supply will remain unsolved.</p> <p>My main concern is that blanket rezoning will destroy the charm of historical neighbourhoods, with no compensating gain. I strongly support, instead of rezoning, the current City initiatives to create Heritage Districts.</p>
<p>I bought my first home at 35 after studying, saving and doing without for years. We worked long hours at demanding jobs so we could finally move to a quiet forever neighborhood. We cannot accept having our peace, quiet and property value destroyed by 4 to perhaps 20 people moving in next door!! How is this ok?!! Not to mention the cars needed for all these people parked in front of our home. Only developers will profit from this scheme, selling ugly, small and no more affordable row houses.</p>
<p>As residents of Mahogany in a current high density location, we totally disagree with refining changes in our area. There currently is extremely limited parking and enough residents in our area. To allow current homeowners the ability to redone their homes to allow secondary suites would cause parking and driving chaos.</p>
<p>Not supportive. Eliminating parks and greenspace is a huge mistake. Infrastructure is not supportive of additional density.</p>
<p>I disagree because:</p> <p>This will badly affect the integrity and value of exiting homes in affected neighborhoods . Parking, utilities, traffic will be strongly affected. Developers ONLY care about their profits and giving them the power to built without any consideration to existing homes is simply wrong. I have nothing against density but it should be done in the right places with proper planned infrastructure along transit oriented corridors, NOT in the middle of long stablished communities</p>
<p>My name is [personal information removed] and I reside at [personal information removed], Calgary, AB. My husband and I purchased our home in 2020, zoned as R-1N. We purposely bought our home and relocated from the downtown area to live the suburban life with less density. As first-time home buyers</p>



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<p>and property owners in a potentially impacted area, we are not in support of the proposed R-G rezoning. We request that R-G proposal be rejected. Thank you.</p>
<p>Please consider appropriate density for neighbourhoods to retain the character that people want. Increased density is needed but consider empty and vacant land and not turning neighbourhoods into streets filled with cars and insufficient utilities for the increased density. This will only drive people to neighbourhoods further out and will not help with affordable housing. The only benefits are to developers and landlords who can pack in units and sell them and rent out.</p>
<p>Do not rezone. People bought into neighbourhoods as zoned. Rezoning will negatively impact home values, which for many, is largest component of their portfolio. Continue to zone new areas where buyers are informed ahead purchases.</p>
<p>This is a betrayal of the citizens of Calgary. It will result in the ruining of our neighbourhoods that we paid a premium to live in and pay higher property taxes for the privilege of living in lower density neighbourhoods. City Council does NOT have the right to make such a decision without it being put to a vote through a plebiscite. Any councillor who has the audacity to vote in favour of this proposal will be voted out of office! We the angry citizens of Calgary will make sure of that!</p>
<p>I do not want " Row" housing on my single dwelling street. This change would allow it. Outside of traffic, parking, and noise issues, the only benefit is to the City coffers, in that they now have multiple houses to tax versus the original single. No, No No. [personal information removed]</p>
<p>To consider this proposal without the input of all residents by plebiscite is undemocratic. This city council was not elected to make a decision such as this that will change the entire nature of our city.</p>
<p>This is from the playbook of Communism 101 (see USSR 1918 when the capital was moved). I cannot believe that this has now arrived, in which was once an amazing City. You are slowly taking away our rights, freedoms and liberties and first removing our property rights. Very sad to see how compromised Town Council is. Since you have already "Rubber Stamped this issue" our job will be to educate the people to ensure their anger is directed at those that have taken their freedom away.</p>
<p>I support the following three actions:</p> <ol style="list-style-type: none"> <li>1) Removing the need for a Development Permit for a Backyard Suite if a home is rezoned to R-G, H-GO, or R-CG</li> <li>2) A Secondary Suite and a Backyard Suite will be permitted on one property</li> <li>3) Parking requirements for Backyard Suites will be eliminated</li> </ol> <p>[personal information removed]</p>
<p>I do not agree with blanket re-zoning. The mayor is afraid to let people vote on it, proving it's a bad idea. It will cause all kinds of social upheaval by changing the original design of the community while overburdening existing infrastructure. The existing procedure for re-zoning applications is fine, just need to cut down on the red tape and streamline the process to speed it up.</p>



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I support and encourage the following:

- 1) Removing the need for a Development Permit for a Backyard Suite if a home is rezoned to R-G, H-GO, or R-CG
- 2) A Secondary Suite and a Backyard Suite will be permitted on one property
- 3) Parking requirements for Backyard Suites will be eliminated

Listen to your experts and vote FOR blanket rezoning!

I am NOT in favour of rezoning in Calgary as described

I support rezoning to provide more housing. It will be great for people with seniors they want to live near them. Great for increasing rental units. Great for helping people buy a home by using backyard suite rent to supplement their income.

I am not in favour of the rezoning R-CG for properties in neighbourhoods built before 1985. I do not believe you are representing the wishes of long time residents who have worked hard and paid taxes for many years to have a single detached home and a yard to enjoy.

I strongly support and encourage the three actions below:

- 1) Remove the need for a Development Permit for a Backyard Suite if a home is rezoned to R-G, H-GO, or R-CG
- 2) Permit a Secondary Suite and a Backyard Suite on one property
- 3) Eliminate parking requirements for Backyard Suites

I'm very supportive. I would like a laneway suite for aging parent, but can't currently build because of existing basement secondary suite.

Strongly oppose. Will not help affordability. Issues re capacity of utilities, overcrowded street parking, reduced tree canopy. Rezoning can only be done by referendum per neighborhood or Ward.

I chose my house based largely on the character of the neighborhood, that 'character' including availability of schools, shopping, parks, recreation, on-street parking, traffic, noise, and population density. Any attempt to change the fundamental character of my neighborhood is potentially immoral, unethical, and a threat to my quality of life as well as my property value.

We understand homeowners may rent their basement or whole home, even add garage suites. \*We chose our neighborhood based on the house type it was zoned for.

We do NOT want row-housing! (R-CG)  
They will be much larger, expand on the lot size, block light, and congest street parking.

You cannot guarantee the new will " fit in with the existing homes ".



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<p>Please reconsider.</p>
<p>I'm in support . I appreciate that some communities may have concerns regarding the zoning change - Increased zoning through high traffic areas is exactly what the city should be focusing on to get a hold of the home ownership problem. Increasing housing diversification within low density neighbourhoods will support revitalisation. Coach houses and secondary suites are a positive change - these should have outright allowances under the zoning bylaws without DP.</p>
<p>We're in favor of the rezoning.</p> <p>We live in Ramsay on a corner lot and were considering a street facing backyard suite - but we would have to turn our property into a hardscaped parking lot based on the current parking rules/requirements.</p> <p>We'd rather house people than vehicles.</p>
<p>Blanket rezoning is a terrible idea and will destroy neighborhoods. It breaks the understanding that Calgarians had with the City when they invested in their homes, that buildings in their neighborhood would conform to stated parameters. Changes in setbacks, density, height, etc. completely break this trust. The impact will be specially egregious to homeowners adjacent to new developments, reducing the enjoyment in their property and their property values, reducing their light, privacy, greenery</p>
<p>I am in support.</p>
<p>Screwing over good people who bought property zoned for single family is NOT OK. Changing the rules after the game has started is a low and dirty thing to do.</p>
<p>Gentle density creates affordability. Folks bemoan urban sprawl/taxes then shout NIMBY. I'm a small landlord who has legal 2ndary suites with offstreet parking as my retirement fund. I screen for good tenants/help new Cdns when I can. My mother lives alone in a R1, 1960s neighborhood and is absolutely against 2ndary suites as renters 'bring down the neighborhood'. Yet her neighborhood has lost so much vitality as it cannot support local initiatives. Calgary's urban planners have it RIGHT.</p>
<p>Residents who purchased homes in R-1 zoned communities did so because the communities were architecturally controlled, designed and planned to accommodate a specific number of residents. Any proposal to increase density must be planned, focused and tailored to each neighborhood. Blanket rezoning will only encourage developers to maximize their profits by building multi plex units in any neighborhood where land is available.</p>
<p>I am a huge supporter of the proposed rezoning. I don't believe it will dramatically alter the character of neighbourhoods like mine (Lake Bonavista), while allowing for some badly needed additional housing.</p>
<p>I feel that having more densification is a good thing for the city. I also feel that the current proposal on blanket rezoning is going too far.</p>



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I believe this is a problematic plan. It will have negative impact on traffic patterns, schools, community services.
I am against rezoning, it seems like the issue is the permit process, so fix the permit process rather than rezone.
Amazing. Congratulations on a very progressive and well thought out and researched changes. I had the opportunity hear a City Planner speak to these proposals and found them to be very well thought through and researched. Our communities in Calgary are in need of foresight like this to address housing supply and diversity and density. We need to reduce sprawl and reduce its tax burdens, we need to create affordable housing. Well done on such well thought through changes. Please proceed!
As someone who has worked in the real estate industry for over 20 years studying various communities and housing values and economics I'm very supportive of these changes. Our city needs this to grow and reduce the tax burden of sprawl, increase density and provide more affordable options for people at all levels of our economy. I also run a charity that assists people with rent and damage deposits for housing: I see how desparately they need affordable supply of housing. Please approve!
I am vehemently opposed to this rezoning proposal. I bought my house in the neighbourhood I did because I wanted to live in a quiet community with mature trees. Potentially adding 7 housing units next door to me would dramatically increase traffic and noise. There would be insufficient parking, and trees would undoubtedly be lost as redevelopment occurred. There would also be considerable noise and disruption as construction takes place.
There are big picture issues that will affect the next generation that need to be given a higher priority than our individual needs to hold on to what we feel is best for us. We must get beyond ourselves, it is time to support policies that can address and offer solutions to the very serious issues of housing and climate change..in the end it will be what's best for meeting own needs ...I strongly support the proposed rezoning..it's not easy to see beyond our communities ...we owe it to the kids
If I was living on a street with single family homes and 50 foot wide lots: -There might be three people living in the house on my left, and three people living in the house on my right. -If each home had two cars, there would be 3 x 2 = 6 cars among the three lots. If one house was removed and replaced with a flour plex: -Now there would be 18 people among the three lots. -Now there would be 10 or 11 cars among the three lots. Why would I want all these extra people and cars as my neighbors?
Utterly opposed to rezoning. To have our property altered without any recourse seems like actions of a dictatorship. It will decrease property values, destroy fabric of neighbourhoods, increase parking congestion, remove trees, decrease yardspace. Building permits in an established area should be taken on a case-by case basis. Perhaps Council's next move will be to implement an allowable square foot per capita so that homes will subdivided to allow for more people living in that house.
Yes, I do not want rezoning as this will increase population density in my area SE Chaparral, eventually increase crime and will make this place no livable in the long term which will drive down in house prices.



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<p>I completely disagree with the rezoning of every area in Calgary. I moved to Suburbs to get away from having 4 plexes/huge apartments in my area. Where parking is horrible, residents pay for permits, they are NOT affordable housing (\$500,00 and so much more. I also am angry with the wording of the it where they including green spaces will be rezoned but they say won't be touched. Why rezone them if they won't be touched? This is ridiculous, waste of money and so not what Calgary needs.</p>
<p>Please do not move forward with this rezoning plan. It is not wanted or needed in this city.</p>
<p>This is a huge decision impacting residents from nearly every corner of Calgary and a decision of this magnitude should be made by the residents. This is why we voted our council in, because we trusted you to listen to us and also believed you would determine when a decision needs to go the people of Calgary. Do the right thing here. Please.</p>
<p>This is not a good idea at all. Putting more houses in a designated area will create problems with traffic, parking, crime ...It is already bad enough with people who rent their homes out and have two or three families living in a home and several vehicles-there is nowhere to park! Density will cause more pull on the system as far as utilities and other amenities are concerned. When you add this much more to an area, will you also increase coverage from emergency services and such?</p>
<p>Rushed and not enough thought or time for feedback. Would vote in support of significant elements and strongly oppose others. Too much opportunity for abuse. Many positive elements needed but one big City wide blanket is not the answer. Feel this is being railroaded through without thought about the negative consequences or how they will be dealt with. My own job has a saying, "when trying to encourage a change of behavior one has to think like the bad guy". I do not think that has happened.</p>
<p>We bought our house over 20 years ago because of the R1 zoning and walking access to parks and green space. We have multiple developments of large scale housing units currently happening around all areas of our community taking away the low density and green space. The infrastructure cannot support additional homes, people and traffic in these new developments let alone our community. The city has not had the foresight to plan for all this and a blanket approach to zoning is not the solution!</p>
<p>As a concerned resident of McKenzie Lake, I urge you to reconsider blanket rezoning. Our neighborhood's character, parking availability, and safety are at stake. We rely less on public transit due to distance from jobs. Building row homes with inadequate parking on green spaces defies logic. Let's preserve our community's essence.</p>
<p>Respectfully, [personal information removed]</p>
<p>We need to look at more creative housing that is sustainable and workable. Laneway housing, smaller homes on large pie lots to accommodate a student or elderly person, an easier process to get approval for/build secondary suites, modular housing parks. Need to look at case by case basis but housing is not all condos and houses. I am for rezoning if it is done properly. there is way too much nimbyism in the suburbs.</p>
<p>Mardaloo, Kensington, Inglewood. Three places where high density has wrecked that part of the city. Now, there is no character, no parking, way to expensive to shop at. Sound like a great thing to have happen to the rest of the great neighborhoods. No Thank you. There is enough open spaces around the</p>



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the city that could be used for housing. As well as most neighborhoods could have basement suites that could be used if better incentives were in place. Stop try to ruin my small space.

Rezoning is not as easy as it sounds. Roads, parking, water, are all put in place based on the zoning and the area structure plan. Changing this on mass could cause more problems then it solves. A systematic approach of rezoning specific areas would allow the City to manage the growth problem and not throw the entire city into development anarchy. Please think twice before you jump headfirst into the mess.

Thankyou

I live in a culdesac, if homes were to be rezoned there isn't enough parking to accommodate extra cars. We don't have enough room for the people who live here as it is. I think some consideration needs to be taken for access in an out of areas too. We have one road out of our area onto a semi main road that houses 200+ homes. We can't accommodate more traffic and allow kids to play, ride bikes and enjoy their homes safely

Let's do this!!! We need to build more housing. All strategies need to be tried - lack of house is an existential threat to our city so YES TO REZONING. As someone in their late 20s - if Calgary housing does not become more affordable I will leave this city and have to have my kids elsewhere

2. Rezoning should follow main access points, arteries and transit locations – to direct “densification” to the most appropriate locations. Apparently similar to current Local Area Plan work.

3. ‘Densification’ needs to consider:

- 3.1. Item 2 above.
- 3.2. Safety – for kids and adults
- 3.3. ‘Stuff for kids to do’ – playgrounds, amenities
- 3.4. Green spaces nearby
- 3.5. Parking for residents.

Moving toward “R-CG” will put more efficient review of permits and applications – by trained planners & staff.

When the City proposes changes in Established ‘Newer’ and Well-maintained Neighborhoods, residents need:

- Input into proposed changes in that locale.
- A simple and effective way for individuals to participate. A list of guidelines and topics that we can use to effectively provide input. A “list of topics” provided by the City. Residents need a list they can follow and identify – in “planner-speak” in order to make valid points. It needs to be simple and have priority ranking of topics. .

I oppose the new proposed rezoning bylaw.

Sincerely,  
[personal information removed]

City-wide rezoning will not add to the appeal of this city or the quality of life for residents who live where they do because of the way their neighbourhood is set up today. Packing housing in wherever is not the answer. The city elected officials and planners need to look to existing multi-housing areas and



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commercial areas on LRT routes where land or buildings are options for further development. Extending LRT to the outer areas to make these areas more desirable should also be considered.
I am in favour of zoning for backyard suites, particularly in areas close to LRT and bike routes. PLEASE LOOK INTO the zoning issue that 1) Huge double garages have permission to be built with an 8 foot clearance from the existing home BUT suites require a 12 foot clearance. This info was given to us by a backyard suite builder. Why can we built homes for CARS but not for PEOPLE? Email me if you want more detail: [personal information removed] - I can give u our lot info vs. neighbours garage
Blanket resorting affects people who have chosen to not live in high density areas. People have specifically moved to neighbourhoods with large lots to create space between neighbours. People have saved money or made a conscious decision to live in high density inner city neighborhoods. If people choose to live in those neighborhoods, they could choose to buy into those neighborhoods. Removing renovated homes to put in multi family does not reflect the atmosphere of existing neighborhoods.
No to RCG rezoning everywhere. You have LAP processes in place, communities will tell you where they support density. The 60% lot coverage and 11 m height are the biggest issues and will destroy our older communities. Instead change RC1/2 land use to allow for 55 uph but KEEP 45% LOT COVERAGE AND 10 M MAXIMUM HEIGHT. This will allow for added density, meet the requirements of the HAF and save our communities. Developers can still apply to rezone to RCG and yes they need to pay for that fee.
please listen to the people in these communities
We are opposed to blanket rezoning. A slim majority of city council should not be permitted to alter the fabric of a community - some of which they have never even visited - that residents have specifically chosen for themselves and their families. I find the method of ramming this through patronizing and disrespectful. Something this big needs a plebiscite.
The proposed zoning is a blunt tool which will not protect the character of communities. We have plenty to space to build in all directions. We should keep the zoning as is.
I do not want my property or the surrounding properties in my Woodbine neighbourhood to be redesignated to R-CG. I bought my house approximately 2 years ago. One of the main reasons I moved was due to all the houses in my old neighbourhood being ripped down and being replaced by infills and attached houses. I moved to my current neighbourhood to avoid the same thing happening again. The infills/row houses overcrowd the neighbourhoods and destroy the look and feel of a suburban neighbourhood.
I object to the bulk application of city-wide rezoning to higher density housing as an easy way out to address a complex issue. I live in the Marda Loop area and assigning R-CG to the property next to mine to allow up to 12 units (4 suites + 4 secondary suites + 4 backyard suites) in the middle of the block is unacceptable. This will adversely affect neighboring property values and there is insufficient infrastructure for the increased vehicle traffic or parking which creates safety issues.
Please listen to the constituents of Calgary and do NOT agree to the blanket rezoning. Or, put this to a plebiscite. We were able to vote on fluoride and hosting the Olympics, why not this issue?
I am against blanket rezoning of Calgary. We bought our house knowing that it would always be r1 and that planning would include permissions for suites, etc. We bought wanting ample parking. Calgary has



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<p>always had great community planning. We already have well planned multi family housing. I would like to keep the status quo. [personal information removed]</p>
<p>Live in Evergreen am absolutely opposed to this initiative. There should be a plebiscite on this!</p>
<p>Increasing density in older areas, especially close to C-Train is an excellent program. Suite or studio as a home above or attached to a garage will be low cost and likely the best way the city can add to rental units in the near future. Congratulations City administrators for putting this forward and supporting the initiative. [personal information removed] of Willowpark.</p>
<p>I am completely opposed to the rezoning of single family lots to make way for high density dwellings. Also while I'm at it I am opposed to development of buildings that do not provide sufficient parking for each unit.</p>
<p>We have power and water shortages now yet we are trying to increase housing to bring in even more people. How is that smart business</p>
<p>Am totally against blanket rezoning as proposed. The basis for Zoning for town or city planning was established years ago to provide a well planned out future for towns and cities. The idea was to prevent hapless development of cities. The idea of rezoning throws this concept out the window. How do we know what is in the future when it comes transportation, traffic flow planning, etc. if allow zoning concept to disappear. The rezoning proposal does absolutely nothing to resolve our housing issue</p>
<p>The rezoning proposal is poorly planned and executed. It does not take into account additional infrastructure required such as utilities, parking, traffic and transit. There also been no mention of senior's housing or accommodation for the disable. We have had many many years to plan for this, and to push this through in the name of a "crisis" reflects poorly on mayor and council.</p>
<p>I strongly object the housing rezoning program. Alberta shall take other measure to overcome the housing issue rather than remodeling. The potential issues e.g parking, crime, large gathering of people will make the community unsafe. The rezoning will also impact the environment as green spaces will be no more. We need to keep green spaces of this old community by having, big yards in front and on the back. In conclusion, I hope our request will be answered in a positive way. Thanks</p>
<p>Rezoning is absolutely necessary for this city. No more suburban sprawl. We need the inner city to be more dense so that people have places to live. More row houses, more apartments, more building up no out. Thanks</p>
<p>The three actions we strongly support and encourage are: 1) Removing the need for a Development Permit for a Backyard Suite if a home is rezoned to R-G, H-GO, or R-CG 2) A Secondary Suite and a Backyard Suite will be permitted on one property 3) Parking requirements for Backyard Suites will be eliminated.</p>
<p>Rezoning should be done neighborhood by neighborhood. NOT a blanket rule city wide. And only if approved by at least a 60% neighborhood approval vote.</p>



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<p>Sounds GREAT to me. It's about time. I'm a homeowner and taxpayer and fully support the zoning changes. Don't chicken out!</p>
<p>We live in the far southeast of the city. We already have problems with drainage. Going to 60% lot coverage is going to create many flood concerns. There is also a great deal of conjection currently. Rezoning would only make this worse, and infrastructure around the neighborhoods will need to be revised to accomodate the added traffic. Lastly, our power grid can't handle the number of homes in Calgary, at this time.Quadrupling the power demand is going to cause many more rolling blackouts.</p>
<p>We are residents of Wildwood and oppose blanket rezoning. We bought our home in a primarily single family home area, with all the characteristics that come with such a neighbourhood, and with the expectation that any zoning change would have to be addressed on a lot by lot basis with the ability for neighbours speak to the application. Blanket rezoning fundamentally changes the character of our property and neighbourhood. City Council does not have a mandate to make this very significant change.</p>
<p>I am 100% AGAINST blanket rezoning. I value my neighbourhood privacy and existing culture.</p>
<p>I understand the need to build more homes, there are a lot of rowhouse styles homes are going up. I am concern with the basement suites with no requirements for parking. The city needs to look at the impact of traffic and safety for pedestrians and drivers. We are seeing too many cars parked on the street 24x7, not enough room for 2 cars to drive by safely. Cars cannot see around all the park cars to turn safely and not able to see the pedestrians. Very unsafe for student and seniors crossing.</p>
<p>A policy to change the entire city's zoning into one zone where multi-family units are allowed anywhere is very bad. It leaves everyone at the mercy of developers, whose sole interest is profit. The special character of neighborhoods across the city will be destroyed. This drive to increase density will create noise issues and congestion that is going to be a serious problem, especially when I read that off street parking will not be required. This is a rushed and ill thought out experiment.</p>
<p>Why are we not spending rezoning money/grants on turning empty downtown offices into housing? This would help solve our housing crisis faster and stop shotty workmanship on infill houses. If more people were able to work from home, all those empty office spaces could be flipped into low income housing. Verses cramming people into established communities with trees and green spaces that are actually good for the environment. More people you have in one area, the more crime and issues you have.</p>
<p>Many of us are concerned about parking. Until Calgary can update its awful transit system, there needs to be parking for everyone. Removal of minimum parking stalls is going to create animosity between neighbours instead of community. I love my community and my neighbours. Please help me keep it that way.</p>
<p>As someone who recently bought in an older part of the city for its charm and privacy. I do not want our neighbourhood rezoned. If I wanted to live in an area where I look out my window and see 100's of neighbours in each direction, I would have bought in a new community. This should be brought to a real vote not dictated by council.</p>
<p>- it will negatively affect neighboring and neighborhood property values, potentially making some unsellable</p>
<p>We are okay with legal basement suites only. No infills</p>



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<p>This is a "no plan" plan, rather than planned renewal of neighbourhoods in a logical way. It will have unintended consequences; parking and traffic issues; utilities, safety and services issues; and disharmony in neighbourhoods.</p> <p>Why not plan where development should occur - major roadways and along transit routes - where there is currently single story retail and commercial buildings that could "go up" as some developments are doing? And why remove the parking restrictions currently required?</p>
<p>Instead of making a blanket zoning change has Council considered a compromise zoning change to allow higher density housing only upon the corner lots across the city? Corner lots have twice the curb distance which greatly alleviates neighbourhood concerns over parking congestion as well as limiting how much a neighbourhood could be impacted by high density development. In addition, what provisions has the city made to encourage modular home developments which are typically much more affordable</p>
<p>I am writing to tell you that I am NOT in favour of the new plan for blanket rezoning for the city of Calgary. I believe we currently have processes in place that can accommodate building new increased density dwellings by application process. Blanket rezoning plays into developers pockets so they can move forward without nearly enough consultation with communities.</p>
<p>The proposed rezoning is causing a lot of concerns about the parking space, school capacity, community harmony. Calgary still has a lot of land could be developed for housing. There is no urgent need to rezone. At least, the City should have a rezoning pilot project to see how it goes first. Thanks for the reconsideration.</p>
<p>I do not support the blanket rezoning. No resident of Calgary I've spoken to supports it. If you had had a plebiscite (which should've been conducted as this is such an important issue), the results would have been a resounding no. There are more effective ways to tackle Calgary's housing needs.</p>
<p>What will happen to my existing 1989 house if the city plan starts? What are the benefits? Who will cover the cover? Is it add on to my existing mortgage? What is the city plan for those family being disturb by this rezoning program?</p>
<p>I am very supportive of this rezoning plan, I think it helps secure our city's future. Calgaryians need spaces to live. This will help enhance neighbourhoods and provide much needed housing.</p>
<p>Since the rezoning proposal is based on the premis of the declaration of a so called climate emergency in Calgary alone and not in surrounding areas, please provide clarification to the questions below.</p> <p>What is a climate emergency?          Why did a climate emergency need to be declared?          What education and experience do council members have to analyze and evaluate climate science?          What is the current carbon dioxide content in the atmosphere?          What role does the sun play in climate control?</p>
<p>Hello, I work as a condo manager in Calgary and I can see how the low housing availability is squeezing regular people who are just trying to buy their first home. So I strongly support the proposed rezoning! My only request is that the city have good oversight for new residential condo developments in the city especially over plumbing and building envelope scopes - it doesn't help the situation if we build a lot of new condominiums, but they cost home owners extra to fix developer deficiencies.</p>



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<p>The rezoning will impact vehicular traffic, overcrowded park areas, and the free movement of growing kids in the neighbourhood due to more cars on roads designed/developed for less traffic. Less parking space for residents and the movement of various services can lead to an insecure situation in the neighbourhood. Schools will be overcrowded, and the ratio of students&amp;Teachers will be adversely affected.</p> <p>Canada is large, lots of free land, should be good to maintain same life style with space.</p>
<p>We live in Crescent heights and strongly support the rezoning initiative to provide more density in neighborhoods.</p>
<p>I support rezoning. We need more houses within our current city area.</p>
<p>I vote against the proposed rezoning. Why this issue was not on the ballot on elections day?</p>
<p>Most areas of the city are not designed for the additional parking and traffic that these secondary housing units will generate. In our community, 1 home has a secondary suite now, and their car is now parked on the street, blocking access on the entrance turn to our subdivision. The community already has parking issues, only to be exaggerated when more people are added to this area. I am completely against this in our community. Come to Rockborough Park/Green and see the parking issues.</p>
<p>Destroying older communities to up housing NOT appropriate.Moving from R1 to 8 units all at once is TOO MUCH/FAST.Suggest R1 be increased to 4 units TOPS, 4 unit lots to 6 etc.Need to ENSURE developers provide ADEQUATE PARKING to avoid overloaded/paid street parking.DEVELOPERS MUST BE HELD ACCOUNTABLE, public should not pay for all these changes. Your wording/info is V CONFUSING.Upping housing in expensive areas does NOT help affordable housing problems.Focus on AFFORDABLE HOUSING PLEASE</p>
<p>I am opposed to city wide rezoning!</p> <ul style="list-style-type: none"> <li>- R1s with maximum of 2 units would potentially have 8 units for a 400% density increase. Not gentle densification but EXTREME. NOT FAIR TO CURRENT OWNERS.</li> <li>- R-g in developing areas typically provide a planned site plan, where buyers have a choice of what type of home will be beside them. Provides certainty for buyers.</li> </ul> <p>For developed properties, REMOVES CHOICE I MADE. Massive uncertainty. throws all housing choice to the luck of the draw. Erratic approach.</p>
<p>I am strongly opposed to the blanket rezoning. I bought my home in the neighborhood I did because it was mostly single detached homes. I don't want developers ramming in a 4 plex and tall town houses blocking sunlight from my property and decreasing my quality of life and enjoyment of my house and its property value. It is also ridiculous to let developers build higher density housing and only require .5 parking spots per unit, my area can't handle more traffic. Scrap the blanket rezoning idea</p>
<p>This is a life altering change to the existing bylaw- residents have made life decisions that now will be significantly affected. The present council did not run on this issue- it has arisen since they were elected and they have no moral authority making these changes.</p>
<p>I am not in favor of the blanket rezoning for housing in Calgary. While I agree more houses need to be built to support the population growth citizens rights within their community need to be respected. People who purchased housing in suburbs did so for a reason and should not have to deal with apartment</p>



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complexes and multi complex homes in their back yards which will affect things like sunlight in their yard and encroachment of space and less privacy on their properties.
I agree as long they also provide additional recreational facilities such as city run neighborhood pools and ice rinks. Additional road infrastructure also needs to be added!
I do NOT support the reasoning proposal. We have no street parking as it is. Oversized communities bring more crime, noise and busier roads.
I think small targeted areas would make more sense for rezoning. Our community already has full schools, busy shopping centers, and no street parking. Increasing the population in communities that were not designed for it is going to cause people to dislike their community. We moved to the suburbs for a reason, space. If you target communities first and plan fully increase the resources maybe it would be more accepted
What is the cities plan if the new rezoning happens and the new build next to you blocks the sun from your newly installed solar panels.m?
Upzoning is a wonderfully practical idea that, while not having any immediate tangible effect on anyone, will allow property owners more freedom to develop their properties in ways that benefit them and their neighbours! This can only be good for the city and the people that live in it.
I vote no as there would be no parking provided.
This housing rezoning proposal is lazy city planning at its worst and the only people happy with it are the developers. This will NOT solve the 'housing crisis' as many studies have shown. If this dreadful city council and wants to move forward with such a major change put it to a city plebiscite. Public hearing and all the mail outs are a BIG waste of time and money. DO NOT CONTINUE WITH THIS DREADFUL REZONING PROPOSAL. [personal information removed], Calgary NW
You make quite a lot of unsubstantiated claims here; how can you guarantee that re-zoning will not affect property values??!!
I am in support of the city-wide residential rezoning to R-CG. However, this change should not be borne by only single-family residential owners. In addition to the residential rezoning, all commercial zoned land should be changed to mixed use zoning. The same reduction in parking minimums being applied to residential areas should also be made to mixed-use zoning. Finally, significant improvements to community transit bus frequency must be made to support the reduced parking minimums.
I am very concerned about the rezoning in my area (Parkdale) from R-C2 to R-CG. We already have significant density in our area resulting in significant parking issues. Our street is often completely full of cars making it difficult to find a place to park. Infill homes come with small garages which cannot handle larger vehicles. In cases where the R-CG zoning is used, parking must be included as a requirement. I am against the rezoning of Parkdale to R-CG.
If you remove parking requirement for secondary suites it will create so many issues. This is an important requirement due to lack of parking in Calgary already. I will come home from work and then have no place to park in front of my house or on my street due to so many cars already. Do you live in the real world or an idealist world?



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<p>With the push to go electric vehicles where will these vehicles plug in if they have to park on the street while living in the secondary suite? The light post? Run a cord across the sidewalk. Boy you guys want to have your cake and eat it also. I think you need to go and live in a suite with no parking and see how it goes for you.</p>
<p>I do NOT support a Blanket Rezoning for housing throughout Calgary. [personal information removed]</p>
<p>I am opposed to the rezoning proposal. I bought my home in my particular location to be assured that there would be only single family lots. The rules should not be changed because of a temporary surge in immigration. [personal information removed]</p>
<p>Very happy and eagerly looking forward to see the council implement this REZONING which is much needed.</p>
<p>In order to uphold the city's commitment to both increased housing and maintaining greenspace, I strongly suggest that council only approve fourplexes on standard lots. Any buildings larger would require the removal of trees, deplete access to natural light, increase conflict regarding parking, and increase traffic congestion on residential roads. City council needs to hear and understand that citizens have concerns. Compromises must be reached to respect the needs of current homeowners.</p>
<p>I do not support this. This would ruin the parking in area, added noise, crime, ect.</p>
<p>Instead of the free for all , change R1 to R2 in all locations and higher densification on "major roads". Way more balanced than the current proposed free for all.</p> <p>Improving affordability is far from a sure thing as many studies show</p> <p>This is a contentious issue and why many councillors and citizens wanted a plebecite. Bend a little and you may keep some of the good will of the citizens of Calgary.</p> <p>Also this should NOT be driven by Fed \$.</p> <p>[personal information removed]</p>
<p>We live in Capitol Hill and are in support of the rezoning initiative to support development of housing options and increase density. We already have quite mixed housing in this community already and appreciate the diversity of our neighbourhood.</p>
<p>While I agree that housing affordability is a big issue, a blanket rezoning of communities is not going to solve the problem. I have heard statements by city hall that the rezoning will give homeowners more options. In reality, it tends to be Property developers who are typically the ones who are redeveloping properties and seeking higher density to offset very high land costs. The subsequent buildings are then sold at an even higher price to allow for profit. Rent then is higher if rented at all</p>
<p>City of Calgary is planning to re-zone existing communities, is the city ready to provide more resources such as transportation, YMCA facilities, libraries, grocery stores, parks, schools, etc, to match the need of</p>



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<p>more housing by re-zoning without increasing tax. Prior to re-zoning city should first look if they can meet this expectation.</p>
<p>I currently live in an R-C2. My block is a combination of single family and duplexes with 4 plexes on some corner lots. My area is very diverse, there are retired people, students, families, and lower income people. The lower income people who are being forced out of old houses to make room for 8 plexes will not be able to afford to move back into these tiny units. Everything is marketed as “luxury”. Why do we need to turn one lot into 8?? Why not rezoning other areas to R-C2?</p>
<p>I am against the City's proposal for re-zoning for the following reasons:</p> <ol style="list-style-type: none"> <li>1) It will ruin our existing established communities with little control or oversight. These new properties will look horrible because they won't match with existing homes. There will be little to no parking and no where to store garbage/compost/recycling or even a bicycle.</li> <li>2) The new homes built to replace the existing single family homes will not be affordable.</li> <li>3) This is nothing but a Tax Grab by City Council.</li> </ol>
<p>I was born &amp; raised in Calgary &amp; love my city, but this proposal has me reconsidering where I will live in the future. I am very seriously considering moving out of Calgary even though I am retired and had not planned for this. However, I do not want to live in a city where I am always anxious each &amp; every time a home near me goes up for sale. I acknowledge that we need affordable housing and support this, but this proposal will not address what we lack: cheaper homes. Another path must be found.</p>
<p>Climate change is a catastrophe and it's obvious that the proposed change will aggregate it. The rezoning will destroy the eco system and will further remove large portion of the trees that consumes CO2. Also more people leads to more emission that will destroy our city and will hurt future generations. It is not worth it to destroy our city and add more to green house gas emission by killing more trees and add more cars to our city. Climate change is true.</p>
<p>REZONING A 20 YEARS NEW COMMUNITY IS A WASTE. Do it in 50-100 years old communities is more welcome.</p>
<p>I am opposed to being able to build the equivalent of a tetra-plex or greater on all lots in Calgary. I would support a more organized approach such that duplexes can be built on any lot, but tetra-plexes, row housing, and other higher density housing should be limited to bigger, feeder streets in established neighborhoods. A similar approach already seems to be the model in new neighborhoods. I am concerned that the current proposal would result in a free-for-all in the inner city.</p>
<p>My address is [personal information removed]. If you put H-GO housing behind me, it will cutoff sunlight to my solar panels as well as to my backyard. Please consider the financial impact to me as you consider this decision. My e-mail is [personal information removed]. I can provide receipts for solar panels for reimbursement.</p>
<p>DO IT! Allow developments that are not single family to go thru an expedited approval process and please stop approving expensive developments in the outskirts. this city is big enough! Density is the answer!!</p>
<p>There should be a greater focus on government funded low income rentals and better rent control measures to restrict landlords from raising the rent more than a few % above their costs of running.</p>



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Wrong approach. The City needs to identify and target specific areas of demand to assist the housing (rental) shortage. Next to new public transportation and future communities that can support this.
I am concerned about the removal of our urban forest, the cutting of mature trees that still have many years left of their life. People and communities need mature large trees in their lives. For mental and environmental health. We need matures trees to promote biodiversity.
We live in Saddleridge for over 20 years in the same home we had built. Over these years we have noticed a significant increase in population per home, leading to massive on street parking, many times blocking access to driveways. There is an increase in crime/vandalism in the community. The addition of basement suites is causing 3 or more families in 1 house. Does this rezoning fix these problems? How about garbage, recycling, utilities that have not taken this much people into account?
Test comment
Please do not go through with the rezoning we just spent our life savings on a house and allowing the rezoning will lower our land value and our retirement plans.
Test submission
Additional test message
This is wrong all the way around. Do not do this. You are ruining the face of Calgary. Nobody wants 8 units next door on a street of carefully planned, aesthetically pleasing housing. You are not creating affordable housing You are creating a higher tax base to feed your ridiculously [removed] projects.
I support. We need more housing
I don't agree with this I paid a price to have a larger home with a yard & parking and a nice scenery in front of my home with no houses I don't want it over taken by row houses with no yards and over crowded and no parking As is I have neighbour's two on my block with several cars up to nine per one household and it's ridiculous If we are over crowded consider other options such as Saskatchewan and Winnipeg and the other places essentially We are at capacity stop stuffing us like sardines
I believe rezoning is a breach of the contract I have as a property owner. I bought property and paid taxes based on the current zoning and character of my neighborhood, which is being changed without my consent. I will have a less valuable property which I will receive no compensation for. I am firmly against the blanket change. I would have loved to provide input in person but have zero confidence this process is another other than a sham run by the city to get the result they want.
I have a concern about secondary suites exiting into the back laneway. Laneways are not developed for pedestrian traffic. Most throughout the winter, they are unsafe. Front sidewalks are maintained snow-free for pedestrian use; but not laneway. Whatever the season, having extensive pedestrian traffic in a laneway that is purpose-built for vehicles will lead to pedestrian-vehicle conflicts if not accidents. Please revise guidelines for backyard suites to insist upon egress to the front.
I am against this rezoning proposal.
i am strongly against the proposed rezoning for the City of Calgary. i do understand the need for affordable housing and housing demand however i dont feel this measure of citywide rezoning is the



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<p>answer. i have worked very hard to afford a detached house and i do not want more neighbor's, more noise, less parking. focus should be on newly developed areas., however many of these areas come with a very high price tag which will not help affordability. come up with better options</p>
<p>I am not in favour of the proposal to change the zoning for my property, there is already significant parking issues for the street. Many homes have many drivers living in them that the street parking is overloaded with vehicles parking on corners and other sections of the street including in front of hydrants. Many people already have to stack the vehicles by angle parking below the driveway causing access issues, visibility concerns and a lack of parking for guests and short term visitors.</p>
<p>Adding additional suites or multi unit dwellings will challenge parking and access on the street/circle. Additionally, I have concerns over the impact on property values should the rezoning go forward and the make up of the housing on street change dramatically towards lower cost (per unit) multi unit dwellings, parking issues &amp; other challenges with increased traffic and population.</p>
<p>In the SE part of the city there are already numerous new communities built and under current development that allow for the R-CG zoning there is no need to "convert" established residential streets and neighbourhoods such as Mt Brewster Circle and McKenzie Lake into areas that have multi unit dwellings. I am not in agreement with the proposed zoning change for my street or neighbourhood.</p>
<p>Where did this idea of blanket Rezoning come from? No-one voted and asked for this, no-one! All of a sudden you are changing the rezoning for established neighborhoods and taking the rights, freedoms &amp; liberties away from people. This is a terrible idea and waste of money. Why don't you first start with the properties owned by Town Council., since it was your idea. Absolutely [removed]!</p>
<p>While the city requires a tree protection plan for city trees, in light of "contextual" builds, where are the protections for mature trees on private properties next to redevelopment? I would like to see the proposal include protection for mature trees beyond city trees. I would like to see both roots and access to sunlight protected. For example; Mature spruce need a lot of light. Any branch that does not get direct light will die back. An 11m/ large footprint build could kill trees.</p>
<p>Hi. One of your FAQs says the 4th advance of HAF Funding "may be impacted" if City Council vetoes the rezoning proposal. Are you making any kind of effort to get more clarity on that issue from the feds before Council decides? Also, does the City have a City-wide or region-by-region density target? If yes, have you compared a range of tools to meet this target besides the rezoning proposal? Lastly, how does the rezoning plan fit with the goal of increasing tree density on private land?</p>
<p>Excess immigration has created this problem and rezoning will not fix it nor provide more affordable housing. The federal government created this problem and is bribing the city to fix it. Average homeowners in districts up for rezoning feel they will bear the brunt and they are rightly angry. Many also believe that the fix is in.</p>
<p>Question: Under Scenario 1(pre-1985 neighbourhood), is it really the intention of the City to allow up to 12 dwellings on a standard 50 ft wide by 120 ft deep lot through this rezoning, i.e. 4 units plus, 4 secondary suites plus 4 backyard suites? Or, was it actually intended to allow for up to 8 units i.e. up to 4 units plus, up to 4 secondary suites or up to 4 backyard suites, but not both 4 secondary and 4 backyard suites?</p>



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<p>Your map is too broad, and unfocused. It will result in sporadic redevelopment through most city communities without refreshing whole neighborhoods. It should be rolled through neighborhoods with a foreseeable, pre-scheduled zoning change years in advance so public can make informed decisions in purchasing a home, starting near the core and working outwards. a rowhouse next to a \$1.5 Million home will reduce its value and hurt city tax revenue as an infill won't make up for it.</p>
<p>Blanket rezoning is a short sighted proposal for trying to increase the number of available houses. Not all neighbourhoods are capable of handling the increase in population. We live on a very small cul-de-sac of 7 houses, no back alleys, shared driveways and limited parking. We already have parking issues. Our home has room for one small car parked in front and we can't park in from on garbage/recycle pick up days as there isn't space. [personal information removed]</p>
<p>I'm concerned with the proposed housing density increase. I fear this will favour developers who would outbid buyers, build costly duplexes, and worsen affordability. Old neighbourhoods have aging infrastructure that may struggle with this growth, leading to service issues or tax hikes for upgrades. The current proposal lacks restrictions, risking high-end developments overshadowing our communities and leaving limited affordable housing. Please prioritize residents' well-being over developers.</p>
<p>Existing homeowners have no certainty anymore that there will only be a single-family house next to them. Yes, any landowner can apply to rezone a property, but when all properties in a broad area are single-family, chances are there will be much opposition. Residents buy single-family to LIVE IN, investors and developers buy it for the money they can make. Money in developers' hands does not build a good community; residents who want to stay make a good community. Stop pandering to investors!</p>
<p>Does the following honestly sound like you're looking for input? NO! "Rezoning for Housing Calgary needs more homes. Citywide rezoning will help. Learn more and provide your feedback!"</p> <p>That is the title on YOUR WEBPAGE. Just like all Engagement Processes by the City of Calgary that aren't out and out corrupted by Developers conducting their own, you are only looking to TELL US WHAT YOU'VE ALREADY DECIDED.</p> <p>You're supposed to be working for citizens not colluding with Developers! SHAME ON YOU!</p>
<p>I'm not interested in rezoning.</p>
<p>Single family neighborhood's are not able to accomodate the added stress of parking requirements brought on by rezoning.</p>
<p>Dear Project Team, I'm a committee member of the Planning and Development Committee in Bowness. I have working in Architecture, Planning and Building since 2002. The proposed Blanket Re-zoning does not account for all the different site sizes and neighbourhoods scaling. The parking required is not sufficient even if you combine on-site and sidewalks for most, for the 60 year targets for people living in Calgary as part of your transportation plan. I am not in favor of this proposed change. [personal information removed]</p>



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<p>How is such a major change not being voted on by the people of Calgary. Just because of funding is an unacceptable reason. If this major change was part of last election I'd understand but sneaking it in is non democratic.</p>
<p>I do not agree with the new rezoning proposal. The proposed high density housing is not going to be less expensive (as I've already seen). Parking is going to be a terrible problem with only 1/2 of new units requiring parking spots. The ambiance of neighborhoods with single houses will be changed in a negative way.</p>
<p>We are in favour of new housing and increased density throughout the City. This is why we supported the City's push to rezone areas in our community near the C-Train station. This is responsible planning that accomplishes the objectives the City sets out as desirable on its website regarding the current blanket rezoning initiative. However, the proposed blanket zoning is highly irresponsible for many reasons. For example, there are still vacant lots in the City core and surrounding areas.</p>
<p>I strongly oppose the proposed rezoning plan. So many communities are under development in Calgary, Thus there is no shortage of land or development. The problem is with the shortage of labour to accelerate the house construction. So rezoning will not help with housing supply; only it would negatively impact the nature of a community and the population balance in a community.</p>
<p>This proposal is very difficult to understand in order to get comfortable with the implications. Most people including myself believe it will be open season on building in-fills that aren't compatible with the existing housing. For example a developer could purchase the house next door to me, tear in down and build a row housing structure. This would significantly effect the value of my home. Or, for example a developer could build a major row housing project in the park just below my home.</p>
<p>The new rezoning will destroy the character of our older communities. If I wanted to live in Marda Loop or downtown I would have chosen to live there. Silver Springs has thoughtfully planned types of housing and multifamily options that suit the community. We chose to live here for a reason. Single family homes will be out of reach for families like ours as developers/builders will outbid everyone on a \$600,000 home to tear it down and sell each unit in a 4 plex for \$900,000. We do not want this</p>
<p>Not in favour of this at all. Will lower existing property values, increase strain on electrical, water, sewage, transportation infrastructure, create construction mess and noise in otherwise clean and established neighbourhoods. Not what property owners signed up for, to have long standing zoning laws upended.</p>
<p>This is an ill conceived idea. Put this to plebisite and let the voters decide!</p>
<p>Concern: Wild West mentality. On our street a DP was approved for a secondary suite. The contractor engaged by the homeowner took the concept of 'implied consent' to mean 'no consent needed'. Told the adjacent homeowner they'd be digging up their property, using it as a staging area for the work. When the neighbor told them "no" then threatened legal action, implied neighbor would be responsible for any cost overrun on the part of the contractor. Blanket rezoning equals legal headache. Bad idea.</p>
<p>I am in favour of citywide rezoning. I understand a common argument against it is the idea that neighbourhoods' character could be damaged, but that seems like a small price to pay when it comes to policy that will allow more people to have homes. Citywide rezoning will help far more people than it could</p>



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<p>ever hurt — and even then, the hurt sounds very mild, especially when it comes to more people having homes.</p> <p>The more housing available to Calgarians, the better our city will be for everyone.</p>
<p>I diasagree with city wide rezoning to a base residential district, or zone. The rezoning should be on a neighbor hood by neighborhood basis, agreed to by the majority of the respective neighborhoods.</p>
<p>I just purchased my first home, in the established neighbourhood of Highland Park (currently zoned R-C2). I still strongly support blanket rezoning across the city and in my soon-to-be new neighbourhood. We need more supply!</p> <p>[personal information removed], lived in Calgary for 8y</p>
<p>Unfortunately I am not in Calgary on the 22nd. However I've lived in this city for over 40 years and have a voice! This blanket rezoning is a knee jerk reaction and takes no consideration for the people that invested in this city!! Our city had already gone down so fast the past few years.. this will just drag down nice communities that people invest in and want to raise their families! Use city land to build low income housing.. don't drag that into established safe communities! Fire [personal information removed]</p>
<p>Blanket rezoning is not the answer. How would the mayor like if an 8plex was built next to her house? Could she live in the shadow? Would her guests like parking half a block away? Would she accept a reduced property value?</p>
<p>We are strongly opposed to this blanket rezoning policy that council is putting forth.We purchased our “forever” home in a neighborhood that was specifically built to promote a better quality of life for its resident families. By changing this zoning, you will be destroying our community. We have a lake that was built with a specific number of homes and families. How will you address the overcrowding, lack of parking and inadequate infrastructure we have to support this new zoning?</p>
<p>The lack of required off-street parking is a mistake. I am all for blanket re-zoning. I am for increased density of housing. Not requiring the developer to provide off-road parking is short-sighted and will lead to increased resistance and issues with neighbours.</p>
<p>I've taken it my responsibility to have a look at the neighborhoods that had infill building as suggested by this rezoning initiative. The congestion is real with street parking only available, quite a lot of them have off-street parking which I advocate, the housing is too expensive most home buyers. I've submitted other concerns with regard to the plan. This blanket rezoning needs more civic planning to work for everyone. It would destroy the serenity of our existing neighborhood.</p>
<p>This blanket zoning as proposed is unacceptable. Roof heights to property lines are far to high, 0.5 parking spots is far to low, the ration should not be lower than 1. Potential for overnight tax increases to R1's toRCG which contemplates 8 units is also unacceptable. There would also have to be a 15 year tax increase moratorium. Further there are many vacant apartments, condos, and rentals in the city, please do not play us for fools on a fake housing crisis due to terrible policies.</p>
<p>This is a terrible policy that should have a plebiscite or flat out election. Not one candidate campaigned on this, it is absolutely ridiculous to wreck R1 family neighbourhoods for the benefit to solve a fake crisis.</p>



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Perhaps call it what it is a real estate bubble attempting to be delayed for the benefits of bankers and developers. Every administrator pretending that this is a solution as presented should be ashamed of lack of transparency exhibited to a fake crisis not created by Calgarians.
This proposal of rezoning should have gone to a plebiscite and should not be a decision of just a few people in the City Council. Anyways I will voice my wife's and my opinion in regards to this rezoning proposal and we disagree with this idea. We do not want more traffic, less parking spaces and more rental spaces in our neighbourhood. The illegal suites are already a huge problem and this rezoning only benefits the developers, not the home owners whatsoever!
Blanket re-zoning will not help increase density. Density needs to be thoughtfully addressed - taking into account infrastructure, neighbourhood resources, school capacity and ability to expand. Some neighbourhoods are better suited for increased density / street car parking - better in and out access. Blanket re-zoning can also potentially ruin well developed communities - cutting down old trees and taking away the character of the neighbourhood, especially old historic neighbourhoods
Our community is not a blank slate. Opposing unsuitable development is not NIMBYism, it is a legitimate planning concern. When the building next door overshadows, overlooks, and negatively impacts your use of your yard, it is simply not good enough to claim that there is some greater good in allowing for poorly conceived development without referring to the safeguards & standards that already exist. Infill Guidelines, Established Area, MDP -importance of "sensitive" & "contextual" redevelopment
Do not support blanket rezoning until the issue of parking is properly addressed.
Just do it.
Rezoning in my district is ridiculous there's a lack of street parking as it is.
Hi my name is [personal information removed]. My address [personal information removed] I am very much in support of the reasoning . As my back yard has a lot yard which could be build fourplax. That could reduce the housing crises. Which we face in our city calgary I there fore kindly asking the for the council to consider the approval.  Thank you for your assistance
I really hope this rezoning initiative is passed. Density is critical to the city's growth, and as a homeowner, I recognize the difficulty many young people face when trying to find a suitable place to live in this city. We must stop expanding outwards and focus on building density throughout the city, so our city is sustainable in the long run.
Please stop this blanket rezoning immediately. The City of Calgary council MUST listen to the residents they serve! With the majority of feedback asking council to slow down, reconsider, or drop this initiative entirely; the requirement for council to STOP forward progress on this initiative is MANDATORY! Additionally; the uncertainty as to where this feedback lands, how it is used, and where the public can see results is cloaked in mystery. This is unconstitutional and requires fixing!
This is unacceptable. It should be brought to a plebiscite and the fact that you can simply decide to redefine basically the entire city into higher density zoning without consent of homeowners is very alarming.



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Do not rezone the entire city!
Having selected a neighborhood of single family dwellings in which to live, I find the proposed rezoning very disappointing. I did not select this neighborhood to have a three unit row home with basement and backyard suites, potentially 9 residences, next door to me. The rezoning will result in congested street parking, more students in already overcrowded schools, and a decrease in property values. This rezoning will turn desirable single family neighborhoods into congested undesirable ones.
I have concerns about rezoning in residential areas. Already there are parking issues. If a single family dwelling is rezoned for 4 separate dwellings, parking needs to be dealt with. Garages are often used for storage so are not always effective. Also - many people have 2 cars so that would be 8 cars potentially per single lot.
Calgary's green spaces/parks are its treasure, one of the things that makes Calgary unique and attractive. They require a specialized zoning that shows the city's vision in protecting them. Oh, there will be words of reassurance, like the secondary suite initiative. Those words were meaningless: policies were ignored, bylaws were broken. Why? "Because mayor and council have given a strong direction to create more secondary suites". [personal information removed] Give parks and green spaces more consideration.
I live in Banff Trail next to a property that is currently being developed. The previous owner had a lot with beautiful mature trees. The new development has cleared 100% of the trees and will have no space for trees when the development is completed. How is the City dealing with the loss of our "green" canopy that is being demolished, one development at a time? Clearing properties of all trees only will have a negative impact on our longer term mission to reduce climate change.
I do not agree with the proposal, as will impact zones that do not have residential condos, changing the way of life at those communities. This proposal has not been properly discussed, and is just populist
NO! My area proposed rezoning to R-CG. A home could be torn down, then build 4 units+4 secondary suites+a backyard unit. So, my neighbour could now be 9 separate households (low est. of 2 per household) that's 18 people. Where are they going to park and their bins go? Will I ever be able to have my window open and not hear or smell what someone else is doing or cooking? I'm ok with some densification (duplexes) but every lot blanket rezoned will lead to conflict and loss of enjoyment in our city
We are against this rezoning in our neighborhood at [personal information removed]. We love our park and invested in this house because of the development. We are not interested in any change here.
In new greenfield projects where no development has been seen, feel free to rezone, but please leave our community as is!
I am strongly opposed to the blanket rezoning proposed for the city of Calgary. Such zoning will impact established communities negatively by detracting home values, creating harmony among residents, traffic and crime, community appeal, over population and destruction of community green spaces, increased noise levels, etc. The incentives being offered by the federal government in direct conflict with what is in our city patrons best interest. This only serves government which is unacceptable.



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<p>BUILD OUT . . . NOT UP!!!!!! We have lots of room without destroying current neighborhoods and property values!!!</p>
<p>I reject the blanket rezoning of Calgary neighborhoods. This should be on a case-by-case as it has been for 50 years. My well-established neighborhood has developed single homes, mid-density, high-density housing and new high-density developments are currently being built in the areas already zoned for this. We have a great mix of all housing types to fit most budgets in a beautiful part of the city. Please do not ruin something that works and has since it was developed 54 years ago.</p>
<p>Approval of this rezoning was determined by voted in council that did NOT have this issue in their platform. It is NOT democracy if the people had no voice in the issue. It should be revoked until the people of each ward decide.</p>
<p>Yes, I think this will have significant impacts on the city. I don't think that city council is listening to the residents of the city as many have brought up how this will negatively impact our city and they aren't being listened to. I don't think that this will help the housing issues but it will decrease property values, increase crime and increase the bottom line for developers.</p>
<p>this will ruin calgary communities. you cant constantly add more people at a whim throughout the city. large row house developements should stay in previsoulsy zoned areas. how bout redeveloppe all the XL skyscrapers that are empty with this idea.</p>
<p>I have heard comments from the mayor / council that new districts have the proposed re-zoning provisions incorporated and they want to implement these to all districts. We did not move into a new district and should not have to abide by these proposals. Why don't you put these to a plebiscite so that all citizens have an input?. We are not in favor of the re-zoning proposal.</p>
<p>I'm 100% against rezoning of my neighborhood. I've worked hard my entire life to be able to afford a nice home in a quiet part of the city and we do not want more home/cars etc. in our area. Honestly this is a silly idea!</p>
<p>Since the city is unable to handle current infrastructure issues: transit, c-train, road maintenance, snow removal, electricity fluctuations and brown outs, how will the city's proposed rezoning resolve these problems moving forward? The proposed rezoning is too broad in scope and has not taken into consideration the infrastructure issues noted above. The backbone of this city is its infrastructure. Until this is fixed, rezoning will not fix the housing issue.</p>
<p>I own a home in Patterson. I understand the housing pressures Calgarians are facing and support increasing housing choices and densification but am very much opposed to a city wide re-zoning. These changes should be thoughtfully planned and respectful of the character of the neighborhood. My property lies in a relatively small high end district already surrounded by higher density homes. Additional densification without site specific planning and consultation would negatively impact the area</p>
<p>I am AGAINST Calgary's current rezoning initiative. Calgary has spent decades fine tuning our residential zoning. The Mayor's need to receive Federal money for her pet projects SHOULD NOT EVER be a reason to make the drastic changes she is putting forth. This rezoning matter is disingenuous to</p>



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Calgarians and Calgarian homeowners who have spent the largest portion of their income on housing. This is a disgrace.
I absolutely reject blanket rezoning. This would destroy the neighbourhoods and my neighbourhood. It is overkill, destructive and unnecessary.
I DO NOT APPROVE OF THE REZONING PROJECT. This project was "approved" by an incredibly SMALL number of City officials without enough consultation with Calgarians. By approving this project, City officials have greatly disrespected Calgarians. The rezoning project must be stopped now, without hesitation.
There should be a limited trial for a minimum of 3 years on blanket rezoning in select suburbs. Select 15 suburbs in the city and trial it out. Then based on trial city can implement a targeted rezoning with regulations. A blanket rezoning can have unintended consequences that city is not equipped to deal with. Parking, safety, traffic, noise, overflowing schools and houses and construction issues. What is the enforcement plan? What's preventing foreign investors from buying entire city blocks ?
[removed] to inflict this top down mandate on estate areas such as canyon meadows estates where street parking will become a nightmare. Six cars parked on the street from a rental house on the corner provides an insight to the future. I purchased a house 30+ years ago in the Estates to get away from street parking and I have paid a premium for property taxes to live without renters and the parking issues. Let's keep it that way- no reasoning in Canyon Meadows Estates.
I think this is a critically important change that needs to happen. A more creative and innovative approach to housing will provide far more homes to a wide variety of Calgarians.
Do NOT ruin Elbow Park by allowing multi family homes like Townhomes, apartments, duplexes and anything other than single family homes. You will be driving everyone's property values [personal information removed]
I am against rezoning the properties on my street from R-C1 to R-CG because: 1) My quality of life may be negatively affected through crowding, reduced privacy, and noise 2) I have invested in rooftop solar panels. A 11m high development next to me will cast shadows on those panels and reduce their generating capacity and payback period. 3) I bought this home for life based on the current zoning and its advantages. It is unfair to rezone this home and those around it without our agreement.
I'm only favor of rezoning in areas that are closer to downtown since most people would like to close to downtown and they have older houses and areas. Leave the areas far from downtown out of rezoning.
This update to the website is disappointing but I guess I should not be surprised. There is no real explanation of the density that is allowed in RC-G. It says that there can be 75 units per hectare but that is not a meaningful metric to anyone outside the planning business. How many dwellings can be built on a 50 foot lot?
The problem is the economy and the fact that this province has done nothing to help people. Rents being raised up to \$1000 a month by greedy landlords as there is no rent cap in this city? Turning green spaces into condos and row houses for rich people to buy then rent out at astronomical prices doesn't help the



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<p>people that need it. My family had to relocate to a different community, downsize, take on additional incomes to pay double the rent we paid last year and additional commuting costs as such</p>
<p>Calgarians deserve a say and a vote on this matter. The city council are pushing through agenda's that are not in the best interest of Calgarians and she knows it. Gondek's plan to blanket redesign Calgary serves no purposes at all except to appease the Trudeau coalition, and she and the council should be ashamed of themselves. There are other options to ensure housing standards increase. If she asked the public, a wholesome plan could be devised benefitting all.</p>
<p>This is a terrible idea, You're just going to destroy the beauty and charm of all the communities in Calgary pushing it off the list of most desirable cities to live in. Just look at Killarney and Marda Loop, they are an absolute [removed] show of construction, traffic and congestion. The underlying infrastructure will never be updated and maintained and it will only require more and more taxation to repair. The Blue, black and green bins are already and eyesore. We do not need more.</p>
<p>I am an owner in Panamount Villas NW Calgary and I am opposed to the passing of the bi-law to make my area a low density housing as it impacts my quality of living having renters in our area. Currently there are illegal suites with renters who have been and are demonstrating a lack of respect and ownership of others properties. It is resulting in a lack of parking, unkept housing, unkept front and back lawn, disrespect of others property, and transient activity that is causing a lack of safety</p>
<p>This is a terrible idea, blanket re-zoning. I didn't buy my home to have an 8-plex next door, or across the street. I understand the issues, and as a home-owner, I don't see any benefit for me whatsoever, but can envision all types of parking issues, complaints, increased by-law issues, etc. All I read about on your webpage are what you see as the benefits, but there are MANY downsides. I am against rezoning.</p>
<p>I am opposed. I own a design firm specializing in energy efficient reno's and have been in the industry since 1998 and have worked for other design/architecture firms, builders, and developers. Max. profit and ROI (good business practice) is the main driving force with decisions to develop properties so rezoning will not help affordability one bit.</p> <p>In my opinion, a better solution would be having the city build more subsidized housing, or help non-profit types build affordable developments.</p>
<p>It is absolutely not a Ward Councillor duty to tell me how my property should be rezoned. That should be an actual vote at election. I hope the mayor and her council support all get fired!</p>
<p>While it has some merits, I oppose the blanket proposal. Administration's public information is not objective and is skewed in favour of the concept.</p> <p>Blanket rezoning will not detract from my right as a property owner to (re)develop my property, but it does reduce my existing rights as a citizen and property owner to influence other people's actions that could affect my property and my neighbourhood.</p> <p>implement on a targeted basis (eg specific areas) and with prior consent (eg plebiscite)</p>
<p>I am a resident and homeowner in ward 11 and am a life-long Calgarian. I am in favour of the rezoning changes and feel that this is an important step to address future growth and development of Calgary. As</p>



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a Calgarian dealing with aging parents and children that are in their early adulthood, I am finding that I need housing options that fall between large single-family homes and large condo buildings, while remaining in my own community.

I'm in favour if the overall rezoning. However, the parking relaxations go too far. If a lot has secondary and backyard suites, it should still be required to provide parking.

Not all homes have driveways or parking pads and so much rely on street parking. Avoiding overcrowding on the street is doubly important in the winter when snowbanks already reduce available parking space and extreme cold requires people to plug in their cars (which means we need space in front of our own homes).

I would like to see a more thoughtful, community-focused approach to tackle Calgary's housing shortage. Transforming neighbourhoods without considering local market dynamics could disrupt residents' lives and jeopardize property values. I believe there are better ways forward. Targeted zoning, sustainable growth practices like preserving green spaces, prioritizing energy efficiency, and smart development offers a balanced approach.

I oppose the blanket rezoning policy. A more thoughtful and nuanced densification strategy is required, not one that aims just to garner funds from the federal government, but listens to local citizens. I do support blanket basement suite and carriage suite approvals and subsequent policies related to financing and tax breaks - that will quickly provide lower income rental opportunities. Also support densification along traffic corridors.

I object to the Calgary rezoning. I don't think it will help and the current infrastructures won't be able to support the additional housing. The secondary suite should already be able to help with the additional people moving to Calgary.

I am opposed to rezoning, there should be better regulations for what is going to be developed in the future, changing individual areas in existing neighborhoods destroys what makes Calgary a comfortable, beautiful city to live in. There have already been neighborhoods that have changed from a community of bungalows to odds and ends of bungalows and multi-families. People who have lived next to the same neighbor for years now find themselves neighbors with a looming multi-family complex.

We didn't make the biggest purchase of our lives, a single family home in a quiet neighborhood, to later be surrounded by multifamily housing. It is bad enough people are constructing basement suites at a record pace with minimal city oversight. Stop destroying our neighborhoods with your blanket planning policies.

- This change can have negative impact on our community and cohesion.
- With this change, there will be reduced green space in our community, perhaps 40-year-old evergreens will be destroyed.
- How is this plan going to affect parking? With a duplex - we could see an additional 2 – 4 cars, an additional 6 garbage bins pick-up.

This model is unproven!



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<p>Ask yourself if you would like a duplex or quad-plex or six-plex next to your house. I would love to hear your response!</p>
<p>I am opposed to the blanket rezoning. There are more thoughtful ways to approach both affordable housing and densification. The proposed approach affords for no thoughtful city-planning and exposes my home to multiple risks. No city council should have the right to put their people's prime investments at such risks without putting it to a city-wide vote. You do not have my support to move forward with this proposal. Council must vote against the blanket rezoning.</p>
<p>What are the size restrictions, i.e. completed height and square footage, for the backyard suites under consideration? Will the backyard suites have to be owned by the registered property owner or can they be owned by someone else or rented out or sub-rented? What bylaws/restrictions will be in place to protect neighbouring properties from overdevelopment?</p>
<p>I am opposed to the proposal to rezone residential properties in Calgary.</p>
<p>Housing density without consideration for parking and utility requirements is never a good idea.</p>
<p>Yes</p>
<p>No Parking requirements for backyard suites or basement suites is absolutely [removed]. I live in a community all ready with basement suites and condos everywhere and there is no parking and people are always blocking my driveway, your going to turn this city into a [removed] community!!</p>
<p>Do not do this - this cities already have me assessing moving to a different location, I bought a single dwelling home on a street with the same, I don't want a multi plex as a neighbour - sounds like city planners need to do a better job!!! End of the day not everyone can afford a house no matter what you do and this certainly is not the answer!!!</p>
<p>Consider changing R-CG to require a full parking stall per residence and make the proposed 0.5-stall allotment discretionary, to prevent overdevelopment of newer neighbourhoods (since 1990) which have curved streets, limited street parking, limited transit, few sidewalks, narrow lots, and no back lanes. Better, come up with a zoning strategy more appropriate to these neighbourhoods, which already have higher density and are structurally very different from a typical infill-ready neighbourhoods.</p>
<p>Blanket Zoning for all Districts is not something to be pushed on Calgarians by Council. Many people have purchased R1 Residences for a reason and paid extra for that. A mix of neighbourhoods with various zoning will allow Calgary to retain it's character and stop opportunistic Developers and money grabs. Remember, home owners own their land and houses and Home owner rights cannot be trampled as we all try to help this situation.</p> <p>Regards, [personal information removed]</p>
<p>In a nutshell to summarize, we have a housing crisis; our population continues to increase but our supply fails to meet the demand. Rezoning skips the necessity of having to submit applications and helps</p>



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<p>improve a streamline process to repurpose older homes and older lands to increase our supply. Will it eliminate our housing crisis? Absolutely not, but it will certainly help.</p>
<p>Resign</p>
<p>I am absolutely opposed to blanket rezoning. I didn't pay \$700,000 to live in Altador to have a 16-unit townhouse go up next door. It absolutely destroys my property value and changes the character of the neighbourhood completely. You already can't use public facilities like the pool or tennis due to overcrowding and this strategy makes it worse. There is a lot of land to develop around the city. The cold hard truth is not everyone gets to live inner-city. Same in other cities and countries.</p>
<p>No. Simply no. I live in Thorncliffe. Why ? Because I want to live in an area that DOES NOT have what the proposed rezoning would allow. If I wanted to live in a neighborhood like that, I would have bought in a neighborhood like that and saved myself a lot of money. Certainly we need to move forward and new, larger, detached, single family homes will replace older ones but population density should remain roughly the same. Parking simply isn't sufficient for what you propose.</p>
<p>As an affected homeowner I am opposed to blanket rezoning the antithesis of proper planning. Density should go where conditions make sense. Area Redevelopment Plans gave local input into which areas made sense for densification. Blanket rezoning destroys all ARP's. The City is abdicating planning responsibility in a misguided attempt to add Affordable housing. A bribe of 57 million a year in grants during the Affordable Housing report public hearing will lead to patchwork unplanned growth</p>
<p>Absolutely do not rezone the city. It would be a disaster. Anyone voting to rezone shouldn't bother seeking re-election.</p>
<p>While I am for more housing along public transit routes, I am not for a blanket re-zoning of the city of Calgary. In my neighborhood it will cause traffic and parking issues.</p> <p>I also feel strongly we as a city do not have the infrastructure in place to deal more people. We do not have C-Train access to all the quadrants of the city nor fast bus service. We do not have enough schools or health care (hospitals, doctors, etc.). We are not ready for this push to over populate this city.</p>
<p>I am against blanket rezoning: it eliminates an important tool the City needs to direct where and what kind of housing to build; developers and speculators will be what is most profitable, not what is most needed; nothing has been said about developers having to respect architectural controls original builders had to abide by; it does nothing to help the homeless; it does nothing to address the need for market and non-market housing.</p>
<p>I think this rezoning is a terrible idea and if you go through I will move from Calgary as will many of my friends,</p>
<p>Why is the Hanson Ranch community being moved to R-CG? My community is more like Panorama, which is proposed to go to R-G. Hanson Ranch should also be in the R-G group.</p>
<p>Would I have to scrap my solar panels if my neighbour to the south of me builds a two story and blocks the sun?</p>
<p>The city has no business rezoning existing communities. You will be increasing the density and creating parking issues. When I bought my home I choice to commute to downtown to work and live in a lower</p>



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<p>density area. I don't think the city council has any right to change the landscape of a Calgary this is not what you were elected for. I strongly object to rezoning of Calgary. I also own rental properties in Chaparral Ridge, McKenzie Towne and Cranston. I objected in all communities</p>
<p>I lived beside homes with rental suites. Each time it caused horrible issues with parking, noise, property damage and theft. Transient renters coming and going caused security issues. We buy homes in low density area to avoid these issues. These suites degrade the neighbourly dynamic of our neighbourhood. I am strongly against zoning for rental suites.</p>
<p>I am very concerned that increasing housing density throughout the city will result in reducing our tree canopy. Trees contribute greatly to cooling summer temperatures in cities. With the growing threat of human induced climate change and higher summer temperatures we will need more trees not fewer of them. Much smaller lots and exposed soil/lawn areas will provide reduced capacity to grow and support trees in the urban area.</p>
<p>The concern for the rehousing is that it will not work in some communities. Parking in a lot of the newer communities is already strained. So by adding additional units and multi family there is not enough space for parking and it crowds the community also less space for trees and green space needed for the environment. This spaces should be reserved for certain areas .</p>
<p>This is a terrible idea. To make this a complete city wide decision is a mistake. This should be case by case depending on the street and community. Older, established communities should be decided on after enough time and consideration has been placed on whether or not they have the infrastructure to accommodate an increase like this. Poor decision making if this is approved!</p>
<p>I am not in favor of the rezoning proposal. As a citizen of Calgary, I think that this should be a ballot issue. The issue is too significant for city council to go in a direction that most tax payers are against. Thank you, [personal information removed]</p>
<p>I really believe that we need to have a binding plebiscite on this issue! We are in Ward 3 and are having enough issues with secondary suites; illegal secondary suites; parking; congestion in traffic; overcrowding in schools and re-zoning just invites more! We have already lost one huge greenspace with the conversion of the Harvest Hills Golf Course into housing.</p>
<p>Silverado Boulevard/Evergreen senior citizen resident who called the rezoning line to share feedback: worried that green areas will be developed; worried that "the neighborhoods will be filled with [removed] people and [removed]".</p>
<p>As it seems that more urban housing density is a mandate that Calgary city council has adopted. My question to the mayor and council is do we have a land shortage out here in the western prairies. As we live on the edge of the city we and can see for miles and miles. The suburbs new and old are not going away. I don't believe that high rises in every block are necessary in the next 50 years. [personal information removed]</p>
<p>I noticed all the big dollar areas are exempt on that map.</p>
<p>My family does not support this rezoning change. We just moved from an area that had high density housing to one that restricts it. This change will devalue communities that have guidelines in place. I do</p>



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not want all the big lots around me converting to townhouses as there are enough of these neighborhoods in the city that allow it.
As someone who chose my neighborhood based on single family homes to raise my family, I oppose any rezoning plans.
City council mayor did not run on this issue. Housing is an investment and citizens paid extra for established areas bigger lots etc. Inflation high interest rates costs of goods wages increasing are the fact that costs of housing has gone up blanket rezoning is NOT the answer and I don't appreciate it being decided for us by the mayor and council.
Proposed rezoning will adversely affect the value of housing. We paid a premium for our home because of the character and space in the neighbourhood. Denser housing will reduce that value as the neighbourhood becomes more crowded. More units mean more vehicles. where will they all park? Will lawns be paved over to allow additional parking? What about additional infrastructure-water, electricity, drainage etc.? Social discord if a neighbour decides to knock-down and rebuild a multi unit next door
I live in Douglas Glen where secondary suites are now allowed, if approved. All of our properties are front drive, a lot of residents are using there garages as storage which results in a family of 3 or 4 having to park 2 or 3 of their vehicles on the front streets. It is getting to the point that there is no on street parking for anyone that is expecting visitors. Also, why was this not put to a vote by the Tax Paying Citizens of the City of Calgary???? I really have no faith in council
I have submitted some comments, but I have some to add. I am against blanket rezoning, especially 4 units, 4 basement suites, and a backyard suite as well! That's potentially 9 families living next door which, if I wanted that, I would live in an apartment! Consider the present density in a suburb. I have townhomes across the road. No need for more on this side. Instead of a blanket zoning - take another look. A more individual approach would be considerate of existing environment. Thank you.
Calgary need "Affordable housing" this doesn't do that at all, they will buy an existing property for \$600,000 tear it down and build attached homes selling each one for \$700,000, this benefits people who are already rich, and doesn't put homes in reach for people who need them.
I am OPPOSED blanket rezoning to RCG! If you must change something, then the better option is to keep 45% lot coverage and 10 m building height to minimize the impact on established communities. Then change the uph on RC-1/2 to 55. Vote this current proposal down and stand up for our communities! No to blanket RCG!
As long term residents and homeowners, the proposed rezoning will have a negative financial and possibly even quality of life impact on almost all current property owners. How does the City plan to compensate the existing owner. Also traffic and parking problems are already an issue in most areas - like Marda Loop/Garrison Woods where we live.
I'm not against higher density but am against bad design. Design that disrespects neighbors. To prevent bad design restrictions need to be in place - height and set back restrictions, on-site parking and waste bin storage requirements and restrictions on the number of units a 50ft lot can have. 4 units = 4-8 cars



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and 8 bins out on street or alley on collection day. 8 units = 8-16 cars and 16 bins on collection day. That would overwhelm any street.
I am opposed to the blanket rezoning. I live in Knobb Hill. One hundred+ neighbours “engaged” against rezoning and it was futile. We watched RND5QR change its application from 8 units on one 50 foot square lot to 36 on 4 lots. The houses did not come onto the market for sale. gone are: 40+ trees & . gardens. The large apartments rent for about \$3050 + utilities. Small 400sq ft units are about \$1300 + utilities. Who is making money here? I’m disillusioned with the federal govt & city.
100% AGAINST blanket rezoning. There are many neighborhoods that will never provide an opportunity for regional low cost housing, Eagle Ridge, Mount Royal, Lake Bonavista Estates, Crescent Heights, and many more. The property values are simply too high to make this happen. What it WILL do is make it more easy for developers to carve up such neighborhoods into smaller parcel BUT high cost homes, and at the risk of negatively impacting the fabric of these areas. LISTEN to your constituents!!!
The lack of parking availability is a huge concern. There should be mandates for how many parking spaces would have to be attached to certain lots. You can’t have a multi dwelling building on a lot with no additional parking provided. The lack of street parking is already concerning in many neighborhoods and this would only exaggerate the issue.
[removed] waste of my tax dollars
I have SERIOUS concerns with this rezoning proposal. I am not able to attend the Public Hearing as I will be out of town. We recently purchased a single family home in an older neighbourhood (Dalhousie). To think that any of the single family homes in our neighbourhood could be replaced with semi-detached homes, row houses or backyard suites is VERY concerning. I am VERY opposed to this proposal, concerned with how it will affect the character of our community and property values.
My husband & I are extremely concerned about the lack of affordable housing (both for purchase & for rent) in Calgary. We are happy that city council plans to engage in city-wide rezoning in an effort to encourage more housing development. However, we are concerned that by not allowing higher density housing (ex low rise apartment buildings) and by not mandating more affordable housing and densification developers will simply build more overpriced housing rather than address actual needs.
I do not support blanket rezoning unless it is: <ol style="list-style-type: none"> <li>1. be carefully planned instead of being forced as an ad-hoc response</li> <li>2. integrated in harmony with current zoning: aesthetics, functions, history, demographics, and infrastructure.</li> <li>3. be conducted consistently without being interrupted by political changes</li> </ol>
Many countries approach housing by reasonably sacrificing quality for availability. A 200 SQFT room with a modular bathroom can be livable and provide maximum affordability without rezoning.
Rezoning decision in existing neighborhoods I think not right. Because, 1. traffic, 2. Parking, 3. main water & sewage pipe, 4. schooling, 5. Road were not consider during built of the communities for new



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<p>rezoning population. This rezoning decision will reduce level of comfortable living and it will degrade world city ranking. Rezoning can be done in new developing area considering all the points. Thanks.</p>
<p>Yes</p>
<p>I need an address to attend</p>
<p>The city must preserve trees and green space for the mental and physical health of all when considering rezoning. The green space on the south side of John Laurie Blvd between Brisebois and 14th St is used by many for dog walking, cycling, commuting and other recreational activities. I strongly support the Brentwood Community Association’s request to have this land officially designated as S-SPR.</p>
<p>I am writing to express my vehement opposition to the proposed rezoning of my property from R-1 to R-G in the city of Calgary. This proposal, if implemented, will drastically alter the character of our community, undermine the investments we've made, and disrupt the tranquility we value. The city's justification for this rezoning appears to be a misguided attempt to address broader issues within urban planning and development. Kindly reconsider this ill-conceived proposal.</p>
<p>This is a terrible idea. People made significant economic decisions to purchase properties and city cannot just unilaterally amend property zoning which will significantly impact property values as well as the nature of communities. There is plenty of land surrounding Calgary for more developments to accomodate more housing. Don't degrade my property values to allow developers to profit and destroy the community fabric.</p>
<p>There is lots of areas where smaller homes could be build in the new areas with out taking the olders area and over denying theses well established area that where not designed to have multiy family residents in them, the infusture is not the (water sewer, storm water).</p>
<p>We do not support the proposed blanket, cross-city degradation of zoning restrictions.          We do not support removing the requirement for parking for backyard suites.          Major issues, such as this, that will have irreversible long term impacts merit resident input beyond public hearings typically followed, and attended, by special interest groups and benefiting businesses. Far-reaching changes to zoning restrictions merit input from all residents.</p>
<p>This is a city council that is out of touch with single family home owner voters, who make up a significant percentage of the city’s revenue. Council, and in particular the mayor, were not voted in on a mandate to change the city zoning. The city infrastructure in my community was never designed for higher density ie roads are too narrow, inadequate parking, inadequate ingress and egress. When I purchased my home it was because my street was zoned single family, and I paid a premium for that.</p>
<p>I am a senior who is starting to have mobility issues, I also own my own home. I would like to remain in my own home without the taxes going through the roof to keep my own place. Where I am is also convenient for doctor, dentist, eye care and hearing care. I worry that this rezoning will force me out of my home and into something that I will not enjoy and will not be able to have my children and grandchildren visit.</p>
<p>I do not like the rezoning. It will destroy the city.</p>
<p>This is not a good idea on the City council part as we are facing a supply shortage of water and building more homes will continue to drain that supply. There should not be a city wide rezoning for houses and</p>



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<p>each separate application should be considered one at a time. The City should stop wasting money on this and consider other options that each tax payer is happier with and this should always go to a vote. Members of city council need to listening to members of their wards.</p>
<p>I am against it. Period. I am afraid that with this new rezoning, if my neighbour decides to erect a large, tall row house next to my single-detached residential home, that I will have absolutely no say in the matter. This row house will bring lots of people and cars next to mine (just to satisfy the "housing need"), not something that I want. And it WILL devalue my property!</p>
<ul style="list-style-type: none"> <li>- increased street parking will have a (-) impact, resulting in reduced sight lines</li> <li>- 0.5 stalls/ unit is insufficient to accommodate the increased volume of people. without direct transit access should require a parking space for a minimum of 1 vehicle per adult</li> <li>- the rezoning will result in lower income housing, increasing an already high problem with thefts</li> <li>- Deerfoot is already overcrowded with major congestion and traffic issues. Increasing housing density will only make this worse.</li> </ul>
<p>Instead of forcing an artificial shortage of housing by having numerous regulatory hurdles in place, the city could allow the development of new subdivisions which could be done at higher densities. The infrastructure for new developments can then be built with the purpose of supporting higher densities, something which is not necessarily the case in older neighborhoods. The East Village and the development at COP come to mind as good examples. Densifying an older area is a breach of trust.</p>
<p>This re-zoning is a terrible idea. As a born and raised Calgarian, and as a licensed Realtor with over 20 years of experience in housing, I wholeheartedly disagree with this. As I understand the shortage of homes is an issue, (which has negatively affected my business) this is NOT a good plan. The character of many established communities, the already overridden schools and amenities will create MORE problems, NOT less! I am happy to have my name put forth for more conversation. [personal information removed]</p>
<p>Council is proposing to pass - by a small majority - something that was not put before voters in the election. This is very undemocratic for 8-9 people to pass something that will impact all of Calgary. Stop and ask voters for a clear mandate. Thanks.</p>
<p>This has a very material impact on all residents; so DON'T even think about implementing without putting issue to all residents for a vote</p>
<p>It should not be a one size fits all. The public was not consulted effectively enough to push through a blanket rezone. We saved and bought a house in a community with a specific character and no one in our community wants the change, so why can't the city listen to what the people want ??? We were not consulted - it should be community by community.</p> <p>It feels as if the council is just pushing an agenda to get money from the federal government and the developers who backed the mayor's campaign.</p>
<p>Rezoning means we get construction on either side of our home. High-density housing means:</p> <ul style="list-style-type: none"> <li>-Parking issues</li> <li>-Noise issues</li> <li>-Traffic issues</li> </ul>



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- The community infrastructure wasn't built to handle 4 times more people
- These beautiful big old trees would be cut down
- Difficulties for the wildlife: more animals hit, more noise makes the park less hospitable for them
- The property value is going to be impacted by being surrounded by this chaos
- Will we get compensated for the dropped price of the house?

I do not know any homeowners that welcome this change. It will benefit developers greatly, drive up the cost of already unaffordable housing - I struggle to see the positives here?

The City has done a phenomenal job of increasing density in new and redeveloped neighborhoods (Mahogany, Currie Barracks, etc). I'd like to see any new blanket zoning be restricted to new builds or entire neighborhoods.

Please don't kill the feel of our City, we have worked too damn hard to lose our charm. Thx

Architectural controls and parking are important to this plan - don't include will ruin this proposal

This is exactly what we need, and have probably needed for the past several years. This plan is superior to the acquisition of more land by the City. We need to build in areas that already have the infrastructure in place. Good luck!

I am against the rezoning. Our mayor did not run for election on this platform. She is not listening to her constituents. There has to be another way to manage the housing issue.

Parking and lack of greenery are the main reasons people are against density. Other reasons are poor placement of noisy air conditioners and loss of sunlight. The city has not listened. The city should require at least one parking spot for each housing unit, except for nursing homes and student residences. The Liberals, who might lose the next election, should not be able to buy city council. The city needs to stop with agendas like favouring expensive inner city housing.

I am opposed to the citywide rezoning. Blanket rezoning will not actually address the issue of a shortage of affordable housing in a meaningful way. Instead, blanket rezoning is short-sited and will negatively impact many neighborhoods within the City. The Mayor and City Council have not adequately considered alternative ideas and solutions, ones that might actually address the issues of a shortage of affordable homes.

This proposed change is so significant that it requires a vote directly on it by all Calgarians. Properties were purchased with a clear understanding at the time as to what types of housing could be built in the future near them. Council has neither a legal nor moral mandate to change that without putting the issue directly to Calgarians.

No parking, destroying neighborhoods, lowering property values, not dealing with housing crisis, no thought when it comes to infrastructure and sewage, no thought when it comes to who's paying for the additional infrastructure. [removed] move, Gondek should resign.

This is highly irresponsible and impacts very well defined development bylaws that are already in place and have worked for decades. Essentially you will be allowing multi-family development alongside single family homes without any stakeholder engagement. This is not democracy and upsets any architectural



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<p>guidelines that are in place for communities. If the community wants specific zoning they should be able to voice there opinion and make a submission - in favour or in opposition.</p>
<p>I am totally opposed to the re-zoning scheme. It will devalue my property. Are the councillors who promote this prepared to pay the cost of the overall devaluation of R1 zoned homes, the cost of excess traffic (climate issues) and sanctity and integrity of existing communities. People bought R1 zoning for a reason. I am sure all councillors who want this - will be the first to have an 8 plex rental right beside their property. Totally Opposed.</p>
<p>I am opposed to the re-zoning</p>
<p>Hi there, on this rezoning strategy, how will it work for an existing single house to convert in to multiple units rental property, also how would city help the landlords in financing the project? Kind regards [personal information removed]</p>
<p>My house is about to be rezoned. I live in a high crime, high absent landlord area, limited road parking low mid to low income renters. the few home owners in the area fear these absent landlords will develop either side of the resident owners. My house value hasn't kept up with inflation. I am 10 yrs to retire. If can't sell my house because of new developments, because the parcel I have is not big enough for rowhousing after 35 yrs in the area what is the city going to do to help me out</p>
<p>Good evening,  I am opposed to the proposed rezoning in Calgary. I don't think every community should be treated the same. I bought in Lake Bonavista community with single family homes with lake privileges and I bought here because of these features of the community and I don't think this rezoning should be applied this neighborhood. Please consider the public's comments and concerns on this issue before going forward with it. Thanks you.</p>
<p>Such a bad idea. Where are our land rights? You are robbing land owners of a choice they made to purchase property in specific neighbourhoods.</p>
<p>Hello. Many people are upset about a visible change in their neighbourhoods. Was a study done to analyze the social impact of higher density? Was a study done to analyze how much new greenhouse gas will be produced by all this activity?</p>
<p>This will not solve affordable housing because you will just take 1 city lot that has a 650k house on it, blow it down to put up a 4 plex where each section will cost 850k or more. You will quadruple the number of cars that would normally park there plus you will collect 4 times the taxes. This will not make housing more affordable. It is a ploy by the City.</p>
<p>A one size fits all approach to zoning is reckless and irresponsible. Another example of the pathetic nonsense this council rubber stamps.</p>
<p>I. CANT. WAIT. We NEED more housing FAST. The current system IS. NOT. WORKING. I will be at the council hearing and hope to see this go though council and into affect.</p>



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I am for the rezoning!
We need more duplexes, four plex. We just need more.
I do not support blanket high density rezoning
I would like established communities protected, to protect infrastructure and allow for safe accessible space for children and families to play and exercise. This means allowing existing neighborhoods designed for single family housing to continue to be protected. Green space and streets where kids can play and safely travel to school without parked cars obstructing sight lines is a priority for people who have invested in these homes. Target new communities for development strategically.
I am shocked to see city council concerned about supply of housing as i constantly hear form the chattering classes in the media and the political class in Ottawa. We actually have an excessive demand side issue coming from the monetary system. The housing market has turned into a casino with sepculators, house flippers, assest pumpers, and economic royalists on bay street with their bankster enablers. If you dont understand the monetary system please call me at [personal information removed] and ask for [personal information removed]
One of the worst ideas I've heard so far! This has to stop!
This blanket rezoning must go to a plebicite !!
I object to blanket rezoning which claims to address affordability and availability due to the fact that NO amount of home construction will create affordability whilst the financial housing speculators and investors will use this availability to pump up housing prices by over bidding. City Hall is just enabling this ponzi scheme to flourish and destroy family home ownership. Stop enabling the speculators and do whats right for families and the integrity of neighborhoods.
It is a good solution for limited space
This proposal that allows for 8 units per property is excessive. Is anyone looking at the conflict of interest issues here? Council funded largely by builders ultimately deciding. Motivated to get federal funding perhaps more than interests of impacted communities. At the very least this needs to be modified. Allow a suite? Sure. Allow a lane home? Sure. A 4plex or 8 plex absolutely not for so many reasons.
I am writing to strongly oppose the proposed citywide Land Use Designation (zoning) amendment. Some concerns include: Community: Blanket rezoning does not take into account the unique characteristics and needs of individual neighbourhoods or areas within the city. Infrastructure Strain: Rapid development resulting from blanket rezoning will strain existing infrastructure. In our neighbourhood we have already seen many cases of city water and sewage pipe rupture in areas of increased density.
Yes. This will be a disaster in terms of every aspects of citizen's lives and also significantly adverse impact on the community as a whole. This agenda is driven by the developers and the city staff. Please scrap the proposal. Thank you.
As a home owner in Calgary, I am opposed to the rezoning for housing. I am also opposed to how Council made the decision for the citizens knowing many were and still are opposed. It is not professional



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<p>to accept Federal money at the detriment of the city planning for citizens who live in Calgary. A better idea would be to offer incentives for home owners to retrofit or renovated their home for an in home suite or basement suite within a controlled method to ensure there are not too many.</p>
<p>I'm a homeowner in Tuscany NW and my zoning is currently R-C1. I do NOT want it to be rezoned. Please consider my opinion as a homeowner seriously. Thank you.</p>
<p>I urge the City Council to instead prioritize a more nuanced and community-centric approach to zoning and development that for example is based on areas with existing school capacity and transit corridors (including the upcoming Green Line).</p>
<p>DO NOT REZONE! The infrastructure will not support the increase in people to the Queensland. There is not enough parking, and with last years rolling brown outs was a clear sign that the Alberta power supply can't handle the increase in population. Rezoning will not benefit affordable housing. That is in the hands of the developers and they don't have 'cap' on how much they can sell a house for.</p>
<p>DO NOT REZONE. Rezoning will not lead to affordable housing. Developers need to have a cap on how much they sell their houses for. 600k is not affordable. Talk to the developers if you want affordable housing. Don't mask your need for money (taxes) by saying that rezoning is for more affordable housing. If you can squeeze 6 or 8 residences on the same lot that house 1 residence, that's a lot more taxes for you, the city. Prove the power grid can support it first. what about parking?</p>
<p>The proposed rezoning is a unethically designed temporary fix to help create affordable housing because of its unintended consequences. Buying a home is the biggest investment in one's life and when buying we have the expectation the value of our property will rise, with this rezoning changing the value it's create very unfair circumstances. Unless the city is prepared to pay out the change in their property value this change is unethical and the wrong course of action for affordable housing.</p>
<p>I am totally against rezoning. That is not the neighbourhoods we bought into years ago to raise our families. The added density, extra vehicles, traffic, and unfortunately demographics. No one I know supports this. It cheapens neighborhoods and you lose the community. Build up in inner city or choose an area, but don't wreck mine.</p>
<p>I am opposed to the blanket rezoning. Blanket re-zoning will not address the lack of affordable housing in Calgary. It will simply create more opportunities for developers to maximize profits by building multi-unit dwellings at inflated prices. Current inner city neighbourhoods like Altadore evidence this. Single family dwellings are bought for property value, and two in-fill style houses are built which are typically listed close to \$1M each, resulting in gentrification.</p>
<p>Many Calgary communities have unique amenities like golf courses, parks and lakes. The amenities have been designed with the existing community's housing in mind. Lake Bonavista actually just reduced the number of allowable entrants per residence in 2020, as the neighborhood has turned over. This proposal will ruin the very thing that makes many communities so special by overwhelming the streets, parking lots, beaches, centres and parks. I don't see any studies addressing these impacts.</p>
<p>no way do I want rezoning . What is this about [personal information removed] you moved around the said areas to where there is no rezoning. I call this insider information. Please explain.</p>



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<p>Hoping to hear from you before April 11,2024. thank you [personal information removed]</p>
<p>If the city wants to add affordable housing then do it the right way, by adding land to the city, completing the proper infrastructure, adding the required schools, and correctly build house for a reasonable price. STOP allowing developers to be the only one that benefit, which is what will happen if the proposal is pasted, SAVE our city don't DESTROY it!!!</p>
<p>this idea will not address affordability, it will only push prices up across the board, to the point developers will not purchase lots to make duplexes / townhomes as it will not be profitable enough, since people who sell can now advertise it as a multiunit property. There's a reason this has not been completed on a large scale across the world, because it's a bad idea, and most people can recognize that. The federal money received is not worth the long-term damage this decision will make</p>
<p>Hi, I am a resident of Parkland neighbourhood and I believe it is un-democratic to have a decision for blanket rezoning imposed on citizens. There should be a plebiscite for that and perhaps each neighbourhood should decide its own future. My opinion probably doesn't matter, but I'm against the proposal.</p>
<p>Blanket rezoning is a classic case of letting the pendulum swing too far in the other direction. Let city planners do their job to find an appropriate middle ground that allows more density along "main streets" and near c-train hubs without turning every single inner city neighbourhood into R-CG.</p>
<p>The City prioritizes funding the CSEC over smaller community/infrastructure improvements that could actually help make blanket rezoning palatable: For example, the unfunded Crescent Road project. The City is not ready for blanket rezoning, and nor will blanket reasoning do anything to help solve the housing affordability issues for the next 5 years. If done at all, it should be rolled out community by community only after significant public improvements are made to the community facing rezoning.</p>
<p>Rezoning is extremely dangerous some areas are simply not designed to handle high levels of traffic.. Children's safeties are at risk people's house valuations are at risk.. leave these high level of population zonings to areas designed to handle high traffic and safety to children.. The community I live in has narrow alley that can barely fit one car you add population you add risk and high traffic to these smaller road systems less visibility and more car means danger for kids to be hit..</p>
<p>This motion must pass if Calgary is to remain a liveable city for students and working-class people like myself</p>
<p>If there's not enough parking spaces for the families, then it means it's too crowded for the neighborhood. Street parking is definitely not a good idea at all.</p>
<p>what have you guys been smoking? you will totally ruin this city with your action , you should all be thrown out of office. starting with the mayor she is the worst mayor we ever had, I totally disapprove of heeeeeer . What she wants to do may work in India but this is western canada . Any councilor voting for this needs to be fired asap.</p>
<p>This is a horrible idea. Our communities are not setup for the extra utilities, roadway congestion, garbage, etc.</p>



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<p>Our home was purchased in Ward 11 for the specific reason of single family. We enjoy a nice yard, piece and quiet. Without compensation this rezoning has a direct impact on our well being and property value.</p>
<p>I do not think rezoning all of Calgary is a good idea. In Lake Bonavista many of the roads are only three lanes. If you have cars parked on both sides of the road then only one car can go through. Currently traffic is not that bad so cars can pull over and let others pass, but with increased car parking on the streets this would not be possible. On the streets that do have more than three lanes I am concerned for the safety of the drivers trying to get out of their driveways safely.</p>
<p>I think the proposed rezoning should NOT be approved.</p>
<p>Rezoning will have a negative impact on housing prices and should NOT be approved.</p>
<p>I'm completely in favour of more housing options in all neighbourhoods. However I'd like to see some design requirements. For example if building in a 1950s neighbourhood then the design could fit in rather than looking like a modern building was dropped from the sky. I also like the idea of the four places being on corners rather than in the middle of a block. Also mixed housing including truly affordable units might be better than separate subsidized housing. That leads to diversity.</p>
<p>Disagree with this idea. Builders and neighborhoods had architectural controls in place when building. Astecially this will make the neighborhoods look like a mixed bag of houses. Lack of parking will be a concern, neighborhoods were not built with this idea in mind. Road capacity Will change.</p>
<p>I firmly believe that zoning practices should be rooted in cultural, architectural, and social considerations to preserve the unique character of our communities, enhance property values, and foster resident pride. Blanket rezoning, as proposed, poses significant risks, including congestion, infrastructure strain, and a decline in service quality</p>
<p>Hi, I very much OPPOSE the potential rezoning.</p>
<p>Fundamentally the concern is that the proposed change is one based on ideological issues of a group with no consideration of the wishes of the entire citizenry. There is no consideration of the importance of diversity of communities (only of diversity in communities) having 0.5parking stall minimum per R-CG shows the desire to have a certain lifestyle only as the imperative. Why a separate R-G category? Surely the age of community should not affect use?</p>
<p>Hi, I've lived in Ward 4 for two years. I love my neighbourhood, with its beautiful vistas, green spaces, and warm neighbours. I want to make sure others can also move here. Adding more homes can improve affordability, reducing competition and making it easier to find a home. It will help unlock a range of housing options that fill the gap between single-family homes and apartments. That's why I support upzoning, a key step to ensure Calgary remains a vibrant and inclusive city. Thank you.</p>
<p>Hello, I live in Ward 4 and want to share my support for the proposed upzoning in Calgary. By reforming our land use policies and embracing city-wide rezoning, I believe we can open the door to more affordable housing options. Not only do I support these changes because I want to keep rents and housing affordable, especially with a growing population, but I also believe it's crucial for Calgary to be a leading City in this country. Thank you.</p>



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<p>Your blanket zoning goes against years of city planning, how is build whatever you want where ever you want planning? Might as well mix commercial, farm, industrial, and residential together while you are at it and fire the entire planning group, we don't need them with rules like this.</p>
<p>Hello - I own a house in Canyon Meadows. I would suggest, to make the run-down strip mall on the corner of Elbow and Anderson (in from of Scarlet High-school) into retail/condos...similar to the ones in Britannia. if the city is really serious about housing, focus on areas that will generate more living space per square footage....vs rezoning in an area where families are just starting/not selling.</p>
<p>I did not ever wish for rezoning in my area (Canyon Meadows) I bought my home rather than rent and do not wish to live in a rental area or live next to a rental property . This is another cop out by our Mayor and aldermen to find an easy solution to a housing problem rather than be creative. Mayor and aldermen should try and earn their wages by finding solutions not creating problems which they have all done since being elected. Elections can't come soon enough.</p>
<p>No, do not rezone! [removed] idea.</p>
<p>I see why rezoning is needed but here are my concerns: I have lived in Glamorgan, and Killarney and the parking was very difficult. For people who have multiple vehicles for work, especially tradespeople with large trucks or vans, there needs to be a better way to add parking and not just rely on street parking only for new developments. I would like to see parking requirements on new development lots. Also I'm worried about the big beautiful trees in my old neighbourhood, they will be cut down</p>
<p>This an exercise in futility, as city council has made up their mind, this rezoning will destroy some neighbourhoods. The only solution to restore our city to a place we are all proud of , is to vote out all of city council in 2025.</p>
<p>I am strongly opposed to the proposed re-zoning in the City. I believe the process is flawed and should be presented to taxpayers in the form of a plebiscite. The current process is too rushed and too much contradictory or inaccurate information. I also think this fails to address established community cultures built based on the originally designed development of the community. We live in a primarily single family community and want to keep it that way. Provide a process for exemptions.</p>
<p>I am adamantly opposed and consider it a relinquishment of planning duties by the city, which will result in irresponsible development and degradation of Calgary communities. It appears that no site-specific work has been openly shared that analyzes repercussions in specific communities and so no real benefit/risk analysis can be done. Instead of responding as an emergency, Council should take the time to think, plan and figure out how to build more homes in a thoughtful, strategic way.</p>
<p>The rezoning needs to happen. Yes, people are scared it will impact their wealth but housing shouldn't be an investment vehicle. Some communities are opposing this louder than others - but the "not in my neighborhood" attitude shouldn't play into this. We need the housing and creating diverse communities allows for this.</p>
<p>It is unfair to the citizens of Calgary that we are only now aware of the federal funding that is tied to this rezoning bylaw. The implications of blanket rezoning involve people's quality of life. Our city councillors and administration owe it to us to come up with a better solution. Please put yourselves to the test. This is</p>



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<p>a foothills town, albeit grown up. Keep the character and culture of Calgary intact. Please do not turn us into a Toronto or Montreal. Thank you.</p>
<p>The housing solution is not rezoning and I am against it as this is not the root of the housing problem. The city can instead take over new home building to some extent and focus more on multi-units including condos and apartments in designated areas and also expanding the social housing programs. Lastly, they can also try banning home buying by non-local buyers and investors who just drive up the prices and have turned over the housing in Calgary to a for-profit bussiness.</p>
<p>No!!! I do not want this at all in our estates areas or ward 6.</p>
<p>I certainly hope City councillors are going to be the first to have their homes destroyed in order to have some large multi-unit homes built instead. What quality of life is Calgary trying to offer? Knocking down buildings isn't the smartest idea, and is definitely a plan to destroy any enjoyable quality of life that we have come to expect. Please don't be so foolish as to enact this rezoning. But if you are, make sure your houses are the first go down.</p>
<p>This issue needs to go to voters. Our ward councillor does NOT live in our ward and therefore does not have the right to decide for all of us. Many citizens have made their largest investment in their homes, it is an absolute disgrace that this council shrugs that off as irrelevant in favour of investors throwing together cheaply and poorly constructed buildings that devalue the homes that have been invested in. If the build precedent has been set on the block in the last 5 years then that's it</p>
<p>So you're all for rezoning the entire city destroying all the older homes creating a tremendous amount of waste not to mention the amount of waste created by construction but disposable plastic from fast food is the problem?.....right, just more virtue signaling BS from the mayor and co.</p>
<p>have we considered that we don't have a housing problem but a immigration problem. Why isn't the mayor calling out the federal government for adding over a million new residents a year?</p>
<p>A blanket rezoning plan is a bad idea. Sure, update some zoning in some areas, but across the city? C'mon. why not designate a new development area for very dense housing for low-income? Million-dollar infills aren't going to solve the affordable housing crisis, they'll only make crooked councillors like Carra wealthy.</p>
<p>I am against the rezoning. I live in a neighbourhood with large yards older houses and a private lake. We have paid a premium to live here and the community was not planned to be overrun with additional residents. The lake will make it attractive for developers to subdivide existing lots and build very expensive infills. This will not help lower income Calgarians find housing. Developers will profit and existing residents will have their streets and alleys clogged with vehicles. Judy Rochemont</p>
<p>I have strong objections towards this rezoning due to this affecting our property values. Furthermore, despite 3 Aldermen requesting this issue being put on a plebiscite in the next municipal election, this was rejected. Mayor Jyoti Gondek taking money from the Trudeau government for blanket rezoning without approval of the populace through an election is akin to shoving this down our throats without input.</p>
<p>I am very much in support of rezoning to create more housing. I think exclusive single family zoning is immoral and wrong, and frankly, that public opinion shouldn't be used in these decisions at all because of</p>



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how biased the public are towards protecting our own property values. This is a well researched negative feedback loop cycle and as a city council you need to be brave enough to listen to experts and make evidenced and rationed decisions. I am frustrated how polarized this topic is.

Yes we must broaden rezoning, but still leave some leafy neighbourhoods intact. We know you want to renovate the ugly old bungalows of hoods like Thorncliff, Highwood, Acadia, Fairview,etc., but you won't get the old geezers out of their 1950's bungalows unless you can offer them downsize alternatives which are not 600 square foot condos next to hipsters, potsmokers, and AirBnB. Use some city land to build cottages and offer them on a land lease basis. Not in inner city. It will be a success.

Rezoning will affect every community in the city. Such a decision should not be left to only city council. The city should allow the citizens of Calgary to vote on rezoning in the next election. I will be emailing the minister of municipal affairs to intervene and ensure we all can vote on this important matter.

Discovery Ridge only has one road to enter and leave the community. Increasing the density would be dangerous. The infrastructure cannot support more people.

The existing community is already negatively affecting the wildlife. We don't need more peoples garbage attracting bears.

We do NOT support any form of rezoning! We purchased our house under the agreement that it was an R-1 property! I've kept up my side of the contract by paying my property taxes every year with this understanding. IF the city now wishes to change their side of the contract by making our neighbourhood, or any other zoned R-1, open to 4-home development, accordingly, change the tax burden for those siding up to these monstrosities so they we are only paying a quarter tax for their current 1-home.

I am completely against the rezoning in our area of McKenzie Lake. This will increase the people, pets, parked vehicles, vehicle traffic, city bins and generally overall decrease our quality of life that we currently have in the area. Allan Needham. McKenzie Lake Resident.

I live in Lake Bonavista, and I am opposed to the rezoning in our area. I am shocked by the short timeline and lack of public engagement. There seems a callous lack of regard for the nature of our neighborhood and the impact this will have. I am alarmed by the fact that there is no public vote on this issue.

I know of no one who does not believe that affordable and availability of housing is not crucial. However, blanket rezoning to RC-G will solve neither of these issues. I. I have many concerns regarding affordability, infrastructure ( sewers, water, power ), parking, waste management, safety ( increased traffic ), tree canopy, and overshadowing.

Let's work together to find a reasonable, well thought out solution to this very serious issue.

Thanks you,

[personal information removed]

Knee-jerk conflation at its finest -- higher density does not equate to housing that is actually affordable. The new infills replacing the mid-50's bungalows in my area DO provide living space for 2 families instead



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<p>of just 1, but the prices are 40-50% higher than what I could sell my bungalow for. Density equaling available (affordable) housing only occurs where tall vertical development exists, not a mix for low rise areas. Develop downtown, where you know the C-Train infrastructure excels.</p>
<p>I agree Calgary needs greater density, blanket rezoning is not the answer. Why have high density discreet areas not been mentioned such as Marda Loop, The University District or Trinity Hills. These developments are attractive to a wide range of people of various ages. The City is too anxious to get federal housing grants which themselves have not been well thought out. Calgary needs to do its own homework for a unique density solution and put it to the electorate. Our planners are very capable.</p>
<p>I'm strongly against the rezoning.</p>
<p>The zoning makes sense for inner city old houses like built before 1970 etc. but for newer community which will ruin the community integrity and environment, I strongly object to rezoning newer community!!!</p>
<p>I am a resident of Discovery Ridge. We are a small community bounded by Griffith Woods park, Tsuu Tina Reserve, and Stoney Trail with single entry/ exit. Griffith Woods park is a popular place visited by many Calgarian throughout the year seeing rise in traffics during the Summer. With limited space for people and traffic, the proposed rezoning would be increasing population, traffics, and parking in the community.</p> <p>The City should reconsider a blanket zoning as not applicable to my community.</p>
<p>I live on Panorama Hills Dr. and have raised issues regarding traffic in the past. In the end I was told in the end that because it was a bus route there was nothing that could be done due to pushback from Calgary Transit. The very last thing I want in this area is more housing and the additional traffic that would result. So please count me as totally against more dense housing in Panorama Hills.</p>
<p>I do not support the blanket rezoning of Calgary residential areas. This has the potential to drive down my property value and create congestion problems in residential areas. Council was not elected on a platform that included this change. It must be put to a plebiscite and approved by the citizens before enacted. City hall should quit trying to change the rules in the middle of the game. I made an investment in my property based on a set of zoning criteria. City hall should honor that!</p>
<p>I am very much in favour of the new Rezoning for Housing strategies. Facilitating varied and diverse neighbourhoods, improving the speed and efficiency of building new homes, and increasing the population density of our city will be crucial to address the growing influx of people to Alberta. We must take decisive action in coordinating an approach for ongoing and worsening housing crisis.</p>
<p>Citywide rezoning is not the right solution to increase housing availability. Targeted approaches can be more effective at improving housing availability and increasing densification. Focus on reducing red tape overall, and rezone only corridors and neighbourhoods that already have a healthy mix of housing options, amenities and easy transit access. For example, rezone the LRT corridors, strip malls, and their neighbouring areas and eliminate red tape to developments in these areas.</p>
<p><b>NO to Blanket Rezoning!</b></p>
<p>I disagree with a blanket rezoning in Calgary. Certain neighborhoods are the way they are because of the current zoning and a blanket change could result in a drastic change to neighborhoods as owners move and developers come in. There's not enough parking in most neighborhoods as it is and this will</p>



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cause more difficulty. Many newer neighborhoods have very narrow streets and not enough room for parking without more development. I would like to see this moved to a referendum.

We have grave concerns regarding its negative impact on city infrastructure. Such a sweeping measure could strain existing infrastructure, including transportation systems, water & sewer networks, and public services. It may lead to overcrowding, increased traffic congestion, and overburdened utilities, ultimately compromising the quality of life for residents. I urge you to carefully consider the implications for city infrastructure and to pursue a more strategic & sustainable approach to zoning

Please consider detrimental effects on affordability and equality. Such a measure risks exacerbating housing inequality, as it could lead to gentrification, displacement of vulnerable communities, and further segregation. Additionally, blanket rezoning may inflate property values, making housing even less accessible for low and middle income residents. I urge you to reject and instead prioritize equitable zoning policies that promote affordable housing and ensure inclusive development.

I'm writing to urgently express my concerns about the potential disastrous impacts on the environment. This indiscriminate approach could lead to unchecked development, habitat destruction, increased pollution, and the loss of green spaces. It undermines efforts to promote sustainable development, combat climate change, and protect our natural resources. I implore you to consider the long-term environmental consequences and reject in favor of more environmentally responsible zoning strategies.

I write to express my vehement opposition to the proposed blanket rezoning of all city properties. Such a sweeping measure lacks nuance and fails to consider the diverse needs and characteristics of our neighborhoods. It risks eroding community identity, exacerbating inequality, and undermining local decision-making. I urge you to reject this proposal and instead pursue a more thoughtful and inclusive approach to zoning that respects the unique character of each area.

I would like to express support for the rezoning. I work hard but as things stand, I will never own a house.

I am writing to express my strong opposition to the proposed blanket rezoning. While I appreciate the need for thoughtful urban planning and affordable housing solutions, I believe that this proposal overlooks several critical factors and may have significant negative consequences for our community. It disregards neighborhood character, strain on infrastructure, and negative impact on housing affordability. It fails to consider alternatives & environmental sustainability. I urge reconsideration.

I urge you to reconsider the proposed blanket rezoning and instead pursue a more thoughtful, inclusive approach to urban planning and housing policy. By respecting the unique character of our neighborhoods, addressing infrastructure concerns, and promoting equitable development, we can create a more vibrant, sustainable city for current and future generations. I am strongly opposed and believe it disregards critical factors and will be disastrous for communities and environmental sustainability.

I vehemently oppose the rezoning of the rezoning for housing. Please pay listen to the 47+ communities that do as well.

I'm not a fan of increasing housing density. The pricing of my house years ago reflected the fact that there wouldn't be higher density development in my neighborhood. I greatly value the lower density situation that currently exists. Furthermore, I feel the idea of requiring only 0.5 parking spots per new unit



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<p>being built is absurd. With most family units having at least one car, on street parking availability would surely become problematic.</p>
<p>I wholeheartedly support the Rezoning for Housing plan. Calgary’s economy and future can only be sustained if housing is available and affordable. I worry about my options in housing as a renter and I worry about how younger people who are just starting out in the workforce can afford housing. We must increase housing supply through rezoning. Thank you.</p>
<p>Certainty of living in an R1 community would be gone. Leaves biggest asset vulnerable to what neighbours do. Consider:          Parking - .5 spots per unit – cars will all be on street          Air pollution - warming cars in winter          Noise pollution - no garages          No privacy in own yard          No trees, grass, green space          Nowhere for 3 bins to be stored          Easement enforcement between properties/to sidewalk?          Concerns around water run off?          Where will electric cars be plugged in          Utility and other resource strains</p>
<p>Hello, blanket rezoning the entire city to allow dense developments in currently detached single family home communities is wrong and disadvantages current single family home owners who bought in neighborhoods with current zoning requirements. This damaged existing quality of life and property values for all Calgarians. New communities and communities with existing multi family zoning can allow density because that is part of the community from the start. No to blanket rezoning.</p>
<p>This is a ridiculous proposal and I am not in favour of it. To suggest that my community could have 4 row houses on one lot is ludicrous. And then add a suite and a carriage house while giving no thought to parking is utter madness. We purchased our home in an R1 zone with the belief the zoning would not change. The very least council should be doing is allowing a plebiscite on this. Let the peoples’ voices be heard.</p>
<p>We are a family with young kids and live in Royal Oak. We own our single family detached home. One of the reasons we bought into this neighborhood was due to the low density, affordability, ample parking and green space. It's nice place to raise kids. We are against blanket rezoning to RCG. We do not want more density, we chose to live in the suburbs, not the inner city. To solve the housing issue, open up more new land for development. We are pro-development. Thank You.          [Personally identifying information removed]</p>
<p>I urge you to reconsider the proposed rezoning for housing and instead prioritize sustainable development practices that preserve the unique character and livability of our community. I implore you to engage in transparent dialogue with residents, seek alternative solutions, and uphold the values of responsible urban planning.</p>



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<p>This is going to have a very negative impact on homeowners with small children, especially those who stay home. It's going to impact many families and make for over crowding, too many people in one space. It's not the answer.</p>
<p>There is no justification for this rezoning that is being pushed through with no public engagement. Politicians created this problem, and we the people are being forced to pay for it. Rezoning parks is also irresponsible. THIS SHOULD BE VOTED ON BY THE CITIZENS OF CALGARY.</p>
<p>As resident of lake bonavista I am opposed to a blanket rezone to increase density. Duplex on a lot is agreeable. Row houses and townhouses is not. Also I do not believe it will create "affordable" housing.</p>
<p>I do NOT agree with the proposed blanket rezoning for housing. My community, Capitol Hill is becoming unsafe for my children to cross the street due to the current line of parked cars obstructing the viewpoints of traffic.</p>
<p>I do not like rezoning full city blank .Sure we need more houses but no parking requirements for backyard suites not good for me i will be not able park on street .For me Calgary need vote on that next election if citywide rezoning. By train track yes we can development rowhouses .</p>
<p>I am an Engineer and I live in Lake Bonavista and work for the Town of High River. High River has unique zoning in their Land Use Bylaw where many housing types are allowed in most of Town. My main concern with rezoning is regarding infrastructure (water/sewage as well as shallow utilities) and traffic impacts to ensure that adequate reviews are conducted. I know adding one side-by-side home won't make an impact but after multiple increased density approvals in an area there may be impacts.</p>
<p>Another idea from a council that is so out of touch with ordinary Calgarians! I will fight any attempt to bring this destruction to our beautiful neighborhood. Yet again another tax grab that loves to ripoff hardworking Calgarians this will be remembered in the next civic election</p>
<p>Part of the charm of Calgary is the lake communities in the south. These communities do not need to have condensed housing. Options to rebuild and have one house per lot is always an option. Adding double the houses in these communities is not a good plan. I see no value in allowing this. Community member of Sundance.</p>
<p>The proposed rezoning change is a horrible idea for our community. Drawbacks include increase in traffic, noise, lack of parking and loss of individual property values. The rezoning will not address the affordability as most properties will be purchased by developers, and homes will not be affordable. Lake Bonvaista community has clearly voiced very strong opposition to this proposal to Peter Demong, and community association. The city needs to respect our choice and not rezone our community.</p>
<p>Are there any neighborhoods in Calgary that are exempt from this rejoining proposal</p>
<p>The idea of blanket rezoning is a terrible idea. It benefits only those who will profit from their ability to capitalize on the opportunity to develop dense housing. It will have no impact on affordability. Further it violates the rights of those who purchased property under the current system. Those who spent their hard earned money to purchase a single family home are being disrespected. This is being pushed far too quickly and must be halted.</p>
<p>This reckless action will impact the delivery of education, have you contacted the province, this will impact the delivery of health services, have you talked to the province about that, this will impact transportation</p>



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<p>corridors have you talked with the province. The will impact planning, and city services what budget provision and what tax provision have you put in place. This will make taxes go up and we don't believe the lack of a plan should impact every resident in Calgary.</p>
<p>I do not support the proposed rezoning. It will destroy the aesthetic and characteristics of unique residential communities that has its own culture and heritage.</p>
<p>Would devalue neighborhoods and create parking issues.</p>
<p>I am strongly opposed to the rezoning which has been unreasonably rushed through without sufficient consideration to obtain federal funds.To allow 9 units per lot is far too high.The rezoning will result in developers changing neighbourhoods for huge profits. Much higher density will exceed the infrastructure, especially electrical with more EVS coming. Higher density will result in trees destroyed which is against the City's tree goal. Houses will become rubble in landfills.Reconsider! [Personally identifying information removed]</p>
<p>I am opposed to the proposed rezoning as it presents the risk of negatively impacting property values in the city and could hurt the city's pristine property landscape.</p>
<p>I do not agree with blanket rezoning. This is an ill conceived one size fits all approach that does not address the intricacies and underlying issues it purports to. Not to mention it completely undermines the trust between private property owners and the city.</p>
<p>I strongly oppose proposed blanket rezoning (BR). I'm a proud Lake Bonavista (LB) resident. BR LB properties will not make housing affordable to low income earners. BR is not a one size fit all answer to Calgary housing situation. City needs to look at context of individual communities and what makes them revered and unique. Community residents need to have say development. LB open house showed strong opposition to BR. City needs to respect our choice.</p>
<p>This rezoning effort is being lead by a mayor the is currently subject to a recall. The unstructured manner in which it is being done will mess with transportation, schools/education, healthcare/hospitals and put pressure on all our public services, police etc. Another emergency by a the most unpopular may in Calgary history. This will impact the services provided by the province, what action and support do you have from them, this will impact the quality of life of all Calgarians.</p>
<p>Blanket rezoning will create issues in older communities as they are not designed for parking and extra traffic. This will devalue properties. The mayor and councillors did not run on this platform. You need to send this to the citizens of Calgary to vote through a plebisite.</p>
<p>Radisson Heights is good example where a variety of housing has been a failure. It was nice area, now it is overrun with many unknown secondary suits, inconsistent addressing and unmaintained homes. It took a while for homeowners to move out and the homes becoming the deteriorated rentals but it did happen. Home owners must not be punished with reduced home values due to an increase of rental units. This blanket rezoning approach must have policies that maintain/improve the neighborhood's value.</p>
<p>100% opposed. This is complete bullshit that will destroy our city and beautiful neighborhoods while lowering property values. I do not support the rezoning. many of us have moved to neighborhoods that don't allow condos and secondary residences, and do not want to see these in our communities.</p>



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Yes. Please go through with the rezoning. Lake Bonavista would continue to be a strong community with increased density
We are happy to have our little house and a backyard for the children to play. A privacy area to gather during summer. I don't want my place to be part of rezoning. There are more older communities to do rezoning. We got a huge land in Canada. I don't agree with rezoning plan.
As an owner of a property in an estate lake community, I am strongly opposed to rezoning all communities in Calgary. Many properties will become investment cash cows for developers and will not create affordable housing - only overcrowded community spaces and less of the green spaces suburb/estate owners and families have sought out. Property taxes, lake fees, etc will not create housing for the low and middle income families that need it. Sincerely, Lake Bonaventure Home Owner
I participated in a neighborhood rezoning about 5 years ago that was to be in place for over 30 years and we are at this again. Poor planning for incoming residents should not be a burden on existing residents. Government should be taking responsibility for building homes for their new and low income housing with land they already own. Example Viscount Bennett school is vacant, homes to cover the "crisis" could be built by the provincial and federal government.
Sprawl has been an issue with this city (sprawl was thoroughly discussed in my urban planning course in 2010). I am happy to hear the city is trying to tackle sprawl, housing affordability and supply. Montreal, Toronto, & Vancouver (world class Canadian cities) all learned to grow their population by growing upwards instead of out. To be part of the same breath as these cities Calgarians need to accept this. Try and work through the NIMBYism that opposes this city-wide rezoning.
I am in favour of the rezoning plan. I've lived in a wide mix of housing types. There is also a mix of housing being built in our neighbourhood of Springbank Hill. I'm looking forward to the higher density bringing more options for shopping within walking distance. The ability to build more density should be available everywhere in the city to provide more flexibility as the default option. Too much council time is spent on rezoning individual lots.
I live in Lake Bonavista and strongly oppose the rezoning from R-1 to RCG. Very concerned about the potential impact this will have on our beautiful community. Would you please reconsider and allow this be put to a plebiscite?
I am fine with rezoning. I want to see people housed.
I am against the rezoning plan. Please have this plan rescinded.
Glenbow Museum archives reveal most of old Calgary as a bald prairie. Thankfully, early Calgarians planted trees and created biodiversity in our current established neighbourhoods. Row housing would inevitably destroy our urban forests that have taken years to grow in our harsh Gardening Zone. What about the climate crisis? Every tree and garden are precious in Calgary. For example, trees and established gardens have not coexisted with the "missing middle homes" that have been built in Altadore.
Renting a space that has no designated parking causes a lot of issues with neighbours harassing people renting. There needs to be designated parking.



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<p>This blanket rezoning has potential to be a very damaging and disruptive endeavour for many communities. It has been poorly discussed and seems like excessive overreach of the city. Interesting too are the areas that are Not part of this rezoning?!</p>
<p>With the amount of people that will be drawn to secondary and backyard suites there needs to absolutely be a parking requirement this can cause a serious issue for the community and the users of the suites. No one needs to deal with the harassment of a neighbour about a parking spot.</p>
<p>We have lived in Mountain Park/McKenzie Lake for the last 27 years. We purchased our R1 zoned home in an Estate Lake community. We object strenuously to the proposed zoning changes. We invested in this quiet community for it's quiet comfortable lifestyle. You will never convince us that this proposal will not seriously impact the value of our home, and the increased density brings a host of other issues! And any suite or multi homes built in this are will NOT be affordable housing!!!</p>
<p>we moved out of inner city high density housing to lake bonavista for one reason. Because it wasn't high density. It is unbelievable the city would try to blankly rezone communities such as ours. We are the first lake community in Calgary and have a very unique neighbourhood. There is enough space inner city and this doesn't need to happen in our area. Or others that people moved to. The homes in our neighborhood are already overpriced. Let's not pretend any homes here will be affordable!</p>
<p>Parking is already overflowing everywhere and adding more housing with no parking restrictions will make everything worse. [Personally identifying information removed]</p>
<p>I am deeply opposed to blanket rezoning. This is not a reasonable solution for many reasons.</p> <ol style="list-style-type: none"> <li>1. The city infrastructure in water, sewer, gas, electric, and especially parking is not in place to support the anticipated increase in densification across all communities.</li> <li>2. This blanket rezone does not take into consideration the character of the community that i purchased my home in.</li> <li>3. The people in need of affordable housing will not be able to afford newly developed homes.</li> </ol> <p>Target specific areas!</p>
<p>The city is not proposing rezoning they have already made their decision. This is a major issur that requires a vote by the people but it is quite clear mayor Gondek is an irrational leader that does not believe in democratic process.</p>
<p>I am in full support of blanket rezoning.</p> <p>Calgary needs to maintain its affordability and not suffer the fate of other Canadian cities. The missing middle housing brings communities together and can further our journey to walkable communities.</p> <p>Targeted upzoning would inflate the value of select lots and reduce their affordability, defeating the purpose. These developments are happening and we need to reduce red tape.</p>
<p>I do not support the proposal. I've lived in Calgary all my life, in all corners, and I know the issues that arise when adding to community populations. I have worked very hard to afford the community I currently live &amp; do not see any positivity in changing.</p>



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<p>I do not support rezoning. I purchased our house with the current zoning rules to preserve the value of our property, avoid over crowding and access to parking</p>
<p>Many of us purchased homes in older neighbourhoods based on how the community was planned, laid-out and the type and density of homes available in the area. Allowing for greater densification of older neighbourhoods does not create more affordable housing. It simply puts a higher strain on infrastructure as regards street maintenance, sewer lines, electricity, sidewalks, public transportation and street parking. I vote NO to proposed Rezoning for Housing.</p>
<p>Proposed blanket rezoning appears to be rushed without significant community and stakeholder consultation. A more nuanced approach that takes into consideration the unique elements of communities across the city to find the best approaches for densification in each area would be preferable. Consider main/busier streets to be duplex eligible in older neighbourhoods, collaboration with commercial real estate for redevelopment to mixed use sites to add density, etc.</p>
<p>I do not want to have my community of Dalhousie rezoned . Respectfully, [Personally identifying information removed]</p>
<p>Rezoning will be a great way to reduce the cost of housing in Calgary and align with the new Federal Funding for accelerated housing.</p> <p>Calgary has been such a sprawling city and we need to densify. We do not need single detached homes to continue to stretch out in prime farmland and greenspaces.</p> <p>Please help this go through, the city needs it</p>
<p>I am vehemently opposed to the passing of this Blanket Rezoning policy. It is ill-conceived and has not been sufficiently vetted, considering it is likely the highest-impact policy in over 30 years. It was not a transparent process until way too late and it is being ramrodded, which is very suspicious. It needs to be put on hold for a major re-examination of the goals, and of the proposed solutions.</p>
<p>I am absolutely in favour of the proposed rezoning!!!! I am a homeowner and resident of Lake Bonavista. We have a large family with 5 children/young adults and the opportunity to add a carriage suite for our kids in university would be amazing. In addition we have elderly parents that may soon need to be close to us for support and again a garage suite would be perfect. Please consider that there are many home owners who agree.</p>
<p>I do not feel Calgarians have not been adequately consulted on the proposed rezoning. Our neighbourhoods are more than just geographic areas. I support zoning practices rooted in cultural, architectural, and social considerations. Blanket zoning has associated risks it not a panacea for the housing crisis. A targeted approach to zoning is the way forward. All stakeholder voices must be heard and we the citizens have not had our say. Let's be thoughtful and to ruin our city as Vancouver is now.</p>
<p>We are strongly opposed to the blanket rezoning from R1 to RCG which directly affects Lake Bonavista. This significant change will negatively affect property values, traffic and public safety and other important unique features of our community. A detailed impact assessment specific to our community has not been</p>



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done and the city has not sought out comprehensive community input. One open house in the community is not enough.

I bought my home and have lived in Midnapore for decades. I live here because I like the openness of the suburbs. I live her for the quality of life. If I wanted high density and congestion I would have bought an inner city home or in a community that had high density housing. But that’s not what I wanted then, nor now. Every time I think council has made the most ridiculous decision, I’m proven wrong with an even more ridiculous proposal. I have no words to express my frustration.

City council needs to fix the housing issue rather than decimate our house values by making these proposed changes. You are hurting your existing residents rather than properly fixing the issue. Stop proposing moronic ideas and fix the issue.

I live in a proposed Residential Grade-Oriented Infill (R-CG) District. I am in favour of this change in zoning. It's important to provide adequate housing to all citizens of Calgary. We need to stop the urban spread and make better use of the space we have. The two major concerns I have would be providing adequate parking for the number of units in an area, and preserving mature trees which provide shade and homes for wildlife. Alberta has lost too many trees to wildfires.

Dear Mayor Gondek and City Councillors,

The proposal to blanket up-zone the entire city is a significant change to current planning policies and patterns of development. 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 urge you to vote against blanket up-zoning at the public hearing scheduled for April 22, 2024.

I DO NOT want multi housing buildings in my neighborhood, its bad enough when you have older homes that are being repurposed into multi suites whether it be upstairs or downstairs of an older home... My wife and I have lived in our house for 35 years and it is a nice quite neighborhood, we DO NOT need tall 2 or 3 story type of multi dwellings...

Hello, although potentially affected by the RCG rezoning, I support this effort. Yes it may affect my area in a way that is less comfortable than now, but the low density housing model is unsustainable. Thanks for taking the time to engage the community.

[Personally identifying information removed]

These proposals should be for new developments not existing communities that will change the landscape of neighborhoods in a negative way. Parking will be a huge concern as it is already. This should also be voted on by homeowners not just decided by council.

As a Calgary citizen this will have huge negative impacts to the standard of living!!

Each residence to be with provision for a future Level 2 charger for electric autos. That requires each to have parking for that on the property. Public & street charging will be at premium rates, adding to the financial burden of these poor people if they can’t charge at home. Using a public charger blocks away,



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<p>waiting there for an hour or more for a charge is not reasonable. It takes away from what little family time these people have. Walking, cycling, transit not an option for many disabled</p>
<p>Starring reservations against pursuing this. Particularly would appreciate further insight on plans of how rezoning and population density in some neighborhoods would be supported with infrastructure - schools, services etc. also very concerned about the water issues and how increasing population impacts that.</p>
<p>I support more density and rezoning in our city with two caveats:  1. plan for parking space on each higher density site - do not have all parking on the street only  2. save existing green spaces and trees in public areas - it is essential to keep or even increase our tree canopy and natural green spaces for all of our well-being and mental health - just as important as housing</p>
<p>These high-density homes will not be affordable to the average family as any new build, townhouse or otherwise is over well over \$500,000. The prices of the homes will skyrocket with the lure of being able to develop it many units. This will mean that young, working class families will never be able to afford their own home. I understand that the city needs more affordable housing but blanket rezoning is not the answer. Focus on developing the office vacancies in the downtown core to housing</p>
<p>Blanket re-zoning is a terrible idea and if the goal is affordable housing, this is definitely not the way to do it. The city started all the problems by reducing the ability for home builders to built out and around the city. Now, the city is creating problems and asking homeowners to be okay with changes that affect us - our properties (potential to decrease our property depending on what is built next to us), our neighbours, our infrastructure (can our current sewage handle the change)</p>
<p>With respect to the edges of the park space along John Laurie at Brisebois Dr., we do not want that park to be redevelop. It is a busy park space beloved by locals. Please designate Special Purpose (S-SPR) for those offleash parks. If we discover certain wealthy neighbourhood have been exempted from rezoning there will be hell to pay. Do not rezone Brentwood - it is a heritage area with its own unique character. Rezone the new developments where people can choose to live there.</p>
<p>I'm am extremely opposed to the proposed blanket rezoning. It is not a well thought out plan. We feel strongly enough that we will actively vote out any councillors who support it.</p>
<p>Blanket rezoning is an affront to all those existing and prospective single family property buyers who scrimped/saved until they could have a private refuge for their families.  Designated multi-family developments should be encouraged under existing zoning rules, and in any new communities new density zoning can be applied. Courts used to rule against "bait and switch" in commercial trade, but municipalities abuse citizens to get "federal philosophy \$" which all comes from the same taxpayers.</p>
<p>I am very in favour of the proposed rezoning. It is a substantial way to get more attainable housing and will hopeful help home owners and renters alike. Calgary needs more units in the inner-city, and it needs to give younger people and families an option to move there. If established neighborhoods stay as they are with mostly single family homes that are only increasing in value, soon only seniors and then no one will be able to live there.</p>
<p>I am not keen on rezoning. One of the things that could happen is a secondary suite and the backyard suite on the same property as a house. It would be a nightmare for Parking. Currently there is not enough</p>



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<p>parking for Calgary residents in single-family dwellings. Currently people who have a garage, often don't use it, and the streets are crowded already. I think it would be a nightmare and would prefer Calgary not to rezone in this manner.</p> <p>Thankyou.</p>
<p>It's time that City Council and Mayor Gondek start to listen to the people of Calgary. REZONING IS GOING TO DESTROY OUR CITY. There is ample opportunity to scale up multi-family dwellings in areas already zoned for this. Apartment complexes should be built close to amenities and along the LTR lines, such as along Macleod Trail. It's time to do the right thing for all Calgarians!</p>
<p>You have provided no evidence that blanket re-zoning will change the housing supply at all. Furthermore, Council has completely dismissed the multiple problems that will come with increased densification. I am a homeowner and Calgary resident and have been so for over 60 years. This rezoning plan is a combination of laziness and questionable competence. I lived in cities with poor or no zoning and can tell Council that they are steering Calgary towards disaster with this awful proposal.</p>
<p>I'm strongly opposed to blanket rezoning - I live in Lake Bonavista and this will not help with affordable housing. It may increase density &amp; I'd not be opposed to duplexes homes - but a duplex with a basement suite AND a over the garage apartment? Ludicrous. A home with a legal basement suite - fine - but row houses on the lake with suites in the back - enraging. The 8 of you council who voted to exclude calgarians from the decision in this vote should never see office again. Shame on you.</p>
<p>Overcrowding existing communities is not an option. This proposal does not properly address the issues and creates a HUGE carbon footprint by tearing down perfectly good housing to build new structures. It uses up resources and unnecessarily adds to already full landfills. It seems as though city council members just want to cash in with developers as opposed to hearing Calgarians and coming up with a reasonable solution.</p>
<p>We have read the letter provided by the Lake Bonavista Community Association. We concur with that submission and strongly urge Council to accede to that request.</p>
<p>Calgary wants to increase its tree canopy. Trees require space. Higher density will reduce space available for trees. Many will be cut down, with possibly with insufficient space remaining to replant. In direct contradiction to Calgary policy.</p>
<p>This blanket decision seems to benefit developers, who will sell expensive condos/homes, and not help affordability at all. Caps on landlord and massive rental companies is how affordability gets under control. Cap the greed.</p>
<p>Not interested in this approach. Recommend this to newly built community than older communities.</p>
<p>The plan for reasoning lacks foresight, and unfortunately highlights the narrow focus of our current municipal government.</p>
<p>Off street parking should be mandatory for houses with secondary suites. I have lived in Abbeydale in NE Calgary for over 30 years and have noticed parking becoming more and more difficult in the last five years as there is more and more houses with secondary suites.</p>
<p>How will this change the amenities in our communities, how will this affect our school populations, the wear on our roads?</p>



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<p>BAD IDEA ! I don't want to live like a SARDINE ! I bought in a mature neighbourhood for a reason. That was so that I wouldn't have to stare at another property's walls, in every direction that I look when I'm at home. The first thing developers do prior to the builds, is to cut down all the mature trees that took decades to reach their splendor. I don't care for this city or country to be the lifeboat of the world, I AM NOT HERE TO ACCOMMODATE ALL THE PEOPLE THAT HAVE BEEN BREEDING OUT OF CONTROL !!</p>
<p>I oppose the proposed rezoning. This will change the landscape of my community, it will result in more traffic in the community, more safety concern for the community.</p>
<p>We are not in favour of rezoning in established neighborhoods until communities are consulted with. We believe crowding established communities by adding additional housing in current lots devalues property worth.</p>
<p>Row housing is not an acceptable option when parking is not taken in to consideration. Excess cars will definitely create safety concerns for families with young children.</p>
<p>Also I paid dearly for a house in a single family zone, who is going to reimburse me for the loss of property value created by cramming row housing in these neighbourhoods?</p>
<p>Fill in the blank lands first, the city is the largest land owner in the city, solve your own problem with your land before ruining mine</p>
<p>Short term rentals have been a big problem in our neighborhood with no legislation. Airbnb was created for short term rental a primary residence while owners are away. Now many have multiple properties used for only short term rentals because they can get more money than long term. Addressing this should create more long term rentals. Not addressing this and increasing density will just create an opportunity for those individuals to accrue more short term rental properties.</p>
<p>This will rob the neighbourhoods of their character. And alter its value negatively. Dumbest idea yet. This won't deal with your housing issue. Against it</p>
<p>I have lived in Calgary for over 20 years and only stay because of the small town feel. I am vehemently opposed to the rezoning of our beautiful city.</p>
<p>I live on a Mews ( cul-de-sac ) and back onto a green belt. We paid extra to purchase this lot for that reason. I have paid additional taxes due to my lot and house value and now the city wants to tear that out from under our feet. There are no street parking spaces available in the evenings and we are nowhere near a transit hub. I believe the city is more interested in the additional taxes than they are in providing housing. This kind of decision should go to a plebiscite.</p>
<p>I feel that the new zoning should not be passed in our area. There is already crowding and little street parking for current homeowners. The change also is not the best for small children as it would increase cars on our streets which can be very unsafe.</p>
<p>I am a homeowner in Lake Bonavista who, like so many others, is strongly opposed to the rezoning. The magnitude of a change such as this, would not only significantly affect property values but cause absolute chaos for Parking {ie a 4-plex could potentially house 4 couples, so 8 vehicles now parking on the street}.</p>



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<p>And NOT affordable housing. This is a lake community originally built for single family homes. this could potentially double the usage of the lake. Too many other reasons to list here</p>
<p>Since it's effecting ALL tax payers I believe in fairness it should be put to a plebiscite. We should be able to have a vote on such an important matter.</p>
<p>I agreed with the R-G Mixed rezoning. I think this is a great idea especially during this time of short accommodation we are experiencing in the city of Calgary.</p>
<p>Plebiscite should be held; the vast majority of residents that choose to purchase homes is vastly low-density communities do not support the blanket rezoning. Council should not have authority to blanket rezone the entire city, as communities are structured vastly different across the city. Have the 8 councilors that voted in favour of not having a plebiscite to move forward with rezoning in their areas only, use this as a test to see how it impacts these communities.</p>
<p>Blanket up zoning policy would negatively impact how our neighbourhood lake bonavista operates and on property values within the community. Please consider rezoning on a case by case basis instead</p>
<p>What about the height of back yard suites?????? Fence height no more than 6 feet. I will not allow my back yard view to be ruined by a back yard suite!!!!!! Why are you allowing this with no approved parking????</p>
<p>What the heck is city council thinking.I have rentals beside me already. These people don't care about anything and drive property values down, I can't even park in front of my house.There is no sense of pride....they are here to use air and don't care about the people that have invested in a home. City council needs to STOP this insanity and federal money grab and screws the tax payer!!</p>
<p>I am strongly against the proposed rezoning in the City of Calgary. Do not move forward with this. Allow those living in Calgary to vote on this themselves in a plebiscite.</p>
<p>It is unfair to existing homeowners who bought their properties 40 plus years ago with the good faith that zoning restrictions would be maintained for the life of the property. A mishmash of multi-units mixed in with single family homes will destroy the attractiveness and cohesion that makes our suburbs the beautiful places to live that they currently are.</p>
<p>In 2003 we moved to Calgary and bought a home backing on the Shawnee golf course. Calgary council conveniently allowed rezoning significantly decreasing our property value. We moved to Evergreen and once again, Council proposes rezoning reducing our property value We bought this property intentionally for the R-1 zoning and have been paying taxes based on R-1 for the last 12 years. To me this is an agreement signed with the City, now being broken by the City. This rezoning should not be allowed.</p>
<p>Blanket rezoning is not the answer! The Local Area Plan changes were strategic as to which area(s) in a community make the most sense to densify. The blanket rezoning, however, is attempting to paint with too broad of a brush. There isn't any careful consideration to the consequences of free-for-all densification and it eliminates the voice of residents to provide feedback. Densifying is important, but it should be done in a way that benefits both new and existing residents</p>
<p>The city can keep expanding outwards as a way to address housing projects. It only makes sense to allow the proposed changes to help provide more affordable space which won't require yet more</p>



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<p>permanent infrastructure that has to be created or maintained (I.e: overpasses, sewer, water...). Even with these changes, the older neighborhoods will still enjoy the benefits of the bigger lots and spacing. People want solutions and long as it isn't in their neighborhood. Time to check your privilege.</p>
<p>The depiction of Douglasdale as being built before 1985 is misleading. Perhaps some building permits were approved in 1985 but few if any houses were built pre 1985. We purchased our house new in 1995 and many more houses were built around us after that. I also object to the fact that the citizens of Calgary have absolutely no say in this matter.</p>
<p>I am not in favour of rezoning our neighborhoods to allow denser housing.</p>
<p>Must have off street parking, respect the current architectural community guidelines, construction timeline no longer than 6 months,</p>
<p>I oppose the blanket re- zoning.</p>
<p>[Personally identifying information removed]</p>
<p>I do not agree with the blanket rezoning. [Personally identifying information removed]</p>
<p>This will not provide affordable housing, or provide solutions to increase housing options. Calgary has already become unattainable for many individuals, this will just perpetuate that.</p>
<p>Got a card in the mail today. "Calgary needs more homes" OK I can understand that given net immigration. "Citywide rezoning will help increase supply". What evidence is there to support this assertion? This seems more like social engineering propaganda to support councils position. Why did council block a plebiscite on this important issue? Mark me down as opposed to blanket rezoning.</p>
<p>I think this is a terrible idea and I am absolutely against it. This will ruin carefully planned subdivisions. This should not go through at all</p>
<p>Information is unclear - can you have a secondary suite, or 2, for every unit in a townhouse or fourplex? Can't tell from what is provided. We don't believe that parks are not planned for future residential development. They should be rezoned as parks in perpetuity. Rezoning should also be applied to Mount Royal - no rationale to exclude this area. Redevelopment means older affordable stock gets replaced with higher cost infills; need policies to also protect existing low cost housing.</p>
<p>Not agreeing to the rezoning proposal</p>
<p>Horrible idea. Totally opposed to it. Years ago a neighbour rented a possibly illegal "in suit" and another one several students in his house and these situations although temporary were very annoying and negative ( partying during nights, cars entering green spaces and so on ). Doing this rezoning is not only unfair to people who bought their houses as individual dwellings and communities built with only individual houses, but most likely will devalue their properties.</p>
<p>Is there not city land available? Is there not places closer to downtown that they could build housing? Why are they infiltrating the rest of the city where people have moved – whether you call them NIMBYS or not — people moved to the suburbs for a reason.</p>



# Rezoning for Housing

What We Heard Report – Verbatim Comments

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Great work addressing the renewal costs of associated with every housing unit per unit of pipe/road/wire & the infrastructure deficit.
I'm in favour as long as the community is in agreement
As property owners in the city of Calgary, we are vehemently oppose the rezoning and feel this is an overreach by the city council.
We have a housing crisis because we have a federal government crisis that is making huge portions of the country inhabitable, and degrading living standards to well below "3rd world" standards. The solution, is not to lower everyone's standard of living. Some of us, do not want to live beside apartment buildings and have made choices to do this. To simply take this away will lead to the US gated community approach.
Please don't rezone bonavista. There is not enough infrastructure (roads in/ out, schools, lake amenities, hospitals) to house multi family structures. A 3 story four-plex beside my 1975 bungalow will allow sun from 6-10 and shade the rest of the day from the huge shadow. If my neighbour inputs a rezoning request, I should have the right to stand when they have the open floor at council. I lose that right with this blanket allowance.
As a resident of Ward 8 I support this proposal
The City's website cites an Auckland, NZ study in support of its proposed blanket upzoning. Are you aware that Auckland has reversed its policy? <a href="https://financialpost.com/opinion/canada-new-zealand-housing-free-up-land">https://financialpost.com/opinion/canada-new-zealand-housing-free-up-land</a>
I understand we need more housing and affordable housing for Low, moderate and single income people but you really need to address the illegal suits and Parking. If i can't park in front of my home now what will it be like after you re-zone. Parking is a huge concern for many areas in Calgary without having to pay for it. Drive around the older and high density areas of YYC and you will see.
Rezoning I am AGAINST it 100%, you have no right to rezone my home. I bought it as R1 and have paid taxes as such so you Mayor Gondex will not at all ever get my vote.
Yes I am strongly opposed to this idea. Most Calgarians bought or chose the type of home they have for a reason and don't want it need all the additional traffic and people in the community that are already developed as single family homes. I'm sure the city has land they can free up. Traffic and parking are already issues in many communities
Please move forward with the rezoning. The hard working citizens of this city and younger generations deserve an opportunity at home ownership. The missing middle in housing construction needs to move forward for economic growth and for public health and wellbeing
The failure to make sure residents fully understand this zoning is concerning. You list off the types of housing you want us to simply think are okay, without including the four-plexes plus suites. Eight units on a 50 foot lot is not okay. 0.5 parking spots per unit is not okay. You are not helping the issue of housing, you are creating more issues with these recommendations. Keep in mind the neighbourhood and those invested in it. I pay high taxes, for parking, ask me my opinion.



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<p>If you are going to allow secondary and backyard suites, how will parking and traffic be addressed on the already busy and crowded streets and crescents. Many single families are already parking on streets as their children become driving age.</p>
<p>I grew up in duplex and roadhouse neighborhoods. Based upon this experience I vowed I would never again subject myself to the violence, disrespect and crime that I endured as a child.</p> <p>I strongly oppose any blanket rezoning of single family neighborhoods.</p> <p>Surely the city could support new developments of low cost housing in new neighborhoods and leave existing neighborhoods intact.</p> <p>I purchased my home with an implied contract that it's neighborhood would not be threatened by city officials.</p>
<p>I do not believe that a blanket approach to all neighborhoods is the right approach. The current system is the correct approach and should not be changed.</p> <p>There should be a plebiscite on the issue.</p>
<p>Rezoning should not cause lower house prices for those that bought at high prices (in today's market).</p> <p>Rezoning should occur more in central area of the city vs. outside</p>
<p>"If it ain't broke, don't fix it." Blanket rezoning is not 'the fix' to achieve affordability. Current municipal redevelopment goals are achieved by community consensus within local area plans. Blanket rezoning conflates density with affordability, provides no performance measures, inequitably targets older communities, provides no opportunity for citizen comments - blanket rezoning fails democratic expectations, abandons civic leadership/responsibility for a desirable, affordable Calgary.</p>
<p>Communities like University District are good way to have lots of housing in a part of community. Communities like Brentwood, Crescent Heights, Killarney, and Westgate are perfect examples of rezoning that can occur. Communities that are more suburbs should not have rezoning and let's continue to build bigger houses in those communities.</p>
<p>Blanket rezoning is not the answer for affordable housing. Affordable is the key word! Some communities you have included will never be affordable because of the location? Build where real estate is cheap!</p>
<p>I am appalled by the city's blanket rezoning plan. Single-family home communities provide room for trees, plants and wildlife and should not be paved over and overbuilt. The importance of green spaces in urban areas is widely recognized as a key factor in climate change mitigation. The city of Calgary is not listening to science and is going backwards, destroying quality of life for all residents.</p>
<p>Advocating blanket rezoning suggests City has forsaken proven &amp; effective planning processes, based on municipal development plans, for an overly simplified approach to the complex affordability problem (and lack of transparency re: federal funding conditional upon passing blanket rezoning). Affordability is NOT achieved simply by creating a planning context where density reigns. Take back full civic planning responsibility, including appropriate levels of community consensus/local area plans.</p>



# Rezoning for Housing

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<p>I live in an R1, established inner city neighborhood. I am strongly in favour of this blanket rezoning. There is no other way to address the need to allow increased density in all parts of the city. Blanket rezoning is the fairest way to do this as it allows the market to decide where and when density will increase.</p>
<p>Big No for Rezoning</p>
<p>I only have an issue with the minimum requirements for parking. Canada has been mandated to only sell fully electric vehicles starting 2035. If a backyard suit is built with no parking or .5 parking where will these vehicles park and where or how will they be able to charge. A garage is a must. I only have street parking at my home and I am concerned that when I have an electric vehicle I will not be able to charge it and neither will someone with no space. This policy is shortsighted.</p>
<p>We, as land owners in the City of Calgary are opposed to the blanket rezoning that is being proposed. The city presently has a well balanced land use policy in place . Higher density housing should be kept to around large shopping centres, the city core and the LRT. The city also has parcels of land that could accommodate multi family housing. Home owners who are in the R-1 zoning areas have invested their money in their property and if this goes through their properties will be devalued!!!!</p>
<p>I strongly oppose blanket rezoning. It will NOT help provide affordable housing. The new buildings won't be affordable. The only ones who will profit from this are the developers. This kind of blanket rezoning has not worked in Europe, it just drove up the prices of those new infills. Further, single-family home communities were not built to sustain additional density. Higher-density neighborhoods need to be planned from the start, not created by destroying existing communities.</p>
<p>Rezoning will NOT address the affordable housing issue. To recoup land costs in already established communities, Developers would have to build higher end, rather than affordable housing. Regarding street parking, established single family communities no longer have one vehicle per household; in many cases 2-3 vehicles per household. Add to this, multi-family developments, and the street parking will be affected greatly. We already know of ongoing parking issues in Calgary. Regards.</p>
<p>Myself and my family are 100% against rezoning our community of Rosemont. Having lived here for more than 3 decades and having raised all our children here, rezoning would change the fabric of our wonderful community immensely. From loss of trees and yards, lack of parking and becoming a concrete jungle, communities like ours will be lost forever. Everyone on our street know each other and looks out for one another. This rarely happens in high density neighborhoods.</p>
<p>City Officials were not elected to make unilateral decisions rezoning decisions for Calgarians. The long term implications of what is proposed should be put to a vote. We are already dealing with smoke from fire pits adjacent to our property, the skunky smell of cannabis from our neighbour and insufficient parking for the number of vehicles per house. Increasing neighborhood density may satisfy the tax collectors but not the average home owner that has worked hard to own a single family home</p>
<p>I am all in for the proposed rezoning. Densification is the way to go and allows more bang for the buck for public services in these areas.</p>
<p>If there is open space needing to be used in the downtown why not start there instead of implementing a sweeping blanket policy across the city. Give that a fair try and perhaps the demand for housing will</p>



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subside so we aren't jumping the gun. Trends come and go. We don't want to be Toronto or Vancouver. We definitely don't want to be Minneapolis. Marda Loop makes me cringe.

Don't let Federal funding influence your decision.  
Do the harder work of refining where it makes most sense along high traffic and major thoroughfares. You are breaching a promise / contract by changing the terms of our zoning. We have paid taxes based on our zoning premium which you are now suggesting we never had!  
That said ... all your posturing about listening is understood to be just that ... posturing !  
Remember city hall works for existing citizens not the other way around ...

Increased housing density should be pursued through more condos in the inner city and in new suburbs -- NOT in established single-family residential areas.

Does it really matter. The mayor and the evil eight have made their minds up.

- Who cares about
- Increased Crime
- Increased Teaffic
- Increased Parking shortages
- Increased strain on infrastructure

Message from a call center associate (rezoning): caller required assistance with the submission for public hearing form. Feedback from caller --> please make the date/topic and meeting title choices clearer and more obvious on the form. The caller was not sure which date to choose/meeting type to choose (nothing in either drop down menu was clearly "Rezoning For Housing")

My family is strongly against the rezoning of our neighborhood. We have lived in the NW neighborhood of Rosemont for the past 32 years and raised 3 children. We know all our neighbors, which range from young families new to the area to original owners who are in their 90's. We all look out for each other, shovel each others walks etc. Our children have all grown up together and remain friends. Allowing the rezoning to go through will destroy the community that we have all built together.

I oppose rezoning. We are already on top of each other and crammed in. Please mark me as against this initiative.

Homebuyer demand has cooled and many cannot afford to get into the housing market. Rezoning will not change affordability, but it will negatively change how Bridgelanders live yet improve developers' profit through proposed densification.

I am a low-income senior homeowner who does not want to end my days living beside deleterious 4-plex massing. Bridgeland has diverse housing types which work; leave well enough alone.

Your plan for upgrading antiquated sewage lines in Bridgeland for > users?

As the rezoning decision was made with zero tax payer input and many councilors are opposed, I believe this hasty decision should be delayed until the impact to each neighborhood can be considered. In addition, as this is being painted as a solution to provide 'affordable' housing and there is no evidence



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<p>provided to suggest that this will be the result of rezoning (and it is obvious it won't be), due diligence should be performed by the city to support their recommendations.</p>
<p>I am not in favour of the proposed re-zoning, there is minimal information available about if it will make housing more affordable. It will increase how many properties can be built, but there doesn't appear to be a required % of builds to be affordable housing and I have concerns that properties built will be purchased by investors instead of citizens who actually live in the city. I would instead like to see city efforts aimed at providing actual affordable housing, not simply more properties.</p>
<p>We do not support blanket rezoning</p>
<p>We do not support blanket rezoning</p>
<p>As almost lifelong Calgarians who have raised children, who now have their own children, we are opposed to the effects blanket rezoning will have on the communities in which we are home owners. We purchased homes and reside in Bonavista, Lakeview, Discovery and Mount Royal. Changing the character of these communities would impact the lifestyles we chose and have invested in. This decision is reckless and wrong. As Calgarians, we have had no vote in this decision made solely by city council.</p>
<p>We do not support blanket rezoning</p>
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<p>We do not support rezoning</p>
<p>Our communities were developed with much planning and foresight. If you have a new vision for how communities should look and operate then please test those ideas out on new development not the city as a whole. If people prefer high-rises then build more downtown or by the c-train stations. There are many of use who like our quiet communities of single detached homes. Please don't ruin these communities through higher density developments.</p>
<p>I absolutely do not want my area (west hillhurst) to be refined I am totally against it as it will negatively impact the value of my single family home. NO! I do not want this to happen in my neighborhood!!</p>
<p>The current suggestion for housing is going totally over board. There needs to be a much more balanced solution that will not have such a negative impact on so many single family homes. Density is important, but not at the expense of existing neighborhoods that could change the fabric of the community that people have already settled in, with the understanding it would not change to such a degree. This seems to play to the notion that our current council is developer lead, not community.</p>



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Where is the Environmental Impact Assessment? This only helps developers to acquire and develop land throughout the City, and will increase wear and tear on older existing infrastructure. Accelerate development of land already serviced and available to increase housing availability. Create mixed-use communities with appropriate new utility and transportation. Consider higher density development and targeted rezoning close to existing transportation infrastructure - including City owned land.
I disapprove of a 'one size fits all' approach to rezoning a given community. Certain areas within a community are more amenable to rezoning and should be applied for on a case by case bases. I bought in my community because of the single detached development and blanket rezoning would destroy the value of what I purchased. Do not blanket rezone. [Personally identifying information removed]
We do not support rezoning
We do not support rezoning!
We do not support rezoning
We do not support rezoning
I am not in favor of blanket rezoning being proposed.
I oppose the rezoning proposal. Rezoning the whole city to allow for higher densities everywhere is a draconian overreach. Housing affordability is a concern. However, experts see that there are many factors involved. Zoning is a lesser issue. Council should be reducing taxes and fees. Also, this smacks of an ulterior purpose - a permanent citywide Rezoning? City should develop a holistic smaller scale pilot to see if this works, and they convince me it will work.
I absolutely do not agree with the rezoning for housing initiative. I believe it will affect homeowners' property value as well as market value. In addition, this could drastically affect the look and feel of your neighborhood - visually as well as introduce all kinds of other problems such as the lack of parking for all those extra residence if you have multi-family dwellings in what was previously single family homes. This is a definite NO in my vote.
Im a homeowner in kingsland.I My neighborhood is moving to R-CG.. row houses..I'm all for secondary suites. We have a lot of apartments in my area and I'm concerned about lack of green space. They just took down kingsland school and there's a big apartment block 4-5 stories with very little parking already behind it . This area should be a green space. Not sure how this affects property value. Street parking already a problem.
We strongly OPPOSE the rezoning plan because it endangers the safety and serenity of neighborhoods.
The rezoning plan is a bad idea and we do not support it.
We strongly OPPOSE the blanket rezoning plan.



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<p>We OPPOSE the rezoning plan</p>
<p>We strongly OPPOSE the rezoning plan, it has serious traffic and safety issues.</p>
<p>Your glossy postcard received today opened by stating "Calgary needs more homes". Perhaps this could be better characterized as "Calgary needs more places for people to stay"</p>
<p>We strongly OPPOSE the rezoning plan.</p>
<p>I strongly object to citywide rezoning for the following reasons:  Removes possibility of thoughtful urban planning in future.  Will not solve affordable housing issue.  Transit service is not adequate to service increased density.  No adequate plan for off-street parking.  Increased water and sewer demand on aging infrastructure.  No consideration for existing owners with solar panels.  Vague rules for trees/greenspace in multi-unit builds.  No plan for increased waste/recycle/compost bins in laneways.</p>
<p>I am against the proposed rezoning,</p>
<p>We would like to go on record as opposing this vehemently. One needs to only look in residential districts for the most run down properties and they are always duplexes and fourplexes. This will accomplish nothing but turning beautiful neighbourhoods into slums. We already experiencing too high a density of urban development in the city such as the areas around ctrain stations and the new University District. Calgary has many beautiful residential neighbourhoods ; let's leave them that way.</p>
<p>I object to the blanket rezoning. I think a more thoughtful community by community approach will balance the needs for additional housing while protecting property values and character of existing neighborhoods.</p>
<p>Citizen call to rezoning call center asked for help to share his feedback [Personally identifying information removed]: He owns many properties around Calgary and thinks this proposal is a common-sense approach to the housing crisis. He thinks that the people against are always the loudest, and wanted to share that he is strongly "In-Favor".</p>
<p>Rezoning is unsafe, undesirable and not feasible in many areas of the city and should NOT be given blanket approval. We live on a small culdesac (for 33 years) and in the last few years the addition of several basement suites has increased traffic / parking congestion to the point that there are safety concerns for ourselves, our children, grandchildren and our pets. There have been accidents and many near misses because of the increased traffic flow and it is rare that guests can even park near</p>
<p>I am opposed to there being secondary suites and backyard suites allowed to be rented out of single detached home in the district of New Brighton. There is already limited street parking because the homes are close together and I prefer having one family only as my neighbors.</p>
<p>I grew up in a row house. I know the pleasures/pitfalls of high density living. We raised our family in a single family community where children could play safely in a fenced backyard. This to us is what made Calgary the city we have come to love. Families still have this option They can move to Langdon etc. and</p>



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drive to Calgary for work/rec. Blanket R-CG won't produce more low income/non-market housing but will negatively alter viable communities. This is an election or plebiscite issue.
There is too much traffic in our area already, I don't want any zoning change.
As a property holder in Calgary, I am totally opposed to the "blanket" rezoning initiative undertaken and approved by only slim majority of City Council. This type of procedure deserves a plebiscite where property owners within the City can express their views and either support or reject the proposed zoning change. Contrary to what certain council members may think, the property owners are the ones that should determine if this zoning is appropriate, not certain council members.
This is lazy planning your zoning for cash out of the government. If you do go forward with it I'd like to see the entire planning team disbanded and Stuart Dalglish terminated.
While we realize Calgary needs more affordable housing, it should not be at the expense of those owners who saved, struggled 20 + years ago to buy a home in a R -1 single family nbrhood , Better to utilize land not yet developed or needing to be revitalized . Not a case of "Not in my backyard " but a case of find better options where you are not ruining my backyard " Thank you [Personally identifying information removed]
Yes, the fact that secondary suite and backyard suit doesn't come with parking requirements means that the narrow residential roads, already overcrowded will become impossible to park in. To stop this crowding, especially near bars and cannabis shops, you need to lift this irresponsible parking rule that the front of your house does not own the parking. This would then state the number of cars and family/renter that can exist on in the building lot. More building less space for trees and grass.
I fully support the plan. I appreciate all of the work that has gone into planning for a city that is more environmentally friendly (by limiting the disturbing sprawl), considers the needs all all Calgarians, and offers a range of housing options throughout the city. I am a white, well-off owner of a single detached home and am horrified at the anti-immigration/racist sentiments emerging in response to the plan. Please stay the course in support of all Calgarians.
Limit higher density housing to residential streets with 50km/hr speed limit or to bus routes. Street parking is a potential issue on narrower streets or on Places vs the wider bus routes.
I love this proposed rezoning for housing! I am a Sunnyside owner and fully support densification of the inner city. Please add me as a vote of support to this endeavor.
My preference is to continue to work the downtown strategy for adding housing options, and add a strategy for density development along C-Train routes and busy roadways. Blanket rezoning will have negative consequences for many Calgary communities, and feels like a "panic strategy". Single family communities should remain available as part of a master plan for our city.
This should not be done. This is not a priority to Calgarians and will turn our city into a ghetto.
The brochure is somewhat misleading as the single family home is very similar to the row housing. It does not show was a typical what a typical family home looks like.
The other major issue is traffic and utilities.



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<p>Finally cost is unlikely to drop for new homes.</p>
<p>I support the open rezoning of land use for Calgary. It will make for more multi-use development and provide increased opportunity for new home owners in Calgary.</p>
<p>I am not in favour of this proposal. I believe it will cause overcrowding, neighbour friction and overcrowded parking. The city need to come up with a better plan than this one!</p>
<p>I would like to see the higher density only on streets that have the higher 50 km speed limit. These streets are wider and have crosswalks. Our street is a crescent with sharp curves and two cars can't pass if there are vehicles parked on both sides. There are no crosswalks and children already have to watch carefully for cars.</p>
<p>I oppose the blanket rezoning as currently proposed. I believe the City should do localized community plans for each community, outlining areas within each community where multi-unit dwellings could be located but also maintaining a percentage of the community specifically for single family dwellings. Also, a minimum of 0.5 parking stalls/unit is not sufficient. It should be a minimum of 1 stall/unit.</p>
<p>I'm against urban sprawl, but please, please, please don't ruin this city by allowing any size of multi family homes to take over established neighborhoods. Please be reasonable and provide a balance of condos, townhomes and single family homes. From what I'm hearing, this is what most Calgarians want.</p>
<p>I'm very concerned by RCG zoning for EVERY community. It does not make any sense to densify existing communities especially those which had VERY strict architectural restrictions, and had very expensive homes built, with a certain clientele intended. It is unreasonable for city council to suddenly say that anything goes. There is little consideration to what RCG will do to, according to the Municipal Act Section 640 "the use, enjoyment or value of neighbouring parcels of land." From Ward 4.</p>
<p>Please do not rezone in Lake Mackenzie, this will lower property values.</p>
<p>What sort of expansion of grid, natural gas, water and sewer have you provided before allowing such changes to proceed in order to meet such needs with it not being foisted onto tax payers? current neighborhoods are not designed for such expansions, and the changes would cost more than simply building new neighborhoods</p>
<p>i would like to know if the upper scale areas will also have to put up with this rezoning ?? or as usual will they have protection due to their friends in higher positions</p>
<p>This feels shortsighted. I agree that densifying existing neighbourhoods is key to moving forward from a climate and housing perspective. But why not phase this out? Start with properties close to existing transit. Be strategic with density. Calgary is car-centric. Build out more housing close to existing transit FIRST to start the transition from cars to TOD. Second phase could be further from transit, then third phase - the rest of the City. This blanket approach seems like bad planning.</p>
<p>This is a misguided policy. I am a resident in Elbow Park where we are currently zone RC-1 and this is being proposed to change to RC-G. The alleys are far too narrow in this neighbourhood to allow for traffic/parking. Furthermore the schools in this area have far too much demand and measures are</p>



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<p>already required pushing students to other schools. Adding more density will only make this worse. Lastly, density should be increased in areas with LRT access not blanket across the city.</p>
<p>As a homeowner currently living in an area of single-family homes, I am very much against this proposal. We paid a premium to purchase a home where we could live in a quiet area that has plenty of parking with access to schools, etc. All of that will drastically change should our street be rezoned. Moreover, it will decrease our property value. This change will alienate your primary tax-base which would not be a smart move for Council. In summary, this is unwise and misguided.</p>
<p>What consideration and studies have been done on lake communities in Calgary? How do you plan on increasing density in an area that has a common amenity like the lake which residents pay dues for? How can you ensure that the community will be able to continue operating the lake in a safe manner with the increased density. The city needs a more nuanced approach that considers some of these unique communities to ensure measures like these are appropriate.</p>
<p>The City is misleading the residents by stating that RC-G is a low density zone. Be honest. Four primary residential dwelling units AND 4 secondary residential dwelling units. Secondary residential units MUST BE accounted for in density calculations. Replacing ONE single family home with EIGHT families is NOT LOW DENSITY. Forsaking tree canopy and space for personal enjoyment is what this is, to the sole benefit of developers. People in shoebox-size units to the detriment of their mental health.</p>
<p>This is an awful idea and will only make things worse and benefit developers. Focus on making sure communities have the necessary infrastructure to support densification first. We have to send our kids to private schools because public schools are too full or too far to support our community.</p>
<p>I am against the blanket rezoning because it will not achieve the stated results of more affordable housing. All it will do is make it easier for developers to destroy existing neighbourhood character, and profit from housing sales.</p>
<p>I am not for rezoning. Development should go to undeveloped areas.</p>
<p>I agree with the rezoning for housing.</p>
<p>This is not a day-to-day governance issue that Council should decide without either a plebiscite or it being an election issue. Democracy involves citizens' voices having value, something this government does not appear to care about. Having a dictatorship might be okay if the dictator was competent, but the City's current leadership team is not competent, which makes this situation even more of a disaster for citizens. If mass rezoning was a good idea, the City wouldn't need so much propaganda.</p>
<p>I am opposed to the rezoning proposal.  Other ways for Calgary to address its housing shortage: use existing multi-family zoned areas, on land already owned by city.  I live in Lake Bonavista where a rezoning proposal could have significant negative impact, including on home values. Residents currently living here chose this location with specific home style/density expectations. Plus, significant density increases would stress space for parking as well as utilities and services.  [Personally identifying information removed]</p>



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Please let communities decide with a vote if they want this or not. I am not for this at all. I chose to live in an older area that was only single family homes for a reason I don't want to be overcrowded like all the new communities. Please listen to the people and see what they say. Lake Bonavista/Parkland does not want this

Absolutely NOT, this is the most ridiculous idea that this incompetent Mayor and Council have even talked about. I own my property in an older neighbourhood that is being affected by the ridiculous proposal. The reason I bought this property is the space between the houses and the size of the property lots. Where are you planning to park all vehicles in a condensed area with this stupid idea????? Our power grid can't even handle today's electricity without having blackouts. ABSOLUTELY NOT XXXXX

Past Calgary zoning practices, built on consensual community/local area plans contributed to a highly liveable city. Affordable housing is not achieved merely by increasing density; affordability comes through explicit performance measures attached to development permits. Blanket rezoning fails to responsibly plan for and provide an affordable and desirable future for Calgarians; it shows total disregard for effective planning legacy and completely abdicates civic leadership and responsibility.

Where is the evidence that this is the preferred policy? Or is this just a feeling that this is the best alternative?

I am vehemently opposed to the blanket re-zoning within the city. When I moved to Calgary to retire in 2020, I searched for a single-residence zoned neighbourhood in which I could construct my custom retirement home. I paid dearly in order to achieve that goal, and love the Eagle Ridge community the way it is, NOT with increased density. Calgary residents deserve to have their voices heard via a PLEBISCITE. Council needs to listen to their taxpayers.  
[Personally identifying information removed]

Blanket rezoning will NOT improve affordability. It will NOT increase housing supply. Eliminating the public hearing and limiting opportunities for community feedback to the development permit stage does not ensure good design within the local context or consultation with neighbours and the community. I request Calgary City Council to vote AGAINST blanket upzoning and consider a more nuanced approach.

As a lifelong resident of Calgary and current homeowner, I'm writing to oppose the rezoning plan for our neighbourhood and city as a whole. Changing the zoning and allowing high density housing to overtake existing neighbourhoods is NOT the solution to the housing crisis. This solution will affect many Calgarians who currently enjoy having privacy, parking, and sunlight in their homes and backyards. Let's find solutions that don't compromise our quality of life.

I have concerns with this re-zoning. Targeting only certain communities is not fair and the fact the City can re-zone green area/parks. With this in mind, I do not agree with this policy.

We are against the blanket rezoning! We view this as a fundamental erosion of our citizens and property owners rights and due process. This is anti-democratic over reach by Council and administration.



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<p>Please reconsider this. Blanket rezoning is not the answer, especially not allowing for so many dwellings in many older communities. Additionally my community of Douglasdale was incorrectly zoned based on a much earlier date than most of the houses were actually built.</p>
<p>I am NOT in favor of the rezoning and I'm sure if this had gone to a plebiscite, it would be voted down. The mayor and councilors already have their minds made up anyways so why you want our input is beyond reason. New neighborhoods are already handling the rezoning issue but there still appears to be problems with parking (&amp; you know that is needed) and city services. I paid lots for our home &amp; view (&amp; still do with the increased property taxes).</p>
<p>This proposal seems a fait de compli and haphazard. What benefits is in store for property owners who currently feel their quality of homeownership is depreciating due to overcrowding already</p>
<p>I am not in favor of rezoning for more housing. This Council and Mayor were not elected on this mandate. Trudeau government hand out for housing is a sham and I do not support his government. This can only lead to lower existing house costs (something I worked my life to own my house). It also looks like a form of expropriation for denser house due to my house being close to the Red Line. I am not in favor of this, stop. [Personally identifying information removed]</p>
<p>[Personally identifying information removed]. Kingsland. Against predatory real estate buyers &amp; unchecked development, driven by profit, greed &amp; taking advantage of seniors and lower income home owners. Need more accountability from CITY for financial health of developers to prevent the many unfinished &amp; abandoned developments. Boom Bust The Calgary way. New infills are MUCH MORE EXPENSIVE than the livable family home demolished. The PLAN truly an increase in tax base NOT affordability. Be transparent. It's Gentrification. Thx.</p>
<p>NO,I do not want my community rezone. My community is R-G is enough, I do not want is R-CG. It is not fair for my family.</p>
<p>I would like to see development more targeted and directly made for affordable housing. Targeting development on nodes and corridors around transportation would achieve this goal. The LAP in my area also talks about this thesis of nodes and corridors and is good.</p>
<p>We are in favor of increasing population density, diversity and affordable housing options in all communities.</p> <p>We do not support the blanket upzoning proposal to achieve the above.</p> <p>We believe that the established Local Area Planning (LAP) initiative provides a transparent planning tool that has engaged the community.</p> <p>Suggest adding metrics to the LAP process around housing supply and different housing types being available in each area to match supply to demand.</p>



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[Personally identifying information removed] Varsity
I am against this proposal and can guarantee that I will never again vote for any council member who votes in favour of it.
We are absolutely opposed to the rezoning in our neighbourhood. City counsel has gone to far on this. Not even a plebiscite to vote on this issue? Just a ram rod tactic to cure the housing crisis. Rezoning won't fix the problem. Instead it will add dangerous traffic situations in our neighbourhoods for children playing. With high density comes increased crime. The value of our homes will be diminished. We as citizens of our community should not have to shoulder the housing crisis Mayor Gondek.
As residents, and tax payers of Calgary for the past 80 years, we are opposed to the rezoning of City of Calgary districts. This decision should be resolved by referendum. [Personally identifying information removed]
I am concerned about street parking. New high density housing MUST have on site parking. Many cars parked on streets increases the chance of pedestrian injuries. It also increases the visibility on streets . So many cars on the streets make the neighbourhoods feel crowded.
I'd like to express my opposition to rezoning. I believe this will have a negative impact on all aspects of life in my neighbourhood and in Calgary in general. It's a plan that will make the rich richer at the expense of average people. The claim that it's done for affordability can only be taken seriously by someone born yesterday. A builder or investor is NOT going to think about affordability: they will think of profit. They will tear down a house to cram as many smaller units as possible.
Attention City Engineers and the underground utilities dept- please explain if you have done the research and economics of densifying older communities, knowing the sewer lines etc are under stress due to age. etc. Also, what affect will redoing underground utilities have on mature old growth trees when densifying neighborhoods?
We chose to move to a certain community, where there is more space, less congestion. Our finances, our guilty is in this community. By blanket rezoning you screw all of this up. Very much AGAINST this rezoning effort. It is government overreach in our lives.
Areas with overburdened electricity distribution grids will require significant updates to accommodate increased demand resulting from increased density. this cant be covered by the developer and has to be done by the utility which requires approval by the AUC and will ultimately cost the ratepayer (Calgarians). without upgrading distribution grids the ability to install solar or charge an EV will be curtailed. if ICE vehicles are no longer sold by 2025 how are people going to charge EVs
There is absolutely no way a townhouse complex or duplex built in neighborhoods like Christie Park, Lake Bonavista - people buy there for peace and quiet, and if you start tearing down homes to densify these incredible communities, you will devalue their property, guaranteed. This cannot move forward, the city should not be intentionally ruining the value of people's homes. Leave the densification for inner city neighbourhoods!



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<p>This is wrong thing to do, it seems the C of C Mayor wants to create dermitory living style in Calgary increasing density of people per sq ft. What about infrastructure arout these rezoned areas (roads, parking, power, gas, sewage, water increasing needs etc.)?</p>
<p>My neighborhood is being flipped (Rosscarrock). There are currently 4 building sites on my street alone. At least a dozen mature trees have been removed. Many of the infills are black/dark and there are no requirements to build to max efficiency. All of these infills will require air conditioning and will increase the urban heat island effect. These infills are on average \$700K + so they contribute nothing to affordable housing. What problem is this solving? Besides developer profit?</p>
<p>Rezoning historical neighborhoods, like Mount Royal, for higher density can erode its unique historical character and architectural heritage, leading to the loss of culturally significant structures. Increases population density will strain infrastructure, causing increases traffic congestion and overburdened public services, thereby reducing residents quality of life.</p>
<p>CUPS Calgary strongly believes in the importance of rezoning to support affordable housing initiatives in our city. As an organization that provides integrated care to clients who are low-income, we see the impacts of unaffordable housing daily. Rezoning would increase access to affordable housing by increasing housing supply, encouraging new units to be built, and increasing the availability of legal secondary suites. This would better meet the diverse and dynamic needs of Calgarians.</p>
<p>Completely disagree with the proposed reasoning! Looking at the results of some of the areas being rezoned are saddening! My lovely Calgary is no longer beautiful! 😞 😞 😞</p>
<p>This project has got to be the worst thought of thing imaginable for the city.</p>
<p>Parking parking parking! I live on a cul de sac and parking, double parking and even triple parking is a problem. Rezoning without parking restrictions is nay going to cause more problems for areas like where I live. Parking authority can't keep up now so will become impossible and already angry folks will get more desperate. Creating a whole new problem at least restrict parking or designate 2 spaces per address without a paid permit. Think of the \$ the city could make just on my street alone</p>
<p>I've been a homeowner in a predominantly R-C1 community for over 20 years (Macewan Glen) and I fully support the Re-zoning for Housing initiative. The blanket re-zoning will allow for more flexibility in providing housing options as the City continues to grow.</p>
<p>I think changing zoning en masse will breed a whole new set of issues we are not prepared to resolve. Residents who have been in their homes for years and years are already having issues withg illegal suites, landlords who do not keep up properties they rent or care about to whom they rent them. If the goal is to have long standing well caring residents leave communities then you are on the right track. You are not and have not addressed the root cause.</p>
<p>I firmly do not support the blanket rezoning. An all or nothing approach sacrifices people's investment, home value, and peace and security of which they have chosen. Homes are the largest investment and this blanket approach jeopardizes that choice. The housing emergency can be solved through targeted approaches including this council engaging the community better, reducing cost and delay for builders and buyers, and support the need to address the root cause - reduce immigration!</p>



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<p>The benefits you state online excludes negatives. Why?</p> <p>Each of your rezoning studies/links are non-Canadian, non-Calgarian. Why?</p> <p>What does an existing lot, newly assessed with new rezoning, means for property taxes if owner and/or your neighbors maintain the status quo? You state online success will be measured/monitored without specifics. You also do not share exactly how nor what are the specific areas you'll measure including negatives. Progression isn't a one-sized blanket. Success isn't.</p>
<p>We have heard through the grapevine that there is a public meeting for Midnapore area today at the community centre. There seems to be no information on the website about this meeting. Is there a meeting and at what time? pls reply to [Personally identifying information removed]</p>
<p>I'm against the re-zoning, as I live in Discovery Ridge which has one road in and one road out with one main intersection. The current amount of traffic there have been many times where my kids and others have almost been hit by vehicles while crossing at a designated cross walk. There is only one button to activate the lights which leaves the other crossings without, my concern is if more housing is put in the area this will also increase traffic and congestion without the proper infrastructure</p>
<p>I vehemently oppose blanket rezoning. People choose where they live according to the lifestyle they want, and have paid for a property that offers that lifestyle - completely unfair to alter that randomly. Our city needs to offer a variety of living spaces - quiet suburbs with more space/less density and urban spaces with high density. In Bowness I see a small street of bungalows now has a giant 2-story 4-plex sideways on a lot towering over all the houses. This is a cautionary tale for us all.</p>
<p>This is just another crude effort to jam in densification. The city proposes to further vacate its contract with property owners by crushing zoning commitments made when properties were purchased. Proceed at your peril..the taxes you may gain will surely not come from me. I will be gone.</p>
<p>Blanket rezoning is abandoning decades of city planning. It feels like a 'quick fix' that will result in chaos and likely long-term disaster. There will be lots of unintended consequences which will easily outweigh any benefits – How can city planners think this is a plan? This is a complex issue and to think a one size fits all solution like blanket rezoning will work across a diverse city like Calgary does not make sense.</p>
<p>Please reconsider this rezoning. Upon hearing of the Stampede Tree being cut down, I feel this council has no idea about what is important to a thriving city! People like to visit beautiful cities. Not boxes of cement. Rezoning is for developers not for enhancing Calgary. As out of touch as this council is please listen to the citizens not the developers for this rezoning. This is for developers only. Climate change needs more green than grey.</p>
<p>Don't hide behind bureaucratic red tape. Do a plebiscite. Not enough parking in neighborhoods already. This will just make it worse!</p>
<p>Let the citizens decide through a Plebiscite! Do what the majority want. I don't need my biggest investment in my life ruined by high density housing in my neighborhood.</p>
<p>Rezoning everything is not a responsible solution - allow for a request for "other" build on a case-by-case basis, that way neighbours, communities and the city can have a say prior to a new build. Blanket rezoning options, like the one being proposed could do more harm than good - be careful what you wish for!</p>



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<p>I paid a premium price to be able to live in an R1 housing area. This rezoning is going to substantially decrease the value of my property if suddenly infills or rowhousing are built around my home. Build more houses rather than punish and create ill-feelings for the homeowners of Calgary. Increased density housing does not give the freedom of space to people, but will create more tension and wrongdoings.</p>
<p>The parking requirements are WAY too low. Need to be at least 1 space per unit, not 0.5, or parking is going to create havoc when a family with 2-3 cars lives in an apartment with only half a parking space. There is no way that 5 other units in the same building will magically forego having a car to compensate for this. Based on current parking # more than half of units would need to have no car and this isn't realistic at all in Calgary.</p>
<p>I live in an established neighbourhood and mixed housing will change the character of the area. Mixed housing will likely result in a decrease in the value of my property. Mixed housing will be disproportionately inhabited by tenants rather than owners resulting in a likely lower standard of exterior maintenance. The proposal is causing me anxiety and others. This could result in increased access to the healthcare system, which is already in crisis. Please reconsider and abandon this proposal.</p>
<p>I am a single woman. I would like to express my disagreement with the proposed Land Use Designation amendment. In my neighbourhood some single-family residences are currently being occupied by two or more families. This is causing a problem with parking access around my house right now. If mixed housing is built next to my house, it could result in an invasion of my privacy and sun blockage.</p>
<p>I am against the blanket rezoning bylaw. If the council wants to update the bylaw, it should be applied to the new communities instead of old developed communities. I have paid the premium years ago to build in a semi-estate area and I don't want to see mixed housing type in my area.</p>
<p>What is the point of continuing to provide feedback AGAINST rezoning when you have an avaricious agenda that will not cease? Blanket rezoning will not provide cheaper housing and will only line the pockets of those involved in ruining our communities. We in Bowness are already experiencing the negligence and lack of due diligence on the part of the many who have participated in rezoning it. You don't live here, we do, and you're not listening to us. It's time you started building a better city.</p>
<p>The answer to Calgary's housing crisis is not to rezone the entire city. Since World War II, Calgary's neighbourhoods have been very carefully planned to provide a safe, comfortable lifestyle for all residents. The zoning system is very specific to allow for certain types of housing, in certain types of areas (neighbourhoods), for different types of residents' lifestyle needs. By rezoning the entire city, it will negatively alter many neighbourhoods, it will exacerbate existing problems that Calgary is already facing and it will introduce new problems.</p>
<p>Calgary is experiencing severe over-population due to the federal government's open-door immigration policy which Canada's own Immigration Minister has recently stated is now out of control. This over-population is being further exacerbated by too much migration that resulted from the Alberta government's "Alberta is Calling" country-wide campaign to attract more skilled workers to the province. Calgary needs less population, not more housing.</p>



Rezoning the entire city will create myriad problems in addition to the problems that Calgary is currently experiencing and has for at least the last two decades. Calgary currently does not have enough infrastructure capacity, hospitals, schools, police or fire departments/ambulances. Rezoning to build more housing and allowing secondary suites and backyard suites in existing neighbourhoods in all areas of the city will result in severe densification which will put more stress on existing systems that were not built to serve a never-ending surge in population. Many of these decades-old systems need to be replaced or upgraded or added to which will no doubt increase property taxes.

When rezoning occurs and neighbourhoods are densified, there will be more people living in an area that was not designed to have that many people live there. Densification results in more people, more vehicles, more traffic (visitors, deliveries, repair services, etc.), more collection bins on the streets, more illegal parking, and more residents operating businesses illegally out of their homes (specifically, construction companies and yard/snow removal companies). Charging residents to park on the street or asking residents to share their collection bins will not work, it will only cause more problems. The City of Calgary is already completely inept at enforcing its own by-laws and densification will only exacerbate this problem. Densified neighbourhoods typically have lowered property values, not to mention juxtaposed aesthetics, while property taxes will only increase to pay for the added infrastructure capacity.

The City of Calgary should never rezone the entire city. Rather, it should solve its current problems of an already over-populated city that does not have the required infrastructure capacity, social services or emergency services to support it. Only after these current problems have been solved, should The City of Calgary move forward with possibly rezoning certain neighborhoods in certain areas that makes sense and does not put further stress on those neighbourhoods or areas' current infrastructure's ability to support the extra population that would be added.

Adding more housing, regardless of type, and/or densification, will not solve any of Calgary's current housing issues. If The City of Calgary rezones the entire city, developers will go on a building spree (read: construction nightmares throughout the entire city for years and possibly decades into the future!), which will attract more people to Calgary (the city is already over-populated!), which will further exacerbate the current and ever-worsening housing crisis. New housing will be very expensive and will not help low-income, unhoused or Indigenous people who are the people who are truly in need of affordable housing. When The City of Calgary says that rezoning the entire city will provide everyone with cost-effective housing, different types of housing, for different types of residents' lifestyles throughout their lifetimes, and will not negatively affect any specific area's property values, it sounds like an idealistic dream.

In addition, under the proposed rezoning, new housing in Scenario 2 and Scenario 3 will be in neighbourhoods that typically do not have back alleys or garages, and new housing that can also include secondary suites and backyard suites. This begs the question, where will all of these residents park their vehicles? Even The City of Calgary's bare minimum parking stall allotment of 0.5 vehicles per house,



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doesn't even come close to providing the required amount of parking stalls for an infill or a rowhouse or a plex (duplex, four plex, six plex or eight plex) type of housing.

As well, where will all of the collection bins (garbage, recycling, composting) be placed on the street? Considering there are three bins per residence, and no back alleys and very little front street, on collection days, whether there is just one bin on the street, or two or three bins on the street, there will be nowhere to place all of these bins and have parked vehicles on the street at the same time.

The City of Calgary says if it completely rezones the city, that it will streamline the process that property owners must follow if they want to build houses on their land; that development and building permits would still be required; that increasing housing supply will solve the city's homeless problem; that it will lower house prices and lower rents; that existing infrastructure capacity can handle densification; that property values will not be negatively affected; and that property taxes will not increase -- we know none of this is true. In fact, whenever the City of Calgary says something good will happen, we know something bad will happen, and whenever the City of Calgary says something bad will not happen, we know it will be very bad. Since Al Deurr and Dave Bronconnier were the mayors of Calgary, nothing at City Hall has gone well. In fact, everything continues to get worse as the years and decades go by. The City of Calgary is not properly providing for its citizens; it is not properly planning for its future; nor is it properly managing socio/economic issues that arise – which includes the COVID-19 pandemic, climate change issues, and immigration/migration issues.

The City of Calgary's rose-coloured glasses' view of creating a utopian society by rezoning and densifying the entire city is seriously short-sighted. A vision of everyone getting along well and living in harmony in densely packed neighbourhoods is not reality. If The City of Calgary rezones the entire city and densification occurs, the next step is declaring Calgary a Sanctuary City, and nobody wants that!

Most Calgarians have difficulty grasping the Rezoning discussion. Thanks to Councillor Wyness and a number of City staff present at the Open House in Ranchlands on March 16/24, I have a bit better concept. [personally identifying information removed], of the City Planning & Development Services, was very helpful and patient – explaining and discussing many topics.

Here are my suggestions (not in order of significance):

1. Mass rezoning seems a process that should be carefully pursued.
2. Rezoning should follow main access points, arteries and transit locations – to direct “densification” to the most appropriate locations. Apparently similar to current Local Area Plan work.
3. ‘Densification’ needs to consider:
  - 3.1. Item 2 above.
  - 3.2. Safety – for kids and adults
  - 3.3. ‘Stuff for kids to do’ – playgrounds, amenities
  - 3.4. Green spaces nearby
  - 3.5. Parking for residents



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4. If the City moves toward “R-CG” I’m told it will put more focus on Development Permits than currently exists – which is important, for the following reason - more efficient review of permits and applications – by trained planners & staff.
  5. When the City proposes changes in Established ‘Newer’ and Well-maintained Neighbourhoods, residents need:
    - 5.1. Input into proposed changes in that locale.
    - 5.2. There must be a **simple and effective way for individuals to participate**. I suggest a list of guidelines and topics that individuals can use to effectively provide input into proposed changes by the City. I suggest a “list of topics” (provided by the City) that are pertinent to reasons why (or why not) a person would agree to changes. **Residents need a list they can follow and identify – in “planner-speak” in order to make valid points.** (I am told that a statement like: “We just don’t want a 4plex in our neighbourhood”... doesn’t carry any weight; therefore, we need the list.) It needs to be simple and have priority ranking of topics. Your job is to make it easier for residents and taxpayers to help you do your job – and make Calgary a better place to live.
  6. Non-resident/Investor Home Ownership: this **‘elephant in the room’** needs to be addressed. The inflated housing market is affected significantly by persons buying homes purely to rent or flip. I know a number of friends who make good income doing this; likely numerous City officials also fall into that group. If there was a way to make people simply buy a home to live in... our housing crisis would likely not exist. Prices have inflated because of low interest rates and the interest in buyers who are NOT simply buying a home to live in. The City needs to research regulations to either:
    - Make it difficult to buy property simply to rent it or flip it, like increased taxes on a home not held for several years, or
    - Tax those property-owners so the City can help fund ‘densification’.
    - 6.1. Taxation tools would work; Invermere, B.C. has a large increase in residential taxes for “nonresidents” (18% or 26% (<65 yrs)
    - 6.2. Regulation on home-owners needing to “residents of Canada” might work.
- Thank you to Jennifer Wyness for setting up the Open House on March 16/24.

## In-person session comments

reducing parking is not supported, there isn't enough already
Would be ok in areas ex. university where vehicle use isn't a prvelant
supports the density not the parking requirement being removed
parking should match the level of infrastructure
already congestion for parking where I live
Understands the City can't mcro-manage Street parking but some areas could be used more effectively
Barrier to laneway and similar development: -Restrictive Covenant Mt. Royal, Scarborough, Britannia, Elboya ...\
If you can't fit trees on the property, put it in the public boulevard.



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H-GO Criteria: 1. In approved LAP in Neighborhood Connector, Neighborhood F/CA Urban Form Category 2. Centre City or Inner City and ... 200 m. of Main Street or Activity Center 600 m LRT 400 m BRT 200 m. primary transit service
Tip/Request: - Walking tour - visual examples of development or differences in development as a result of rc zoning ... "More (Real) housing configurations)
(TIP) Bring laptop - 1 per table to show maps, zoning, check rules, etc. - draft LAP maps
(TIP) "Listen to Jennifer Keesmaat Housing/Affordability Discussion/Presentation
Patterson - not affordable - increased traffic - doesn't make housing affordable - doesn't give homeowners flexibility - richmond Road, after 37. - quality of life - focus on municipal jurisdiction - how can you trust bylaw
would like this to be a referendum
(1) Currently approving anything + everything Wants to see improvements in area trees/sidewalk widths - <u>private</u> trees - tree replacement doesn't occur with someone reparking
(2) - more trees + landscaping + green space. - Taking into account climate change - need more landscaping - People need to see to understand + walk around + see what it look like.
(3) - Pedestrian Study. Rather than transportation impact (or as well as) only - att a neighbourhood scale or LAP. - Badeyard suite that could be fitted separately would be nice so you could own one.
(4) Would like to see more configurations shared. + real images & contexts. Examples from other cities
(5) a boulevard with trees down every main street, on streets with high density - in exchange for no space to put a tree then put it on public boulevard instead. - trees make lively streets
(1) Mt Pleasant - already zoned R2 lived in her house since 1964 - has seen changes over time - for the good Good - duplexes brought families bak in Rowhouses concern her. Why? →
(2) Rowhouse Concerns - Parking. Is there a limit to densification Affordability - - I don't like rowhouses - densification - ie 14th /st - where located. - is someone watching where spread out
(3) - can see next to LRT + bus route. - How is it healthy for people to live together like that. - # of people on the street in that space. - who is watching this - How we share the space is a concern - getting people out of their box
(4) - Drone over city to see where pockets are dense - don't concentrate it. Locate near - - access to shops - near community centres - 24 Ave + 24 St. has a bigger devle.
(5) I don't have trust in how planning works in Calgary - that someone is keeping tabs on it. - I want every neighbourhood in Calgary to have their share.
(6) <u>Rowhouses</u> * - amenitites - close to center - close to open spaces/parks You can add them but ensure there is a mix of housing types - doesn't like all rowhouses in a row - got to think about the people who live in the neighbourhoods
(7) - want to see amenities put into neighbourhoods
<u>HGO</u> 600 m LRT 400 m BRT. 200 m from mainstreet primary transit
what about increase density in the parks. In case of <u>infills</u> .
Affordability → how will it be achieve.



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City should Create density in specific areas to help solve affordability. low-density should be left as is. 30 years is a lifetime to create a vision. build Multi-dwellings - apartments. Small increments is ok, but builders will charge ↑ \$ shadows → do not block (drew picture of sun) trees loss. Look @ all aspects of affordability - mix-use are important.

NO I Do Not want this, No parking schooling, Developers getting rich, not listening to us ,

concerns about Access/egress to rear Lane garages with Multi Garages behind. - concerned about the trust when 0 Council - Erosion of Quiet Streets - Safety w/ increase density (day cares)

1) Access for backing out of my garage into alley (4 Row Housing "Bins" recycle, ??? Garbage obstruct getting out, also 4 garage vehicles from town houses backing out. 2) Parking! 4 town houses, subsidized (8) potential residig in residences Possible (2) each = 16 people cars for most Will now need parking permits 3) Found out town homes upper suites 3 bedroom renting for \$3,750 / lower \$1,750 1 bedroom without utilities!! Developers I feel are taking advantage of the lack of housing should hve a cap on rents. 4) Richard Pootmans, councillor VERY DISRESPECTFUL when I attended city council when I attended council last spring Re Townhouse Development Proposal that was going to be built behind my home at (redacted) !! He questioned my integrity by asking "So Sandy how is the City going to solve the density problem in Calgary?>" The mayor interacted and said I didn't have to answer that question. Richard made me feel like why are you hear voicing your concerns. I noticed a posting on City Halls wall regarding "Respect" Richard Pootman I felt was very DISRESPECTFUL of my voiced concerns 5) ↑ Crime rate with more people moving into area. My garage broken into 2018, a catalytic converter stolen. Brown motor home block away from my home. 6) With tear downs of homes for Townhomes also bigger trees ripped out of the community. Not good for climate change.

micro housing - homeless solutions - redevelop mall site. (parking lots with multi family above (underground for residents) see market mall/westhills/north hill (old Sears side by SAIT) - stop doing strip malls without housing above - more "stacked bungalow" developments see Capella in univeristy district or "the streams" in mahogany - more housing/densification along major transit routes/roads

"C" of R-CG is important that new development fits in with existing context.

I think its a good idea. Developers need to help educate as well that the end result is beneficial for everyone. Using up the land we already have with existing infrastructure + saving land outside the City

We build the houses people area demanding" - encourage Developers to build different forms. ie smaller.

Draft city structure - map - not enough neighbourhood detail - parking minimums are not good enough. Need higher parking spots. - We need a lower density zone Than R-CG - meet communities 1/2 way - have some communities with no row housing as an intro-duction to density - slow down the density process! See how office conversions, empty lot development help First.

parking - feedback received to be acknowledged. - broader perspective to.

This is a stupid idea. There is not enough space to accommodate parking as it is. If you increase density you will increase crime & irritability you are looking at this from your perspective: increase tax base, the garbage man has 4x the work but not 4x the salary. This is a horrible situation for people living in the city our quality of life will decrease. PLEASE RE THINK THIS PLAN.



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My home is my biggest investment, the City has no right to devalue my investment. The infrastructure in older neighbourhoods (sewer, electricity) can not handle an influx of users & when that needs to be upgraded you will pass that additional cost on to tax payers. Control the locations you wish to increase the density of & place heavier restrictions on R-1 zoned areas. People live in R1 areas for a reason.
Our population is aging, increasing density will reduce accessibility for seniors. The demand on sewers & lack of parking & increased demand on services sound like a poor proposition for tax payers & a brilliant solution for the city. PLEASE DO NOT IMPLEMENT THIS STUPID IDEA.
Fire issues with new buildings - Front yard setbacks, too close to the sidewalk - Too many house Flippers - 90 Avenue SW was a mistake - more parking
Bought into a certain zoning, expectation of a neighbourhood paid a premium to have it be there. Would prefer to see growth on the outside of City
Not my problem to pay for others - wealth distribution
Feb 9th, The actual homeowners are getting nothing. This is a developers dream, but there needs to be a good trade-off for the existing homeowners. The real possibility is our quality like will go down. More traffic > less trees > less gardens > less open space less parking & higher taxes. What's in it for "me"
the tree canopy is at risk for air established area > concerned by the redevelopment of the school site with 2000+ units, (visont benet) >
Feel showing up for the April 22nd is useless. Council will not listen. Will this happen in MRoyal yes!   inclusionary zoning, but the probability will see it occur in more "middle-class" communities.
① Totally against ruining our city by rezoning to higher density. ② Parking is already a problem. ③ I bought in a nice neighbourhood + do not want higher density ④ N.B. Attach Yes/No Question on Tax Bills
<i>typewritten response:</i> City of Calgary Rezoning Proposal 2024-02-07 My name is [redacted]. I am a professional designer and have been working in architectural design, construction and community planning for over 40 years. There is so much that's wrong and ill conceived about the current vague proposal for rezoning in the City of Calgary, that I really don't know where to start. It appears to me that "the City" realized that they could get \$228 million dollars if they showed Ottawa that they were going to build more housing and create more housing density in Calgary and this became the driving factor in what appears to me to be a lazy and hurried broad brush across 80% of the city with no regard to what this will mean for neighbourhoods where families have made the largest investment of their lives. City management at its worst. I assume that someone drew a circle around the light rail trains and said - OK, any neighbourhood within the circle can be destroyed - the character of the neighbourhood doesn't matter. The location and nature of infill accommodation within the neighbourhood doesn't matter. The value of the existing homes doesn't matter. Increased density, as blithely described on the website, means that there will be major parking issues and increased parking costs within all neighbourhoods - but, oh yah, the website says we can use our bicycles and oh yah, the city is going to do something with the sidewalks that will solve something? But they've thought about how to solve the problem of having 4 times the compost, recycle and waste bins - we're going to share these - like that will work. The City of Calgary pretends that people can use public transit



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but that is simply not true. The City pretends that transit means getting to the light rail station and taking the train to your destination. The train serves such a narrow corridor that I can't get to my destinations at the other end of the trip and if I can, it takes hours to do it. Calgary has been built over the past hundred years, as a place where personal vehicles are necessary. If you want to make changes to this, you have to first improve public transport to the stage where it will actually be functional before screwing up the neighbourhoods and causing individual home values to decrease. City planning pretends that proposals for infills will be vetted and approved, only if appropriate for the neighbourhood. Well, I don't believe you and I have no faith in the city process. I have seen some great infill projects in inner city neighbourhoods and causing individual home values to decrease. My statement doesn't cover all of my misgivings but it's a start. For city management to present this vague plan to the city council and for the mayor and city council to present this to the public is beyond belief.

*typewritten response:*

R-CG zoning meeting Wed, Feb 7, 2024 at 3:47 PM R-CG zoning disregards community design covenants and lacks enforcement of these covenants - does not effectively address affordable housing as it removes existing low-priced housing in favour of luxury family infills - City standing behind over spec's, high return developments because it means more money for the City is a conflict of interest - Building permit fees are tied to the constructions costs; the more expensive the development the more money for the City coffers - City benefits from overbuilt development by way of property taxes for years to come - This zoning designation touted as a solution for affordability issues, appears that R-CG zoning would exacerbate the problem rather than alleviating it - One of the largest and most troubling concerns is about maximum height for infill projects that dwarf and block all natural light and sunlight in existing properties next door - I'd like to propose R-CG zoning respect existing community designs and heights. For example, in Haysboro most homes are single storey bungalows or split levels. The maximum heights should be that of split level houses regardless if proposed project is a duplex or fourplex. On main thoroughfares, i.e. Elbow Drive, projects could be of higher height, as City is proposing. As another example, in Pumphill or Oakridge, most homes are larger two storey, so again a height that is similar to existing architecture, would fit within the community and not cause distress and pushback by residents who are going to lose privacy, sunlight, natural light, and loss of choice in what is built next to their home. - What is missing when you overbuild in heights is every design I've seen in Altadore, Erlton among others, is the complete loss of the existing, mature urban canopy. In all these areas, all mature trees have been cut down to expedite construction activity. - Presently the City is touting this zone change as environmentally progressive. This is while the City itself has said that there is about 1 billion dollar value of trees within Calgary. - Calgary was blackmailed Federally to approve blanket zoning, saying this was a bold move. I beg to differ - when the City of Windsor, decided to listen and take into consideration the citizen's/taxpayers/voters concerns. That is a bold move. - All of your constituents want is consideration of the character and integrity of established neighbourhoods, namely height, and finding a way to address that concern. We are not opposed to densification or development. - Is the City committed to preserving the unique identity of Calgary's established neighbourhoods?

It is not respectful to make decisions without our consent. The appropriate process should involve a plebiscite.



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<p>fortunately Calgary is located in an area with a great deal of open areas surrounding the city - if additional housing (affordable) is required - develop a new area with only affordable housing - otherwise re-imburse present home owners if / when, property values decrease due to re-zoning. Thank you [redacted FOIP]</p>
<p>① character - single-family ② architectural style ③ R-CGs favour larger lots</p>
<p>infrastructure needs - grid, servicing - oversight lessened in established neighbor vs sprawl/blank slate - parking congestion - property values - cities need to grow outward + upward → once - ideological</p>
<p>[redacted FOIP]: 1. Don't apply the rezoning to Lake Bonavista (neg. impacts character of community) 2. The Rezoning project will make it easier to redevelop large properties to rowhouse/townhouse *drew pic of the front of a house*</p>
<p>Haysboro - Ogden - Glendale - Glenbrook. ◦ O lot lines → what happens when in O lots lines and then PP. ◦ Parking to be visible on boards. Electric cords. ◦ Garbage bins. ◦ Addition infrastructure ◦ Affordability ◦ Timelines are fast - ppl need more information and time. ◦ Rezoning as a referendum for the people to decide. ◦ Charging station for vehicles. ◦ No AIR BNBS.</p>
<p>1. More time to answer question. Too many unknowns. 2. People to vote.</p>
<p>get rid of Air bnbs - soil care * <u>Fed gov't problem</u> - <u>immigration</u> - Awkward climate difference - I can't Fix all these wicked problems * <u>DP process should always allow comments from neighbours</u> re: permitted use - siding = Fire hazard - should require more Fire resistant materials - this is the toenail of the elephant - social aspect of these affordable housing buildings - inner units - Places that have been developed with a zero lot line → would it be redeveloped /w a zero lot lines as well? - 0.5 parking should be more obvious on boards - Parks should preserve them - Infrastructure - EVs - - Garbage bins - more schools, hospitals, etc. • Plebescite ? reFerendum • rushed through - need more time to answer Qs - power - 60 amp service in some areas - Lynwood 93 suites - townhomes have legal suits • Montreal - % of development must be aFFordable or get Fined</p>
<p>Council needs to put more weight on the concerns of it's constituents! They are more interested in making the Developers happy.</p>
<p>More housing does <u>not</u> guarantee it will be <u>affordable!</u></p>
<p>The City has already decided it doesn't care and doesn't listen to residence's feedback! There is value in <u>Bungalows</u></p>
<p>Clearing road blocks for developers will <u>not</u> make houses affordable! They just want to make \$ they don't care about the communities</p>
<p>\$10,000 - Consulting Fee \$5,000 - City Fee Monthly costs Engage Question - what would be the engagement process for redevelopments?</p>
<p>Where to email cityclerk.ca have your say</p>
<p>Community members do not feel listened to - they do what they want anyway wants to see - unique communities designed by residents Context matters.</p>
<p>Pub hearing date Apr 22 coincides with Passover - Really mad that it is the same date / R / Failures of Council in the past - / Plebistite -</p>



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Concerns About Downtown / - Feeling safe - Freedom / Restricts Democracy / Emergency Housing - Across from LRT station - need security isn't protected / - No Emergency / Shawnee Slopes - Golf course neg. impacted Home owners / Shawness Slopes Apartments was too Restrictive - then

Garage Retrofit prohibitly Expensive to Tear down to build Back yard suite

*typewritten response*

**1 of 2 ...**

**Feb 3, 2024** [redacted FOIP] **Draft:** I am proposing, we the residents of Calgary, petition the City of Calgary and other cities across Canada to force the Federal Government to conduct a long needed comprehensive study on immigration intake into Canada similar to the Australian study that was done in 2016 entitled "Migrant Intake into Australia. Background: I think many of us would agree, we are starting to see more problems due to poor planning with the high immigration policy we have had for a number of years. As Canadians, we want to be a generous people. We do however have limitations: economic or financial, social, environmentally. We need to available to take our share of the world's refugees and people with humanitarian needs that are legitimate. The additional number of immigrants Canada takes, which directly affects population growth, needs to be carefully considering overall Canadians needs, preferences and limitations, and proactive planning. Canada, as decided by the Federal Government, has decided for a number of years to take a proportional amount of immigration has for a number of years which is much higher than other developed countries. This has been done without fully informing and educating overall Canadians of the negative and positive impacts of different levels of immigration and composition for Canada. Increasing population rates too quickly can bring a lot of problems without proper planning. As an example, the housing dilemma we have today has been exacerbated with high population growth. The reactionary measures being proposed today are an example of poor proactive planning. How do you do proactive planning? You do a comprehensive study on Immigration Intake into Canada. They study would dig deepl into fiscal or economic, social and environmental impacts of different levels of immigration, and then develop conclusions and recommendations.

*typewritten response*

**2 of 2**

Back in 2015, the country of Australia was having issues with high debt and other concers with high population growth mainly resulting from high immigration levels. The governement sanctioned the independent authority called the Productivity Commission to complete a comprehensive study. The report was issued in 2016 and was entitled "Migrant Intake into Australia". The 662 page report, without references and Appenices is very comprehensive with the broad ranging input into the study, conclusions and recommenations. Canada participated in this study. This is stellar study to inform and educate Canadians on immigration and to be used as guide in deciding on immigration levels and the planning needed to accommodate the resulting population growth. One of the major points in the report is the need for responsible planning for infrastructure to accommodate population growth. Is the Federal Government resistant to doing a report like this? Yes. I have contacted the IRCC minister and departmentand the Conference Board of Canada a number of times since 2020 and they have refused to consider this request.

Parkland Resident - concerned about Population increase - concerned About deomographic change



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Bought into single Detached community → Haysboro / Construction - All Day Long / separation of Marda Loop & Ward 13 *new Development of Marda Loop 37th Not Affordable
To many unknowns. Not comfortable with the lack of answers. - Concern at the speed of the process, why is this being pushed through? - Desire for a plebiscite - Parking - Why is City Hall concerned with housing. - Air BnBs is an issue
fire hazard concerns opportunity to speak up - Transportation concerns issue - not for climate change - downtown concerns - social aspect - affordable housing
concerns: - Housing for university students after - why are we allowing people - kids/future homes concern - tax burden - affordable house for kids - rezoning doesn't honour climate change
Concern @ transit safety - Wants to see it difficult to rezone - can we set up a gated community without gates - can we set up a restrictive covenant.
Convert downtown office buildings - Why not developing vacant land. Prime locations - - services - shops - transit - midrise developments have less impact.
low approval rating High taxes we pay already support the 1 in 5 who needs it. - Would like to see land used - sprawl. - build up + not out. Build up - where there busses - downtown - shopping areas - near transit
lack of walkability - High density not going to work in older neighbourhoods You've already destroyed inner city- I love my peaceful area. - Where are my rights -
People decide you no longer have protected /R-1 - What is an acceptable level of low income Quiet neighbourhood on crescent - already has a problem property - all have own vehicles - poor behaviors - neighbours can't park.
West Hillhurst destroyed by towers + parking issues Chicago - beautiful brownstones - charm of city like minded people want to live together - they get to protect themselves + we don't
↑ in immigration issues are rolling issues downhill to neighborhoods. Restrictive Covenants prevent development in wealthy neighbourhoods to impact middle class. Hard to earn + save for a house + now penalizing homeowners
↑ density - impacts on alleyway - Bike lane on Hillhurst took away traffic. Elbow Drive Acadia Drive > not enough parking Rationale 1 in 5 not afford a home - want to see the proof → Moved from West Hillhurst to avoid 2 homes going to 8 + - no parking - not adequate Choice of High Density move to Currie Barracks I paid more \$ to live with space. R1 Concerns - transportation - on street parking - infrastructure - lack of bus service Blanket nature Destroying character of Community loss of property rights Coucillors not listening + answering/returning phone calls.
No rent - control so how to control rent increases. / Concerns - infrastructure needs. - tree loss - poor construction - lack of cohesion - styles - I Everything feels rushed - would like thoughtful planning - LAPS.
Not about the density its about the form + how it ties into street. Tree replacement bylaw - needs to be more robust.
Definitions of R-C1 + R-CG missing from website



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Muslim Hindu Agenda
(BULLDOZER)
concerns: parking for the future - federal government cost and density - immigration - better process to protest - dev process (sandwich paint) for all
mental health social aspect - mental
townhouses 585 K is not affordable housing
How can I know what is happening down the street, lot by lot, as people apply for Multifamily development. Is there a website with this information?
① This initiative will waste money and make no difference in increasing supply to address the housing needs. ② Any redevelopment will result in only slight (insignificant) drop in house cost. Housing and rent will continue to be unaffordable to people in need. ③ This is a bigger problem than Calgary can address and if it tries, will only result in increasing property tax. ④ What is happening around the world (both good & bad)
IT DOES NOT MATTER WHAT WE RESIDENTS SAY <u>YOU</u> WILL DO WAT <u>YOU</u> WANT
I DO NOT want to see Bowness become one of your "dream communities"!! Bowness has been known as your "little oasis" hide away - let's keep it that way. These proposed buildings are all in the name of "greed". I realize the City wants more for the tax oasis and wants to be a brother to Toronto & Calgary PLEASE LEAVE Bowness OUT. I know this will also fall on deaf ears, you have your own agenda and don't know the fine art of "listening" BE QUICK TO LISTEN, SLOW TO SPEAK & SLOW TO ANGER" James 1:19 [redacted FOIP]
This is a Socialist/woke agenda - Calgary does not have a housing crisis. 60% of Calgarians live in single family dwellings. Why would you do this to a majority of Calgarians. Plan and allow for higher density housing in new communities first. Wait for this federal gov to RB - think immigration and slow down the 500K people being allowed in the country.
[redacted FOIP] I completely oppose the City's proposal for blanket re-zoning within Calgary. This has the potential to utterly destroy the community character within my neighborhood. The City's desire to access the \$229 million from the Federal Gov;t as part of Trudeau's Housing Acceleration Fund is the real driver behind blanket rezoning, yet nothing has been presented about the Fed's HAF at these information sessions. This is one of the most critical policy changes proposed in my 44 years as a Calgarian and it is being rammed down home-owners throats in a far too fast time-frame. I call upon my Ward 1 Councillor to stand up for voters and vote no.
Bowness is being dismantled before our eyes. The influx of huge, inappropriate houses into our settled neighborhoods is destroying our sense of community. Many people are long-term residents. "Affordable housing" how are duplexes priced at \$800,000 - \$900,000 anywhere close to affordable. <u>Parking</u> : new homes & suites are dreadfully <u>under</u> -served by parking. Typically .5 spaces per unit. <u>TRUST</u> : complete lack of. Calgarians are having to fight our city council for a decent city. This "listening session" feels like a "charm session" lots of goodies ... and security in case we become unruly.
① Build in an area where you do not have to knock a home <u>down</u> . ② There must be undeveloped areas that would welcome new buildings. ③ Where are playgrounds going to go if spare lots are not available.



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<p>more signs in the community to prompt the session traffic. Parking. parks (no change)</p>
<p>① Affordability RC-G • Designation does nothing to address affordability change that supply with bring prices, rentals down • Absent ??? ② Paramters 11 and 12 meters dwarf any homes ③ Neighborhood ④ Density → Parking - 0.5/site/ ???</p>
<p>I'm against the zoning change. Creating High density with all parking on the street is irresponsible. I understand that this will be resolved by public transit. Public transit is a mess. The green line is not going to change this, just a bigger problem (safety, usership). This might be the issue to solve first. I spent good money not to be in a high density area. I do not appreciate being forced into something I did not spend my mooney own.</p>
<p>No, No, No! you won't listen to us. We want parking for each unit. We want amenities upgraded! Traffic controls put in place. Heights considered so LIGHT is not blocked by developments. You will do what you want &amp; be ready so will we! You are driven by greed not need! Resident of Bowness</p>
<p>What are the benefits that come with density? - What else is being done in conjunction with rezoning? Improve transit! - Density is too much 4-plex = okay - More rental means less housing available for individual sale. → scarcity - greenspace - loss - we need more not less and new development equates to less. -[redacted FOIP] - wants info on water &amp; environmental impact associated w/ growth? - do we have enough water? - Will the development permit application process change to compensate for community's loss of control through the land use application process? - land use application with questions if proposed use is appropriate. - DP is just about size, changes etc. - negatively impact community (feel, character, aesthetics) - Parking is insufficient - Garbage bins (too many) and clogging lane and parking in the lane - Bike lanes take away our street parking (Bowness Rd.) - school capacity - as result of additional population - Do we hve enough water for growth? - Trust → is important, what's proposed is eroding trust. - would be nice to have engineers to speak for growth impacts on water infrastructure, etc Windsor, ON "Look to Windsor for a principled approach ..." - no blanket re-zoning</p>
<p>I question whether this rezoning will create more affordable housing. In my neighbouhood new semis are listed for \$1.2M. The lot likely sold for \$700 - 800K. There will be winners and losers. Next door to a rowhouse on a corner lot, the neighbour will be faced with 3-4 air conditioning units just a short distance away + BBQ's, kitchen ventibng lack of privacy. Not a sensitive transition. Losing urban canopy Shadow rules should be improed to limit the impacts to neighbours. Specific rules around building should be reviewed so that they are more sensitive and in context with the existing neighbours. (eg setbacks location of AC) suggestion; a more transitionl approach and rezone/redevelop corner lots before allowing RCG mid block. Bowness is a flood vulnerable community that may in the future be evacuated. We only have one exit out of the neighbourhood making evacuation a challenge. What will density add to this already stressful situation.</p>
<p>[redacted FOIP] 1 Why not Build Trailer Parks instead of deystroying them. Nothings been built on 16 Ave 2 0.5 cars per unit is unacceptable 3 I object to the term "unaffordable" Someone is buying all the new residences 4 City has a long history of fighting 2nddary suites. What's with the quick turnaround!? 5 From my experience building Delays in permitting are caused by egos &amp; incompetence at City Hall. The bylaws are acceptable if followed by builders and City Hall. 6 No trust in city hall development permits from what I've seen in Lyn wood and Bowness 7 Explain the relationship between Green Line</p>



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<p>funding &amp; Federal Grants 8 How about a multi unit development in Mount Royal? 9 Lots of empty land around Calgary? 10 How about Golf Courses. The one by the airport is costing the City money 11 Is this session a waste of time? Bitch &amp; vent only</p>
<p>Communities want to see the <u>Bylaw</u> wording for whats being proposed. Community members fed up + wont participate b/c trust is broken - feel City not listening Confusing w/ so many changes going on in some communities: LAP's/Citybuilding/Rezoning People moving from one community to the next to avoid densification - no one is immune anymore Timeframe too short - communities are ignorant - time to get people educated - more open houses. - 2 months is too short for the impact - Notices have created uncertainty - don't know what will go up beside you. - Doesn't follow intent of Imagine Calgary on nodes + corridors. - Abdication of <u>planning</u> → should be applied through local area planning Density does not correlate to affordability. Auckland + Minneapolis Data has been questioned due to outcomes - not getting affordability results as promised</p>
<p>With the goal of more housing, these new rezoning rules go too far on a blanket basis. There are also way too many 'Direct Control' districts at this point in time. So, I'm against these changes.</p>
<p>People in the community need to benefit from value of assets in community - ie developers getting \$ benefit and taking this out of neighbours left with no value</p>
<p>Rezoning for housing is cart before the horse - City Building program Communities feel all these City initiatives are coming at them hard &amp; fast and not in a measured logical fashion. = creates mistrust + disenfranchisement</p>
<p>Concern developments happen he has no control over</p>
<p>MAP FEEDBACK Legend on map on phone - blocks map, causes confusion can if *all* the zones are allowed. Legal description</p>
<p>Housing Policy/Status is connect, change has to occur but implementation + community densification is key - Project is totally ignoring the strength and acceptance of the Map which was fully accepted and approved unanimously. This should be stated as a continuum of Planning Changes and use Map as the Foundation of this. Housing strategy is viewed as reactive by many = getting gov't money - Parking - Policy needs a supporting policy to focus to get residents to park in their garage not the street and stop using garages as storage lockers. eg street parking permits for cars</p>
<p>Air BNB - in the area &gt; Can the units be for (should be) longterm residents. We want more affordable housing for Calgarians.</p>
<p>parking designation - assumpt of transit ◦ affordability ◦ height ◦ neighborhood is gone ◦ owned by corporations ◦ density ◦ Footprint (40%)</p>
<p><b>NO THANKS - DOESN'T SOLVE HOMELESSNESS FOR ADDICTS</b></p>
<p>We purchased our house in Scenic Acres in 1989. We live in a great community and disagree with the change proposed by the City of Calgary to rezone from R1 to R-CG.</p>
<p>I am concerned re: - parking (most will <u>not</u> bicycle to work!) * - affordability (no reasonably priced homes will be left!) - infrastructure (cannot handle 2m people as it is now) - trees (no room to plant new ones)</p>
<p>Duplexes with 2 rental suites up to p like montreal - Trainstation crowfoot, empty lot for a condo building more convenience stores walkable in the community like the UK and affordable for essentials</p>



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Our positive feedback would be: We do not want more multi dwellings in Bowness. Consider emergency routes in case we need to escape. Bowness is our home and we do not want to see it destroyed with multi row housing!

Completely opposed to this social engineering at the expense of our history our values, our heritage, our democracy. We do not have a housing crisis. We hve an immigration problem. In a climate crisis, why bring in more cause of the crisis - people. Stop villifying single family home owners - we built this city & this country. Soviet collective housing for the proletariat is called COMMUNISM. Families need privacy, space, grdens, santuary not overcrowding, squalor & only a window LISTEN & RESPECT THE TAXPAYERS WHO PAY YOUR SALARIES.

Developers do Not decide on parking spots parking 0.5 spots per unit? Why not one parking spot per unit? City defines parking per new unit, NOT DEVELOPERS! 5 homes on one "old" parcel 12M? tall, parking. Infilled basements → more sense! No more Sun! property values go down. The little house between 2 tall ones.

Done deal. How do we help people age in place. Small town feel is being eliminated. Residents enraged at the concrete jungle. Community is being lost. Rules will not be followed. "Guise of affordability". CONTEXT

drew a frowny face

▫ need photos or images to show bungalow beside a R-CG development. Easy for people to understand and open communication ▫ need to provide information on how many units for a typical lot. the units/hectar is not easy to be understood by the Public ▫ use airphoto to show the front setback situation of a bungalow with a R-CG. ▫ more signs in the community to promote the info session.

Provide evidence to residents that infrastructure & amenities will support new housing. Encourage architecturally pleasing developments. Parking & shadowing are the biggest stumbling blocks.

*typewritten response*

A copy of a petition to limit the proposed rezoning and development at 4371-69 St. NW is below for your preview. I will be going door to door later this week to collect signatures and hope to receive your support. We the undersigned believe that the character of our community will be adversely affected by the rezoning effort of LOC2023-0277. We believe that the proposed rezonin, from the current R1 single family unit to R-CG allowing three stories and up to 5 units plus an additional 5 secondary suites, is excessive. We suggest that the rezoning be limited to a two story four plex which would better fit in with the many single storey adjacent homes along the street. Such a structure will be consistent with the character and current use of this street that is heavily used for outdoor activities and is used to access both Bowness and Beaumont Parks.

In it's current form, I wouldn't be supportive. A blanket rezone doesn't make sense, as a "one size fits all" won't allow a good mixture of housing nees vs property values and overall feel of individual neighbourhoods. I would support a "blanket" rezone of inner city (Glenmore to McKnight to Sarcee) with some exceptions (ie Mt Royal, Scarboro, Briar Hill) I wold suggest you leave the second ring that includes Oakridge, Paliser, Singal Hill alone. I am very supportive of H-GO zoning on busy streets near transit.



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<p>Great progressive idea. Have any other cities done it in Canada or are we the first. I feel single family lots inner city are good areas for rezoning. In the current form I feel there wil be too much opposition. Focus should be on older areas where development has already started. I feel some single family areas that are outside the downtown or inner city shold be left alone.</p>
<p>Safety concerns - Eg. Kids, cyclists City Planning - pls take the time to understand value of the neighborhood Community</p>
<p>know the community and needs - come live in the community Bowness Concerns - Traffic eg: MardaLoop, Inglewood - university - no consideration of how we mange traffic Parking <u>Bow Crescent</u> - river Density ↓ - concern over densification</p>
<p>I am not in agreement with "blanket rezoning" for many reasons. It is not in alignment with all areas/communities within the city. It creates too much density, increased traffic, potential for increased crime, does not offer affordable housing, reduces greenspace/parks, lowers propety value. These buildings are too high, offer no privacy to existing neighbours and not enough parking for the tennants. Also not enough ammenities/green space for those tennants.This is not a viable solutions to housing "crisis" by driving prices up for rentals and causing conflict to existing residents/property owners.</p>
<p>* no infrastructure * concerns about infrastructure + services * • change sense of community - size + structure to change • people want to live in single family homes • convert commercial buildings downtown to apartment, residential • listen to folks with \$ (Bears Paw) • immigration is causing the housing shortage • term limits on City Council • people */council aren't listening • destroying history of Country * • Want communities to stay the same → care about our communities → don't vilify single family homes * • Not enough infrastructure, service → can't keep up /w growth → parks, schools, roads * Not appropriate types of housing to accomodate families / * This is not supporting ↑ affordability • increased density is squishy, not desirable for most people • quality of life is a concern → different housing tupes don't support this • fire hazard issues - housing too close • want maintain history, culture of area • want to talk to councillors (drew picture of hillhurst rocks)</p>
<p>regulation for tree canopy Urban trees - replace trees or maintain canopy people are bought into X. into y. Not</p>
<p>Messaging should be reconsidered "Don't worry you get your say at PP level But <u>zoning</u> is already done - no appeal or permitted use. Why are contextual rules not working here?</p>
<p>I am worried about the parking.</p>
<p>As a 40 year resident of Varsity Estates, we are opposed to blanket rezoning. We regard it as a <u>betrayal</u> of our 40 year commitment to Calgary and tantamount to an expropriation of our property rights. Do not implement this radical change. It will disrupt and destroy the integrity of our communities and lead to social instability. [redacted FOIP] Varsity Estates</p>
<p><u>Feb. 3 North Glenmore</u> [redacted FOIP] (engage) / [redacted FOIP] (planner) 1. Danial Parolek "missing middle" (2010) - sensitive transitions 2. Transit corridors / main streets. 3. step-out "phasing" of R-CG. - no mid block R-CG w/o corner R-CG first 4. Hard to accept that there were only 2 available City sites for re development - LINCOLN PARK - WESTGATE - Mid Field Park - SE LRT - 2- N Glenmore [redacted FOIP] 5. City planning - neutrality 6. Homogenous communities have value. 7. Infill Housing</p>



Guidelines (2010) 8. Studies do not support the blanket solution to affordability "stuff.co.n2" N2 prices among the most unaffordable in the world (2019) - 3 - 9. Restrictive Covenant communities - perhaps c. 40 (1910's - 1980's) - conflict does not exist w/ blanket re-zoning - covenants remain valid and legal. - do not allow secondary "dwellings" or Rowhousing. 10. Tax incentives - examine MGA tax rules - look at new classification to tax and stimulate vacant lot redevelopment (ie. dis incent demolish and hold; There should be a tax incentive to redevelop.).

Expectation of 4 units but now facing 14 units - that was unexpected. - At large no trust with public officials - Fell this information is manipulative In favor of laneway homes + basement suites but the 14 units are too much. - 3 parcels to 32 unit R-CG in Bowness is too dense for that location - parking - traffic calming in Bowness has created a bottleneck - single lane to get out of community - fire station has to navigate around parked vehicles - lack of parking enforcement - concern developers own land in Bowness + are holding it. → ie sunnyside nursery parcel. - opportunists motivator to seek out cheap land + accumulate it + not live in it. Idea - tax developers who are sitting on property but not developing - Concern long term + longterm maintenance of rental units - no incentive of developers to do long term property maintenance Developers cleared existing housing + ther is sitting on lot undeveloped. Concern @ Midblock R-CG setback - 3m not enough or contextual fo what exists - window wells ??? into front yard/close to street Concern @ property value impact of mid-clock R-CG. Midblock R-C concerns - lot coverage New tools needed → ??? all concerns allow maximums - would like all to be descretionary - - removes ??? to ??? on context.

more people, less parking, would there be a mandatory parking permit required, for people who cannot park off street? - additional cost of parking permit, and also paying for visitor parking because of the increase number of people due to the rezoning - increase height would cause overshadowing and loss of light [redacted FOIP] - Technical report such as "shadow study", should be a requirement, instead of the public questioning for it. page 1 Layman - Friendly language that I can access anytime. not a list of only designations but examples in words and visuals page 2

Expectations of buying into sing family - more trees - more parking - yards ~~~ You are removing an R-C1 choice - it's more than just the home - it's about community Covenants exist - are a legitmate planning tools - should work w/ community on where transition might be accomodated - Blanket rezoning will cause 40 communities into legal fight.

R-CG on corner lots minimizes parking issues b/c can park on either side. - Concern @ mid block R-CG - parking concerns. - councillor doesn't listen - missing middle houing Dan "Parolek" → Don't have a sensitive transition ie. Altadore - bundalows w/ 25% lot coverage next to R-CG w/ 65% Concerns w/ Redevelopment - loss of urban canopty - mature trees. - penaties are not high enough for chopping down trees Redevelopment is good but - - Prefer one block be transitioned at once so all same context as opposed to - People who bought into X expectation - R-CG - is not a solution to housing crisis b/c we don't hvae workforces to build the units - Federal incentive \$ has various responses to it from other municipalities Blanket zoning is - lazy planning - look at transit corridors - main streets } suggests focus on these ones first - - Brownfield existing suites should be developed first. - concern for Bowness that bungalow knocked down + replaced by 1.2 million dollar duplexes and ↑ cost. - Displacing existing



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affordable house - to tear down to put in expensive gentrification Concern displacement - young families + seniors - are getting pushed out. - Concern pitting neighbor against neighbor - appeal process
Blanket rezoning does not create affordable housing.
Checkbox Exercise Trust Issue "It's Complicated" → insulting.
Upgrades to sewer, water infrastructure required <u>prior</u> to new developments of higher density is established neighborhoods. How will higher density of housing impact electric vehicle charging on existing streets? Calgary's tree canopy could be in jeopardy
Rule to consider - Can only start doing mid block once there is R-CG on one corner - more gradual solution + each block would progress more naturally. Affordability concern Bungalow \$400,000 - grand daughter could afford that - will get torn down + replaced by \$/mill infill Want to see More sensitivity to existing context in what gets built in the bylaw. - concern pictures shown at open house + whats on website do not show what is <u>really</u> happening re setbacks are closer than shown - "hectares" are not plain language. - Would like to see more dense examples on website of like 8 - 15 units with suites - want to see more education for public @ site plan view of denser places. - photos 11 - 12 m in height - tighter setback
Why isn't the City putting focus on TOD's Instead of residential communities? (???, Dalhousie, Crowfoot). Why do we have planners if Blanket Zoning change? Isn't this just a way to increase ProRagted Tax Revenues? Why not
Integrate R-CG in Communities instead of Blanket Re Zoning? Why not review planning red tape within City to find efficiencies and reduce red tape? Concern on green space removal with lot coverage 45 - 60%. Keep height rules in place average Block average height not maximize
Concern for speed of redevelopment in Bowness - with no LAP - creating "winners" or "losers" - Corner Rowhouse - Neighbour impacts - 4 air conditioners - privacy of raised back entrance - close to property line - no space in amenity space - Noise → BBQ's - venting - kitchens - affecting property - enjoying your backyard - smells - noise - lack of privacy ~~~ - Support for volunteer planning communities - will development pressure - need help b/c what to support
Calgary needs more homes City wide re zoning will help.
① - Does not improve affordability - Avg infill price is > 600 - 625,000 \$, does not help those who cannot afford Housing ② - Dramatic increase in density, moving from one dwelling to ten, ③ - lot coverage, currently it is 45% including garages. Now it is proposing NO greenery, privacy, no landscaping the structure is overwhelming the neighbors. ④ - Height → overall height and massing of new structure puts all existing homes in shadows. → see other side please ⑤ - Parking: you are passing an initiative that does not talk about parking, the green initiative is falling, not everyone is going to take transit. we are not going to a Car-less society ⑥ Reducing property Values → Bringing my property Values down, there is enough land to Build homes in Alberta ⑦ City of Calgary levies (for developers) - increased 100% in the last five years. We could develop some land and get some densification but NOT in areas with R1 and R2 Zoning lots.
Concerned about accommodating enough parking stalls on site - 1 stall per 2 units not enough - Concern @ AIRBNB instead of rentals long term Concern @ street parking and waste + recycling bins in alley



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way. Concern @ wate shortage - like drought Neighbourhood has changed - moved from Kensington to Bowness for better lot value + more space/less traffic etc.
I understand the need for more density but adding density to suburbs. With out addressing transit and local access to groceries etc will add significant number of cars on allready congeted roads. The city needs to reduce car dependancy in conjunction with added density.
→ how is it affordable? → what about co-op housing? → parking issues → how will development fit within the community
loss of light & overshadowing - solar panes would not work
Please do not rezone !!!!! My husband & I bought our house in Silver Springs 44 years ago. The house was the pits but we loved the view and planned, one day, to renovate to make the house more liveable (??? ???, more insulation in the walls, etc.) So 2 kids later, we finally renovated in 2019 & could enjoy our hard-won view. Now ther is a vacant lot beside us, and we are so worried that in our senior years, our view will be blocked or compromised & our private back yard exposed for all to see. <u>PLEASE DO NOT REZONE.</u>
[redacted FOIP] Median Build Cost - does it include land value. - where does th enumber come from [redacted FOIP]
I am 100% against the blanket zoning plan. Older residential areas (R1) We want more potection from developers. I do not believe the city has a wate liscence capacity for more than 10% of what we are using. We must be careful about growing beyond our water license.
<u>Concerns</u> Parking Recycle Bins - number & where to put them - Privacy/Noise levels. Parks & Green Space to be Shared. Pets - number allowed per household. - we have 3 dogs on <u>both</u> sides of our home - 6 total. Foreign investment - in lots/teardown/sell/move back to country the live in
We have lived in Varsity Est. fo r40 years and hve heavily invested in our home and community. This rezoning will destroy our community and Equity that we have invested. We <u>do NOT</u> support this blanket zoning. this will NOT address afordable housing. [redacted FOIP]
This initiative will not affect affordable housing. It will be a boom to developrs & city tax coffers. Affordable housing will only come about with subsidy in under-used land, mostly city owned. All else is just smoke and mirrors. The only way affordable housing will occur is if immigration stops and supply becomes much larger. This will not happen anytime soon. The province should prewew this illegal federal transfer program and I expect the provice to marshal a constitutional challenge on behalf of municipal citizens.
Is this a done deal? Fear that there isn't a plan. Issue affects people deeply and many people. <u>Plebiscite</u> Biggest change in the city <u>bar none</u> . Really viseral subject.
Pilot projects in ARP areas. Postive - In the right place "Peppered" ← housing form affects community Has to be thought through Make sure the rules area followed Process + Inspections Lub changes are moving the goalposts. Don't lose sight of how we had things to begin with.
Bought into Silver Springs because we wanted RC-1 Density increases parking strains. Schools are full. This isn't low cost housing it's still unaffordable. Will services keep up wth density? Infrastructure.
Napier - 1930's Christ Church Kaikoura 2013



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<p>Historical Resource Designation in Parkdale 37 Street heritage homes! Protect the building. - Data about how does this relate to portability.</p>
<p>what does grade-oriented mean - Shading of adjacent property - is plan a fait accompli!</p>
<p>Suggestion: ◦make it easy for residents to go to ascertain spot/area on the development map online → want more advertising of this website and ease of use ◦update images on * there is 2 single detached images # of units v. ??essing.</p>
<p><u>Supports</u> - overlook - parking - tree retention (on-site) - enforcement of illegal suites - topology that is appropriate - mixing topologies</p>
<p><u>Supports</u> - densification &amp; diversify housing options</p>
<p><u>Need</u> - more thought as to <u>Where</u> to put R-CG - consistent typology - R-CG should be neighborhood centres/commercial</p>
<p>3502 - proposal to develop 4-Plex on small parcel of land owned by city (wrongly zoned as inner-city) led to distrust in City decision What will the setbacks be on lots in Charleswood?</p>
<p>suggestion for better/clearer descriptions for the public about What can happen + Where, how you can submit concerns etc. Mistrust - how to alleviate that /w the public + developers Impact to real estate values</p>
<p>Will not solve the affordability issue - Intrusion of personal space + lifestyle -Long time approval process - Concerns about planning department red tape - Concerns about parking - ↓ property values. Concerns /w the aesthetics of the neighbourhood -Communism + socialist influence - Tree protection + accountability for developers + prioritize green space.</p>
<p>① <u>Question 1</u> ◦I own a Municipal Historic Resource, which is protected by a Council approved Bylaw. My address is [redacted FOIP]. ◦I want to ensure that the Historic Designation remains and is recognized by the City of Calgary ◦I want the historic resource designation to be prominent as the Land Use.</p>
<p>② ◦Ideally, I do not want or need an RCG designation, as my house is not allowed to be demolished, according to the Council approval By-law. <u>Question 2</u> ◦I would like to be directed to the research and the data which supports the ascertainment that RC-G zoning will lead to more affordable homes.</p>
<p>low-income housing guaranteed? - market forces - economy - oil price - low density - pop, mix? - parking</p>
<p>Engagement Strategy &gt; talking about affordability (NIMBY-inducing) vs. talking about choice (flexibility as a property owner.). Affordable housing &gt; Invest in supporting affordable homeownership programs in the City to get people out of the supportive housing continuum</p>
<p>Make it easier or the info. to "jump" "out" for people to compare the differences. Ie. RC1 vs RCG. - existing RC1 allows for 3 story so does RCG however RC1 height (max) is 10 meters vs 11 meters. → there is a table that shows this information/comparison / talk to [redacted FOIP]</p>
<p>Don't create three Zoning Categories - only create two H-GO &amp; R-CG. The R-G Neighbourhoods will turn into R-CG in 10 - 15 yrs anyways so why even have the category?</p>
<p>* Should put a caveat that rezoning is subject to the LAP on the zoning map - Property Values - inappropriate density.</p>



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Notification of city owned property → automated mailing/email to notify property owners if city owned land in their area is going to be sold before the sale. This would give homeowners the fair opportunity to make a decision on their investment before the property value is impacted.

[redacted FOIP] 1. Street Parking: → Safety Concern - Fills up → visibility - Sec. Suites - snow/ice 2. People demand single det. Houses > sprawl → Singles at an affordable price → less carbon impact w/ low density residential. 3. Electricity System - can it support more density? → limited now 4. Schools - busing outside communities - need more schools/improvements to existing communities 5. \* "This rezoning is a one size fits all approach" 6. Market Analysis to see type of housing people want. 7. What we need: Sufficient Parking 8. Environmental impact result of intensification want to see on park spaces 9. Cost effectiveness comparison of resulted increased density/development 10. Construction impact to community 11. Why isn't the city acknowledging existing residents' preferences for how the 12. Disagree with what's considered low, medium/high density. "What's the definition?" \* 13. Want a limit to increased intensity 14. List of City lands to change to affordable housing? \*Future School sites

1. R-CG Rules to prevent air conditioning without sound barrier and rowhouse rear windows ... 2. Lot Coverage is too much 3. We need more trees, etc. 4. Trees = shading and less need for cooling 5. Venting onto neighbours' properties 6. Lose Trust by changing zoning, etc. ← Policy Plans too! 7. Residents want to preserve some areas as-is. - styles - 8. Be purposeful and help make more low price point homes not removing old stock housing and replace with expensive new houses. 3-story walk-up (drew pic of house)

It seems that the Blanket zoning is a fait accompli and these meetings are just for show and make no differences to what is done.

Do not make roads eg 19 St → 24 ave to narrow. on this street they put double the sidewalk - supposedly for the bicycles. I have not seen one bike. Many of the homes on this street have been demolished. It will be too much density with limited parking. When it does snow the road will be too narrow. The same applies to 14 St SW. by heritage & 90th ave. - Build apartment blocks with some parking. - In Rosedale - the round about is too big for the area. City vehicles had difficulty getting around - Why not use rubber speed bumps. \* - I am also annoyed to have to have some people to pay to park in front of their own house. - City council should have to take public transport to go to city hall. no free parking or electricity - like the rest of us. over Putting any housing in any area is a mistake. Put \* put up some apartment blocks with some parking. also put some parking by the LRT.

Keep R-1! no blanket upzoning! THESE little square Box houses are UGLY, STUPID, have stairs inside, do not have enough storage. I have BUILT two houses from a hole in the ground to a custom interior. To me this is a "TOOTHPASTE" TUBE solution. I have worked with engineers Architects, BRICK LAYER Plumber, sheet Metal, electricians for a GOOD solution. What you have here is a knee jerk, liberal party ??? solution. You will put all neighborhoods in Calgary upside down for the next fifty years (50). If you need Bulk housing build 20 Story apartments at Ring Road intersections, Adjacent to C-train Stations the periphery of the city. You will drive out people to Cochrane, Strathmore, Okotoks, Chestermere, Airdrie. (drew pics of buildings)

Blanket zoning is not answer to providing low cost housing Blanket zoning of R-1 & R2 areas is morally reprehensible as it will forever change the nature of single family neighbourhoods & negatively affect



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constant threat of non appropriate development next door There is no housing crisis! Resident of Varsity - SF dwelling/ ??? 30/??? [redacted FOIP]
Has anyone analyzed the infrastructure on a community by community basis to confirm the water, sewer, electrical infrastructure can handle a 50% increase in the burden on that infrastructure - has anyone done any traffic analysis on the existing infrastructure on a neighborhood by neighborhood basis to confirm that it can handle the increased traffic volumes from redevelopmen & density increase - this blanket rezoning will only provide increased profits for the developers who will buy a single family home for \$600k & sell each row house unit for \$2.4 million, no new housing for low income housing - rather than a blanket rezoning analysis should be done on a community by community basis to confirm the existing infrastructure can handle a 50% density increase - please have someone look into what happened in Portland Oregon wen they blanket rezoned their city. It is not a pretty picture
◦Interest to have more general understanding in the public for average Calgarians ◦Interest in housing affordability - how will this help ◦concern w/ short-term longterm air bnb's taking away rentals for people
I bought in Varsity Estates to live in a single family holme with space. I do not want to turn varsity into Marda loop or Erlton. You end up with more cars & traffic in the area and its not what I wan tor where I want to live.
Not in favor. This infringes on my rigts to live in the neighborhood of my choosing. Ie. my current single family street can be changed by a developer / investors (who I think benefit the most from this). The 2 1/2 storey limit is TOO high in some neighborhoods - should keep in line with the surrounding homes. Also the City is not planning for extra green space, city services, recreation etc.
I am strongly opposed to city wide rezoning. We built a new home in Dalhousie 5 years ago. This home is a bungalow, not a 2-1/2 storey house. We were required to have a design which fit in with the neighbouring house, The roof line had to align with others, etc. I feel with the rezoning my investment is very much at risk. I built in a area where I though there would be only similar houses. Not so. With rezoning, there is very little control of this.
This is a terrible idea - this blanket free zoning is an awful idea. The developers wil do just as they want - like tey do now. There are a number of shopping centers - Eg. North Hill - where high rises could be built - great access to ctrain. SAIT - & there are other malls Eg across from Chinook - where high rises could be built. These could house some of the homeless. Provide significant rental accommodation
Concern: - if someone has a teleport there is something RC-G's overlooking - comfort in using the property - allowing for ??? - all for density - more has to be some say - guideline for backyard / Development: 1. not being able to have a say 2. density 3. guidelines for RC-G's (height, setback, windows, percentage overlooking)
→ trees getting ??? Trees → not meets the climate → wiping out greenspace → parking → no public transit in Chartrand parking → if you are putting in rowhousing change it ??? → pubic transit → densification / → secondary suites / backyard suite
challenge parking → too many parking needs → → backyard suite or secondary suite → proper enforcement at parking → 1 spot for unit OR must have good transit → put other modes of transportation + bik infrastructure



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<p>Developer will build what they can sell. • we aren't rezoning developer to build anything else • Cooperative Housing → dictate cooperative housing → impression this will offer me choice but will it not do that → whose problem are we trying to solve</p>
<p>◦ Nowhere it's talking about rental or social housing, rezoning property for housing providers ◦ is this addressing affordability ◦ density in exercise</p>
<p>fear of destroying the neighborhood - what is the challenge is when you put it in a single - strategy will ??? of those rowhouses - consistency of housing options in one block</p>
<p>→ Why are we letting in more people? → Money from Federal government → Issue of Parking → Currently seeing in the community → Road Parking + Lane Parking → Concern of having enough bins → Concern of hindering neighbourhood character → Affordability issues → Devaluing property values</p>
<p>Instead of upzoning the entire city, designate new developments to allow for a mix of 'Starter' Homes next to million dollar new homes (preferably on lake or water front land)</p>
<p>I am in support of the rezoning, however, with the inevitable increase in property taxes how will individuals who live in established neighbourhoods/historic homes be able to justify paying exorbitant amounts in taxed with towering homes on either side, less parking, and noisier neighbourhoods. Is there any relief for them other than appealing their property assessment year after year? Or does the city prefer they sell their homes to a developer so the city and developer can profit?</p>
<p>① - parking - needed in winter - less people take transit - Services not keeping up to demand - schools are overflowing - Basement suites are not livable - - no enforcement - inspectors should spot check - prevent health insurance</p>
<p>③ - affordability - -rent control. - people need housing. - landlords req. to not raise the rent. - if house is paid off. - rules to address these issues quickly Wage increase doesn't ???</p>
<p>• Increasing density will ... ↓ Lower property taxes for existing homeowners since they will be able to share existing utilities instead of paying for far out suburban new utility lines which burden property owners ↓ Support local businesses as it will increase local foot traffic, contributing to Calgary's entrepreneurial culture ↓ Make Calgary more affordable for everyone and make Calgary's advantage of being an affordable, attractive place to move to and grow in.</p>
<p>① Assumptions about parking are concerning. Many posters make an assumption of 0.5 cars per unit. This is not anyone's experience in my neighbourhood. I understand that secondary suites should have a parking stall to reduce parking congestion - this zoning throws that out (and the good will I may have with my neighbours, as an owner of a secondary suite. ② Am I correct to understand that RCG will allow a bungalow, a basement suite &amp; a garage suite? - what about the 45% coverage? neighbour conflicts of over builds? (OVER →) ③ Your calculation of housing affordability is misleading at best - your calculations of a single detached being \$1,600,000/semi-detached of \$900,000 is not the experience in my neighbourhood. - Realtor.ca would have the re-sale of a bungalow in my neighbourhood to be \$600K - \$800K. Even with an assumption of 200K in renovations, it does not come close to \$1,600,000. ④ Am I correct to understand a Soft lot, that currently houses a bungalow &amp; garage, can house 4 units plus a basement suites? A conservative assumption would have 10 - 12 people living on this 50' x 100' lot.</p>



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Where is the access/parking? I would love to live in a city with the transit propose - if this was Toronto - but we currently have the infrastructure of Calgary. (5) Voting down the plebiscite was a bad political move.

drew picture of a multi-use building (professional, residential, C-Transit, bikes)

• Why isn't there far more recognition that there are ways to increase density and provide affordable housing without these new zoning rules? The City can appropriate land and sell or lease it; the City can back co-op housing; the City can set rules for a percentage of all new inner city major developments to have units available at lower rates. This is the case in central Paris and Vienna, where lower income housing is mandated regardless of location and is impressively a success. Surely affordable housing for the "missing middle" can be achieved far more effectively in ways other than rezoning very expensive single home lots? Do we not need a far better blend of social housing, co-op housing, affordable rentals and market rentals, plus single family homes and large scale projects with new rules attached? • There are still vast industrial properties near the inner city. They were appropriately located 100 years ago, but definitely are not now. So why aren't many of them being expropriated? ie. The cement plant along 12th St SE, industrial properties all along Ogden Rd - and many more location in the near-in southeast. Could some of them not be relocated? Isn't this inner city land now far more suited to residential and business development? • Blanket upzoning does not deal with the concerns and needs of different communities and relies on the market to create what the City needs. This isn't working well and will affect many neighbourhoods in harmful ways - as these neighbourhoods have repeatedly pointed out. This is not an argument against densification as such, it is not just NIMBYISM in action, and to dismiss it as that ignores the fact that most Calgarians want to see and support appropriate growth. And the City as already noted needs a realistic mix of approached rather than what is now proposed. [redacted]

**ATTENTION CITY PLANNING DEPT.** [redacted] \* Ideas for optional, alternate, affordable housing. 1a) convert a large single detached home into - 600 sqft 1 bedroom 800 " " 2 bedroom } main floor Studio suite in top floor/roof. basement suite 1 - 2 bedrooms also common room in basement. 2) Convert Strip malls in older/newer neighbourhoods - from single retail wasted spacious parking areas to 2 - 3 level mixed retail/residential underground or upper parking. 3) Co-Housing - need more mixed single, row, low rise condo duplex housing - built in a treed area - with shared green spaces

**Questions and Concerns.** • Are there targeted growth figures for all neighbourhoods? If so what are they? If there are not, why not? In Inglewood where we live current approved development plans project an increase in population from just over 4000 to approximately 7000 (1500 in seven towers and a few smaller projects and at least 1400 on the Brewery Lands.) What are the projected increases for all other communities and how do they compare? • Do the same changes in zoning that will affect Inglewood also apply in exactly the same way to Mount Royal, Britannia, Elbow Park, Eagle Ridge and other wealthy neighbourhoods? And if not - why not?? • If you can put 8 units onto a 50' lot, as is apparently now proposed, ow many can you put on a much larger lot in, for example, Mount Royal? What will the percentage of lot coverage be - and will it be applicable regardless of lot size? • How can 4 parking spaces for 8 units be appropriate? Where will the additional parking be found? On the adjacent streets with 2 hours zones in place? • What will be the effects of diversification like this on current parking for residents? • If a lot is rezoned (or unzoned) to allow for 11 metre tal townhomes, what consideration is there for adjacent lot(s) if their backyards are suddenly in deep shade and/or totally overlooked? What



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<p>consideration is there for the resulting value of their property? It may well go up if it is sold for total redevelopment - but for those who want to continue to live there the <i>value</i> of their single family home <u>has</u> to drop and affect the owners both in terms of livability and privacy as well as value. Maybe the very least the City can do is significantly reduce, ie. 50%, the property taxes of adjacent homes (on 3 sides) to the newly-built multistory townhomes. * 4 with basement suites separate.</p>
<p>HUGE empty lot on 33rd St SE &amp; 19th Ave S.E. Low-income apts were tore down and now it sits empty ... why?? 2 - 3 (10 -1 15 storys) apartments buildings should have been re-built long time ago, if the city is that concerned on housing crisis, this would make a HUGE difference!!! [redacted]</p>
<p>Agenda - not a housing crisis ① coming from a ??? of outside factors ② manufacture of Council</p>
<p>① • this should not take place without a vote. • compare to US which is a basket of nothing • this is going to throw order out, chaos. • we haven't done enough things appropriately along the way. • reason for the rezoning is because of the Federal money. • obviously we didn't build enough multihousing along the way. • density should be in the newer areas</p>
<p>② • land title, caveats etc. • maybe financialy inviable. • real - life permit examples. • definitions may be changing, but the oversight is still in place. • unclear information to the nature of this. • setbacks vernacular architecture. • 'exclusionary practices' → explained about red tape and expense.</p>
<p>① • some clever city planning in communities • a lot of successess and applications • why the tabula rosa? • infrastructure, water pressure. • pressures or services and amenitites. • concerned that professional planners are being taken out of the equation. • price of land, big detriment - department still has calm &amp; influence LUB - "reassuring"</p>
<p>Woodbine Likes rezoning but has questions (1) max. height (2) what impact would devt have on housing prices in the neighbourhood. <u>Ogden</u> No parking; 8 units/600K Somali gang taking our Glenmore Inn Parks rezoned to RCG - Why? what does it mean?</p>
<p>▪ <u>Maple Ridge</u> We don't want to lose our parks. Difficult to trust the perception of them being apparently "rezoned", despite messaging. Do not want to see 4-plex; R-CG, row housing Concern for parking due to al the impacts assoc. w/ more density ex. Improve + focus on transit-oriented dev't Dont want our neighborhood to look like mackenzie town</p>
<p>▪ <u>Upper Mount Royal</u> - not in favour of duplex; single-preferred due to character + age of neighbourhood. - concern about adjacent empty lot (has not developed) ▪ <u>Ogden</u> near 62 St. provided example of big, ugly white box of row housing 640 2 18A St. SE - creates parking issues - no grass, no yard → need better, larger land - scaping provisions + better site-planning. - DP received too many relaxations - footprint + height - how affordable? how effective will this be? - too many such projects, people want to leave. :(</p>
<p>▪ <u>Altadore</u> • site planning: can result in poorly-sited amenity space, {not fitting in w/ materials on street presents like a high wall articulation of facades setbacks • aesthetics; of H-GO pic on tearsheet - did • not noticed parking issues</p>
<p>1) Consideration of assignment to rental purpose or pre-designated purposes to dwelling to prevent primarily owner occupied single family neighborhoods from becoming filled with rental townhomes. 2) Allowing certain neighborhoods to be exempt from blanket permitting to retain original zoning purpose.</p>



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What We Heard Report – Verbatim Comments

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I'm concerned that the parking requirements could present a challenge - I live in the beltline.
No plebiscite regarding rezoning please. I do not object to the rezoning for housing proposal. I live in Woodbine. Ward 13
▪ appropriate locations for density ▪ parking & congestion ~ 0.5 ▪ property value implications ▪ limited case study to support this ▪ commercial/vacant sites are more opportunistic for density ▪ streamlining administrative process (LUA) ▪ 'affordability' definition → how this is being portrayed ▪ electric grid capacity w/ incoming density
What about street parking? Many communities already lack proper parking for a city reliant on vehicles. Utility usage - upzoning creates stress and additional load. How will storage work for bikes or lawnmowers, things like that work? Electric vehicle charging ties back into lac of parking and spaces. And tree canopy - why must we reduce the greenery and trees/shrubs that are well established. Stop taking away green spaces! I cannot afford this via my taxes. Stop increasing for things like this or most Calgarians will leave or go homeless. Hold a <u>plebiscite!</u>
I support this, as a young person living in this city it is important to me that I can eventually afford to own a house.
This is too big a decision to leave to a city council & councillors who don't listen to the concerns of the people. - The Federal Government \$ is a Bribe to convince civic governments to blanket rezone entire cities - The preservation & fabric of my neighborhood will be altered & changed not for the better.
[redacted], MANAGER CITY PLANNING CITY AND REGIONAL PLANNING - is convinced tha upzoning is going to lower house prices - on the contrary it will allow developers to build higher density housing and charge market prices, not affordable housing. - we could save a lot of tax dollars by reducing [redacted] department to zero employees
I support councilor [redacted] in asking for a plebiscite on this important issue I support a petition to recall Mayor Gondek My Ward 11 Councillor is not listening to the residents in her ward - it is highly unlikely that any of the feedback from these sessions will be considered.
Arbour lake - take RG not RCG b/c of pkg ratio and given street layout of neighbourhood - still being constructed.
84,600 Households = 12% of taxpaying citizens. - do they have 4 - 6 - 8 children - non permany, foreign student not my problem This is Federal issue 2M immigrants This is a Provincial issue "Alberta Calling" You are making productive citizens - middle class our problem - <u>Not</u> disclosing \$242M Federal Funding with strings attached is underhanding
① PACE - of this policy is too much. - Plebiscite concerns - haves voting against have nots. - Many missed by communications - insufficient - 3 online meets + many events attended - Today's council meeting is upsetting b/c of change. Emergency meeting - lack of information/level of understanding in the public
② - wants to see community associations lead information diseneration - has been canvassing neighbours + no one knows about it - is a neighbourhood connector + is communicating with 30+ neighbours. - who are unaware of this issue until she told them - postcard insufficient



# Rezoning for Housing

What We Heard Report – Verbatim Comments

April 2024

Different neighbours have different desires Would like City to go Federal + prov'l level to speak up for City not downloaded to citizens → We are dealing with Federa immigration policy + Provinal "Albera is Calling" policy - now city is forced to solve this pushing this onto middle class
Clear examples of cities where this has been done and what happened. More local examples Stick with the existing process. Want to keep a place for Calgarians voices in development decisions.
Calgary does not have a proper land-use map. The rezoning map is therefore inaccurate since it is clearly based on the current land-use map. Examples are of rezoning to edge of properties, including or not including alleys etc. A particularly regions example is the park between Brisebois dr and 14 St N.W. where 1/2 of the park is proposed for rezoning. Does this mean a row of high-density housing? I am getting no firm answers.
please keep density in the city core. The outlying areas should be kept with the curent zoning of RC-1. Quality of life will be diminished (backyard sun exposure, parking, level of noise) with additional units. Living in the 'burbs (Silver Springs) we give up proximity to the downtown core and restaurants as a trade-off for quality of life. Without this quality, there is ZERO reason to stay in Calgary. If this passes, our family will consider re-locating from this city.
[redacted] we are not in order of looking at this Rezoning. March 16, 2024
Very opposed to the blanket rezoning proposal - I should have the choice to live in a lower density community - 0.5 parking spots per unit is far too low, street parking will become a major issue issue - Each community should retain ts current zoning unless a minimum of 2/3 of residents vote for zoning change - This proposal will erode community charm - Info session did a good job of communicating the pros of this proposal but did not do a good job of communicating the negatives I would have hoped for a more balanced info session
① cheating property owner of input. ② compromise curent life styles. (parking, shopping, security, winter living transit? schools? ③ opposed to the idea that my home value should be protected by city council. ④ what happened in Windsor Ont. what happened to my home is my castle. former president Willow ridge Community Assoc. [redacted]
I am concerned that existing capacity will not be properly used properly such as in industrial areas at night or near transit corridors. Will plumbing, electrical, water, parking, privacy, shading all be covered by only \$283 million? Will the offsite levies cover all of these changes in random neighbourhoods?
I am a big fan of this proposal. I think it checks all the boxes for good development. Please proceed w/ this proposal. Calgary's advantage is its affordability & we are at high risk of losing this. Last note: This will also serve to improve city lifestyle in many communities. Another plus alongside the affordability!!
Biggest concern: infrastructure (a) parking → big change from 2 car to possibly 8 or more (b) flat roofs → how will flat roof building's insurance affect neighbours insurance rates (think of flooding) (c) electric capacity → how will grid deal with dealing with multi unit consumption, when before there was only 1 family (d) plumbing → 60's neighbourhood, old established neighbourhood/have cast iron pipes, very old, narrowing, leaking, failing, who will organize / pay / upgrade new ones needed to accomodate multi family units?
I totally support this, we definitely need more affordable housing



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I am in disagreement with citywide rezoning. I think there are better ways to solve the need for more densification, ie local area plans. This will give communities more control over their housing options. [redacted]
The plan does not include affordable housing. It's just a tax grab so the city can generate more revenue from the same lot Make sure this goes to a plebiscite
Yet another concept from City Hall that shows how out of touch they are. Homes are our biggest asset, and were purchased in communities we chose based on amenities and affordability. A blanket zoning is not an attraction for people to move here. Same like the large lots and open spaces and move here to escape density.
I strongly disagree with blanket rezoning, it will increase the cost of housing instead of decrease. Just further encourages financialization of our housing by developers, many of which don't even live here. Councillors are supposed to be amenable to persuasion. This is obviously not the case. Federal bribes, last minute emergency meetings should not be tactics used. Can't wait until the next election when these councillors with a clear agenda not in the interests of Calgarians can be removed. #Recall Gondek
These issues are concerning Glenmore Landing Riocan proposed development. ① traffic already parking lot full access - 2 pts - egress only (1) - not sufficient for 3000+ more residents ② water - sewage - how water table be affected? where will sewage go - are sewage pipes to handle this extra sewage? ③ building plans - (no) setback on 90th Berm needed for another lane of traffic West ④ Where are [City] studies? Riocan studies promote [their] plans.
I do not believe that there has been enough consideration regarding parking & infrastructure to accommodate the number of people moving into the community. Density is an issue in some areas. [redacted]
I agree we need more "low income" housing and houses that are "affordable" This means we need to reconsider land use <u>BUT</u> ① Parking needs to be allocated eg in Hillhurst there is a proposal for (14) units on a 50x120 lot Only 7 allocated parking spaces - ????. ② Consideration of current infrastructure - water etc. ③ More houses - <u>must</u> have green space Schools, local stores libraries etc [redacted]
IDEA * - if you issue OP - make sure (0 - 20% if affordable housing → for working class.
community Character - deterioration - Greenspace - what happens to the community, transient. [redacted] we look @ capacity. We've had rules for parking for decades, and people ae still parking on the street Creating more supply
Concern with regart to private tree loss in future planning. Tree protection bylaw is required. Concern that tall Bldg next door may block sun to solar panels.
My question was that does the city have a 10 - 20 year plan in mind for housing and the answer was Really. NO!
Thank you for the open house NO!! to the proposed blanket rezoning - it is too irrevocable, and will destroy neighbourhoods, because of parking Yes to - fund basement suites & tiny homes [grants; interest free loan, no fee] - allow rezoning for corner lots, or with a minimum spacing of 500ft (othewise, parking kills the livability of the neighbourhood



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1/ I learned a lot from info session and speaking to facilitator. 2/ My concern is that the City needs to work with developers to approve housing that is affordable and needed (ie SENIORS) for our younger and aging population. Why?? 3/ ISSUE FOR ME: Why was single family housing approved in ARBOUR LAKE on large parcel of farmland that should have been approved for higher density due to location to transit. They city talks out of both side of its mouth talking about high density yet allowing this to go through!! 4/ Mobile home parks should be encouraged as they are affordable yet the city never mentions it. Why?? over → 5/ Developers have been allowed free rein for years in this city and this is the reason we are in this quandry now. No approvals Should have been approved unless a certain portion of the land is higher & density. 6/ Re Trinity Hills which was on TV. Change of area redevelopment plans which original buyers were not aware of and now they are building highrises and not enough parking. This was Paspakoo Slopes and now it looks disgusting and badly planned. Why is this being approved? The End!

Was an economic assesment done? Where can I read it? Where will money come from to implement these changes - hopefully not by raising my taxes! - Chicken coop living might give a roof over your head but also creates aggravation of social problems. There will be loss of privacy, inequalities, stress, more crime. Degraded property values, strained infrastructure not designed to support neighborhood congestion. Streets too narrow for additional parking, noise, traffic increase. I understand shortage of homes but I still think → over the current application process to rezone should be the way rather than blanket rezoning. Creating new neighborhoods with multizoning can be built. Empty downtown offices can be repurposed. Wording is critical - "may or can be" instead of "will and is" - I am worried that city hall proposes plans with wording that can be misconstrued. I thank you for putting on these meetings with city planners to discuss my concerns. I ask that city council listen to majority of citizens/residents and vote accordingly. There is talk of 15 minute cities relying on trains to move around, or buses, which take forever to get to work or school. Not sure how this relates to blanket rezoning. Have a beautiful day whoever is reading this. [redacted] Scenic Acres Community