



City Building Program

Phase 4 What We Heard Report – Verbatim Comments

September 2024

Verbatim Comments

Verbatim comments presented here include all feedback, suggestions, comments and messages that were collected online 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 submitted comments are presented verbatim, as they were received. No other edits to the feedback have been made - as a result, some of the content in this verbatim record may still be considered offensive or distasteful to some readers.

Engage Portal comments

An online survey was hosted on the Engage Portal to gather feedback on the new draft Zoning Bylaw. The survey provided an opportunity to answer some pointed questions about specific zone details and provide any feedback about the proposed direction. Survey questions also sought input on topics participants are most interested in learning more about and/or participating in more depth in future zoning engagements.

Housing Zones

We asked respondents to rank (High Priority / Neutral / Low Priority / Not Sure) priorities for new housing development in Calgary. Options were:

- Accessible design
- Fewer regulations
- Heritage preservation
- High quality design
- Housing affordability
- Improved tree canopy
- Low Green House Gas (GHG) emissions buildings
- Off street parking
- Quality landscaping

We also asked: Which services would you like to be able to access within a 10 min walk of your home? Options were:

- Childcare
- Coffee shops and cafes
- Financial services (bank, insurance, credit union)

- Grocery stores/Supermarkets
- Health care (dentist, medical offices, wellness practitioners)
- Home-based business
- Recreation facilities (swimming pools, fitness centres)
- Restaurants
- Retail shops
- Place of worship
- Other

We also asked respondents to provide any comments or suggestions they had about the proposed Housing zones.

We received the following feedback:

The city requires more affordable housing and many require accessible housing as well. I disagree with the reduced parking of .5 parking spots per unit when many households have 2 vehicles. Large 4 or 8 unit dwellings also prevent space for trees to grow. Offer a percentage of offmarket households.
STOP with the rezoning of existing neighbourhoods. You are ruining people's quality of life. You were told very clearly by the majority of Calgarians that we do NOT support this rezoning nonsense. Build new developments according to what people will buy, but leave our existing areas alone!
This proposal will bring on the destruction of communities. Increases density brings increases cars and increase dangers to the families. Multi residential buildings will destroy my view of the sky and crowd me
The current city council has lost the support of the citizens. You should not be deciding anything. Marda loop in now horrible and that is despite it being full of wealthy people. Your high density housing will turn Calgary into a giant slum with NO sense of community.
We believe in opening up more land for development. Forcing density on established neighborhoods is a solution we support.
None of these. I do not want to live within a 10 minute walk of any commercial development. The only thing I want within 10 minutes is a bus stop. You would have to have very high density (downtown or beltline) to make these business uses viable. I want to live in a quiet residential area.
In order for services to be accessible within a 10 minute walk, there needs to be better investment in sidewalks, bike lanes, etc. to help incentivize people move around more safely and efficiently without a vehicle.
It is important to have high quality design, space, parks and playgrounds so people can have a healthy and enjoyable lifestyle. Today's developments will be tomorrow's ghettos, design is poor, they are crammed in and there is no space, parks, pathways or playgrounds. Quality over quantity!
The reduction of housing zones is a travesty and will erode property values and the nature of current neighbourhoods. The wholesale changes are not fair to the people who already live there. This is too much and only developers will benefit. The market will determine affordability, not your rezones.

HGO should not be permitted on Elbow Drive . You are displacing people that have paid their property taxes for many years . What about our rights to enjoy the sun , that will be blocked out . Our rights to grow vegetables ? Our rights to privacy in our yards ? We want to vote on rezoning
Supportive Housing=permitted use in housing zones. Bylaw p.230 states addiction treatment, assisted living, residential & custodial care. NO definitions provided! Addiction treatment & custodial care in residential areas or near schools SHOULD BE DISCRETIONARY TO ALLOW INPUT FROM RESIDENTS!
Rezoning must not affect the general landscape of the community. City council must respect and abide by the constituents wishes.
Extra flexibility should be given to corner lots, so any commercial or mixed use could be made.
Having blanket rezoning is punishing those of us that wish to live in single family neighborhoods. Our neighborhood has 2 major access roads in and out and densifying is going to add time and inconvenience to get in and out of our neighborhood. Along with the street parking making turns dangerous
Keep residential areas just for residential development.
We need ample ON STREET parking!
In residential neighborhoods. At least one off street parking stall per door including secondary suites!!! Respect existing residences and blend into existing neighborhoods. Altadore is not downtown!
You need to look at the impact the proposed housing zones will have on the neighborhood. Single dwelling lots in older established neighborhoods should remain a priority as people have worked very hard in order to buy their homes in those neighborhoods. Equality of housing is a misnomer.
Please lower the street parking minimums. The city should not be providing private parking to residents.
Who came up with this? Has there been consulting w/appropriate urban planners, architects, engineers, etc AND MORE IMPORTANTLY case studies and program requirements from other cities (not just in Canada!!!) Like a school kid on an exam you MUST SHOW REFERENCES!! This city council is a pathetic joke!
Simplified housing zones should not mean anybody can do anything wherever they want. We are seeing that the blanket rezoning has already led to developers wanting to use land only to maximize profits. It has not led to more affordable housing, and is already causing a lot of issues for neighbours.
Nice try but the survey questions do not address the heart of the issue. I am opposed to the proposed changes to the rezoning bylaw.
Too much effort on energy efficiency/ reducing GHGs yet so little on water efficiency. The amount of water we use will be a limiting factor on growth. Southern Alberta has always been water short (eg no new water licences since ~2006). We have never or will never have an energy shortage.
Listen to the constituents and cancel blanket upzoning.
Why would I care when I can easily drive. None of this takes into account disability or age. Gentrification under another name

New builds need to provide parking within their land, not expect residents to park on the street. New developments should have more restrictions on the number of units on residential property. We are creating ghettos in residential neighborhoods and need fewer units per lot allowed.
Some areas of my community have inadequate infrastructure to support intensification, particularly some streets have no sidewalks or sidewalks on only one side. How would pedestrian travel be safely accommodated if there is nowhere to walk? Also, need bike lanes, transit, etc. to support density.
Please please consider suitability; a large 6-12 suite building does not fit well into a residential neighbourhood with single family homes. But old your multiplexes where other multiplexes already exist.
Ensure every condo townhouse has at min 1 designated parking spot and every house has 2.
Do not support 11m ht for H1/2, open parking or so called “green” bldg for more ht and lot coverage. How can you require “mature tree canopy” when existing trees are being clear cut? Why is urban design only for 3+ dwellings? How does anything listed achieve quality design outcomes? Not enough space
If you stop funding EV plug ins and backyard homes and social behaviour and prioritize roads, water pipes, etc, trees, we would have a much better city. Infrastructure is a disgrace
I would like a quiet, non congested community that has parks/nature
"Housing zones set the rules for housing and residential areas throughout the city." You aren't supposed to mess with them. I am totally opposed to the city's blanket re-zoning. This reckless plan needs to be put to a city-wide referendum to allow the voters an opportunity to decide yes or no. You a
First increase the high density downtown or along c-train lines like other metropolitan cities before letting developers plop mid block infills in the inner city neighbourhoods. Thank you 🙏
Why would you not list parks and playgrounds?
It is misleading to ask which services you would like within 10 minutes. Developers are not building those commercial or retail services, they are building on their own properties. No guarantee of ever having a grocery store, ex. Bridgeland. This survey fails to ask the most vital questions!
Terrible idea.
I disagree with the concept of imposing on established neighbourhoods the idea of a 15 walkable city. I live where I do because it has the mix of amenities suitable to me. Stop your social engineering!
There needs to be something done to protect tree canopy on residential property and not allow a higher lot coverage of buildings and pavement
All of the above are stupid and are ruining Calgary. None of you are listening to what people or the citizens of Calgary want. None of you will be voted for or supported or trusted again. 🙏
No blanket rezoning! No 15 minute city! New builds aren't cheap and never will be, new builds don't provide “cheap” housing.
The proposed re-zoning is unacceptable.
Recreation facilities are seriously lacking for North inner city areas. New rec centres 30 min drive away are not serving our needs. Recovery / addictions centres must NOT be permitted use. They should be discretionary and require engagement. Force some affordable units. Developers won't build them.

Please consider bringing some kind of rent control into this. Over 75% of my income goes to rent each month. I work two jobs and split the cost. My building has some of the cheapest rent in the area and is at least 50 years old. If my rent continues to increase I will have to leave the City.
Please stop turning parks into duplexes or condo buildings. We need green spaces!
I would like my house and neighborhood to be left the way they were when I bought them. Please stop trying to market your stupid blanket rezoning and treating us as if we don't understand what you are doing. It doesn't making housing affordable. Developers are the only ones who win and make millions
Maintaining green spaces and trees and gardens in all neighbourhoods is a big priority. With the densification mandates comes the destruction of the urban flora including pollinators. So very short sighted and devastating to witness.
I think it's getting to a point where the city can't support everything being built. Ie the water main break. Maybe we focus on that before cramming people into new "homes" that are actually just expensive poorly developed condos. You also have to think about parking + peoples taxes are sky high.
I'm not walking anywhere.
I live in Haysboro. Our LAP has already done the work to define the best direction for our community. I'm most concerned with maintaining the character, environment and amenities that are already within Haysboro. I'm in favour of densification done within reason and responsibly. We need rules!
October 20th cutoff is unrealistic, particularly given the 2026 public hearing date. While attracted to less rules, this may not be practical. Past practices have shown that no matter how particular and prescriptive our districts are, there is still an annual triple digit demand for DC districts.
Affected parties should never be excluded from the development permit process for anything over two units. Permitted use takes away the rights of residents.
Is there any point? You didn't listen to the concerns of the majority last time. Not likely this will be any different.
I want the majority of housing being built to be single detached homes. I don't like the idea of town homes, and row homes being built established neighbourhoods. They belong in the newer communities. I also don't like secondary suites particularly in a cul-de-sac because there isn't enough parking.
Decrease the complexity and over eating rules. Do not create new rules, just streamline and remove red tape.
Ample parking needs to be provided at the same ratio as parking in new developments which is minimum 1 parking space per unit. Council has removed the ability for public comment on development permits therefore strong permitting regulations are required to meet environmental and other goals.
No comments as none matter.
I do not support the new City of Calgary Housing zones. I am very concerned about the changes to supportive housing. Residents in a community should definitely have a say in whether addiction centres or custodial care facilities are located near or adjacent to their private residences.

You have fouled up the zoning and planning through blanket rezoning already. Now you want to change the zoning rules governing the new classifications. You should all be ashamed of yourselves.
The current use of mixed ones in the Castleridge one has resulted in the Wild West in the N.E. People here do not get permits for secondary suites and bylaw doesn't care. They build inferior basement suites that don't meet the rules and sell them before they get the permits . No one follows rules
Please LISTEN to and ACT on the wishes of the people who elected you and pay your salaries. Too much time and money spent on frivolous advertising campaigns and surveys that are ignored, stick to the business of running a well maintained and liveable city.
Parking and bins in alleys are concerns. Parking is a major concern, many of us spent more money and chose to commute further to live in quiet and safe areas for our children. More parked cars means less visibility and obviously more traffic.
So far rezoning proposals are primarily based on more taxes from a smaller area! There is no reason to destroy existing mature neighborhoods under the guise of providing more housing. There is plenty of land around Calgary and infills available to provide for new homes.
the process of getting an exeptions to the zoning Bylaw should be stramlined.
There needs to be some realization that non standard properties exist and could be more than just a rectangle house.
Leave it as is you useless piece of garbage
If you are increasing density at the City limits you need to increase walkability and access to transit.
There should be small retail areas for cafes, coffee shops and groceries everywhere. Need to find a way to do this in older food desert neighborhoods.
It is disgusting that you even want our opinion since you did not listen to the majority of Calgarians. I note there is no selection for opposing any of these options so you can skew the results of this survey in your favour. You work for us not the other way round. SHAME ON YOU!
A 10 minute walk? I don't want these services that close as a trade off for housing and green spaces. A 15 minute drive for most services is better. I'd rather have green spaces closer to me than commercial centers, however small they are.
I've got to say that the way Calgary is laid out in terms of housing is pretty darn good. More large employers outside the downtown core would be better.
we do not want your new plan. City admin seems to be running our city.
I'm happy to support this update, I live in Westgate, and for an inner-city neighbourhood, we have no services due to lack of density/population.
No chamfer associated to the height plain maximums as these have become main drivers to poor design
It should be a requirement for developers to include on-site parking for 2 vehicles per housing unit in the plan. DO NOT permit street parking for multi-unit buildings
Prioritize places that people want to be in. The more car travel to and through a space is required, the less useful and engaging it becomes to exist in.

When we bought our home 20 years ago the area was zoned single family. That is why we bought in our area. Now the municipality will allow 4 units to be built beside our house. This is a betrayal and amounts to lying. Calgarians have had no say in this arbitrary decision. Shame on Calgary.
Repeal the bylaw
Single residential house on lot to preserve community.
I'm a big supporter of 15 minute cities. Calgary supporting more walkable neighbourhoods is a big factor into whether I will continue living here.
The City has a lot of cheek asking for input. You spat in the face of the many Calgarians who spoke at council regarding bylaw changes. All you've done is turned the developers loose to increase their profits by building what they want, where they want, regardless of what neighbours want.
Where are Parks? I want natural areas near me? ALSO Why are developers not forced to set aside land for Schools in new communities vs trying to burden existing communities with more schools? Current Rec center Hours cannot even accommodate members now?
How can you build a multi unit on one property and not provide parking for 50% of the residents? You are only referencing people under the age of 40 and likely first time buyers that may or may not have a car. As you are you require a vehicle to get to and from -the Drs office, groceries, etc
This bylaw creates an unfair advantage to greedy developers who can put up eyesores that are neither accessible nor affordable to Calgarians. We need fewer million-dollar homes and let's stop pretending this scheme is good for our communities, residents etc. This 'consultation' process is a sham.
I don't want additional housing to be built. I want the federal government to get a handle on their immigration mistakes.
We desperately need the schools for the communities. Every community school is overflowing and rezoning will put more pressure on the schools. Unless we focus on the schools for kids, we shouldn't be adding burden on the communities. Kids have to travel 25 -30min right now one side to reach school.
Supportive Housing such as addiction treatment facilities should NOT be a Permitted Use in current R-CG residential neighbourhoods. Supportive Housing should remain discretionary in the new H1 zoning. The H1 zone should not allow stores/services, due to increased noise, traffic and parking problems.
Changing zoning bylaws to increase neighborhood density is a bad idea. It creates parking issues and decreases personal space and pride in one's own neighborhood. Canada is big enough o not need to close people in, that's what people love about it.
Put charges on companies that have empty office buildings, remove tax breaks and write-offs for those building. Stop being bought out by extreme rich and allowing them to build mansions within the core of the city on multiple lots, add Levi tax on foreign homeowners that don't live in the country
Stop trying to change the system, if recent history has shown us anything you'll just make it worse.
My comments for the Housing zones is that the city should not be focusing on fewer regulations and low green house gas buildings. Instead, everything I indicated as a high priority needs to be looked at. The simplified housing and consolidated zones are confusing titles and need to be clarified.

Keeping trees, overall feel of community, including look & feel of new construction & landscaping. Offstreet parking. I'm worried about adequacy of infrastructure if density is increased. If there are not targeted areas how will the city manage upgrading water and sewer and electricity.
Specifically pertaining to areas where there is a trailer park/modular homes. Why were they not included in the zoning change plan. It would increase value to the properties and help to add more housing on their usually larger lots with a smaller single family home can be transformed.
Calgary is no longer an enjoyable and affordable place to live. High density housing is unattractive , Calgary is no longer a place i'm proud to call home.
Good progress on eliminating restrictive housing regulations
<ul style="list-style-type: none"> - Setbacks: 4 meters + and consideration for the views of neighbouring properties - 11/8.6 meters is much too high for new buildings in existing older H1 neighbourhoods - No exemptions to height for green buildings - No minimum density rules in H1. A single family house is fine.
My first thought: this council will do what they want with no regard to what the people want. We can double the housing density by allowing 2 homes on a lot instead of 1. Developers' greed has no limit, and a recent application called for 8 homes (4 plus 2ndary suites) on 1 lot. That is ridiculous!!
This survey is a joke.
Heritage areas should still look like heritage areas: the style may change, but the height, setback, etc. should be consistent
There must be considerations in place for vehicle parking - putting an 8 plex on a single lot without actual garage or specific suitable parking, there will never be enough street parking for all neighboring homes
The city keeps removing barriers for entry for builders with very little consideration for quality or rules. The infrastructure we have cannot support this kind of unbridled development. There is no parking and a lack of healthcare to support an influx of residents
On-line surveys DO NOT give us a say. City Hall ignored desires of the residents it serves, forcing upon them bylaws with punishing effects. The Mayor, Councillors et al who allowed this should be held accountable and have to meet all residents face-to-face in their communities. This is garbage
More third spaces. Coffee shops, parks, community centres ect. :)
Go for it. My low density neighborhood needs more residents - just don't allow houses with zero off street parking. One stall per household is golden
I am for increased density but blanket zoning is an absolutely misguided and rushed way of making change. This council should be extremely disappointed in themselves on how they handled this. Basic lots can now have 12 households with no parking requirements. Very poorly thought through.
Larger sheds, greenhouses, hoop houses, ducks and chickens
In order to make 10 min walk access from your home work, you need high density accommodations. New areas of development only, not existing areas.

Other than responding to this survey, I am not participating in this effort. Your actions in the rezoning debate show you only feigned an interest in citizen concerns, that you're only undertaking community 'engagement' because you have to, and that you've already made up your mind in this matter.
We live in a neighbourhood where everyone has a driveway. There is very little street parking. I am concerned that suiting many homes will add to this congestion.
Why do you even bother sending out these surveys? This council could care less about Calgarians opinions. This was proven when the great majority of citizens took time off work from their busy lives to tell you we DID NOT WANT BLANKET REZONING. YYC city council voted for it anyways. 🙄 #votethemout
Housing density should be correlated with surrounding services (ie higher density housing close to transit and retail/services) with higher emphasis on affordability and accessibility.
Energy efficiency and GHG reduction (as well as affordable quotas) should be required. Developers do what's fastest and cheapest. Incentives don't matter to them.
The City seems to be closing community pools and small parks/playgrounds and trying to "funnel" everyone into large fitness centres which are only accessible by car. Not everyone is interested in going to such places; a park area in close proximity to one's home is important for mental health!
Council paid no attention to its citizens before. Why would this time be any different?
by mixing the type and tenure of allowed housing you are basically destroying bungalow communities for the over 55 crowd many of whom have lived in the neighborhood and have roots, or, have spent a lot of money moving so they can live in a safe community that they can grow old in.
This should only apply to new developments. Leave existing neighborhoods alone!!!!
Parks and/or other passive public open green space must NOT be sold off and redeveloped to buildings. Calgary is seeing the loss of greenspace at an alarming rate. After densifying the private lots with little or no back yard space, where were the new people going to enjoy the great outdoors?
Increasing density would be good.
I really don't like it. It's causing congestion on my road and changing the character of my community. I think it should've been put to a vote. I disagree with this housing policy. It only creates ultra luxury homes in my community.
Restore the "C" in R-CG. Changing the setback to 3m in 2023 destroyed this. Put a pause on current development because counting suites will dramatically change the density count. Developers are racing to get developments approved for projects which will not be allowed in the future.
Your blanket rezoning forced on us is unbelievable. Give me back the RC zoning. Your massive builds, row houses and squeeze them all in like sardines on top of one another is not the answer. Find a better way that's more feasible. Provide parking. AFFORDABILITY!!!
Increased density will only cause noisy, busy streets with honking horns, heavy traffic and traffic lights. When people come home from the hustle and bustle of work they want quiet, peace and solitude in their private single family dwelling. I believe 70% of Calgary have said so already.

This is an over simplification for a large city. Come on! 26 > 3 zones will not represent various needs of areas. Avoid food deserts and improve walkability and small business viability. Having local in community services instead of big box development for amenities.
The majority of Calgarians would like choice. This does NOT mean city wide zoning. It means choice of living in a particular neighborhood. Eg lots of condos, or lots of single detached homes, or a mixture. Your proposing all zones are mixed use. I disagree with this approach.
Higher density is synonymous with increased levels of conflict. Parking is already an issue, which is highly related to a culture of multi-vehicle families and lower curb parking areas on already too narrow roads of newer communities.
Calgary has made great progress with building forms (ex. requiring differing facades rather than a big blank box for multifamily) and I would love to see us keep that progress.
The RC-G zoning offers no opportunity for immediate neighbours to do anything but send comments. 4=4 developments should not be automatically green lit like the property behind me. Those comments do not even get a reply.
Do not create a concrete jungle in existing neighbourhoods. These simply create a heat sink.
Tearing down old bungalows and cramming in row housing with no tree canopy or landscaping or parking is poor planning. Not planning enough areas for parks and baseball fields etc, but cramming more unaffordable housing in is poor city planning.
get rid of parking minimums
None should be planed in that way. Stop screwing up this city
Not sure how much this is costing. Considering this city council does not listen to its constituents anyhow. They do what they want regardless or what people tell them.
R1 areas within Calgary should listen to all residence who live in the area before any changes happen. Most R1 areas do not have walking areas to shopping (within 10 minute walk) and they like that. So don't mess with what works in these areas
The blanket rezoning of Calgary's districts that allow multi-unit housing everywhere, without any thought on parking or effects to the community was reckless. No one wanted this and it was crammed down our throats.
There are hundreds of towns dying in the province. Let them be the 15 minute cities. Some people moved to calgary to actually live in a city and not be beat down by left wing ideologies
Removing the residential RC-1 zoning is a major issue for me and all of my neighbours. This zoning change will not provide more affordable homes and it will ruin the fabric of our community. Secondary units should count towards density. We have lots of them already straining parking etc, not counted
No multi-residential homes. If you'd like to build these, there are plenty of suburbs near the C-Train where you can be doing this - e.g. Aspen Woods, Springbank Hill, Signature Park, Christie Park, etc. Why are you putting these in neighbourhoods with bad transit options?
Row houses and multifamily housing should be limited in areas that were zoned as single family home ateaas. No limitations will be a disaster.

<p>The proposed zoning does not dedicate enough parking stalls per unit. I am concerned about increased demand for street parking spots which will make for crowded, narrow streets that are neither safe or friendly for pedestrians and cars.</p>
<p>With the population growth and need for housing it annoys me that there are pieces of land in Calgary that have been vacant since I was a child and I'm over 40 years old get things built on these properties. If a piece of land should never sit empty for more than 5 years.</p>
<p>Secondary suites should be counted toward the number of dwelling units for density purposes</p> <p>--Minimum parking requirements need to be set by the City, not the developer, across all land uses</p> <p>--Maximum dwelling unit density should be spelled out for all residential and mixed- use built forms</p>
<p>The proposed H-1 max building heights and building length are far too high for current RC-1 neighbourhoods, while the proposed rear setback is far too low.</p> <p>Not enough trees and soft landscaping requirements for H-1.</p> <p>Secondary suites must be included in density calculations.</p>
<p>I do not support the blanket zoning for residential properties! Low density options w/o threat of becoming high density need to be available. Parking reqs are far too low. ex. RG zones: two stalls for dwelling w/ suite = streets full of vehicles = undesirable visual and reduced pedestrian safety.</p>
<p>I think it's important to keep the feel of the neighbourhood. People have bought in specific areas because of the history and spaciousness of the community along with large trees and nice sized backyards.</p>
<p>Actually I would like the choice to do what shopping where I want, which includes using my dinosaur carbon gas car. No 15 minute cities.</p>
<p>Calgary needs lots of new affordable housing with design standards - new builds should match the style of the existing architecture. Too many neighborhoods look like Frankenstein designed them with mismatching infill.</p>
<p>I support making it easier to build all types of housing within all areas of the city. Mixed use and a variety of housing types makes for a more varied and stronger community. I have rented and owned in my community and there is definitely a strong dislike of renters, but we are good citizens too.</p>
<p>The two new groups is a crafty way to hide what the city is allowing. It is unlikely to protect any of us from what we are fighting and makes it unclear what is being allowed. Two isn't enough, but fewer groups isn't a terrible idea.</p>
<p>In old developed areas priority should be placed on lane way and basement suites. These would blend in and but less pressure on things like schools and amenities. The current new bylaws only benefit developers this does not improve affordability. Laneway and basement suites add to affordability.</p>
<p>I think there should be more city owned and operated recreational facilities in the north west as there are not enough facilities to satisfy the need. for example, the swimming pool in the northwest is always full and there is no public skating arena offered in the north west part of the city</p>
<p>We live in a beautiful Brentwood crescent we fear the 4 and 8 plexes that will soon invade us. They will be priced out of reach of those who need them, they will gobble up all the onstreet parking. My solution mandate affordable housing as a % in each new apt Dev. They did it in YVR worked great</p>

Make more complexes with duplexes or Fourplexes for affordable housing,
we need a swimming pool around this area.
PARKS
Street parking is becoming a major challenge in our neighbourhood due to the number of secondary suites etc. builders need to take into consideration parking and ensure that it is of a size that can contain a vehicle - that's not the case right now.
H1 zone is too broad should be divided into max density zones. Changing an RC1 lot to rowhouses, + basement suites, + carriage houses - foolish - what is the MAX density on one lot/street? Parking min MUST be set by the city, not the developer/applicants want \$ not what's best for our communities.
I am very much against increased densification in my older community. Everyone is very much against increased densification in my community. We do not want this. We would like this to stop. Despite every single poll done making this clear the City continues to force this on us.
Return Calgary to the zoning laws it has been using before the "blanket rezoning" was arrogantly voted in by city council. It was apparent to everyone after the public hearing that 90% of Calgarians didn't want blanket rezoning and council ignores their voices. Stop being bought by Ottawa!
The rezoning is ridiculous and this city didn't listen to any of us, therefore they will all be voted out.
The blanket re zoning is ridiculous.
Better regulations on new buildings to ensure they're a fit for the area they are building in. Bowness is overrun now with new construction that puts too many family's on a small plot for overpriced rental amounts and 0 consideration for people who currently live there. Preserve old neighbourhoods
Cut costs and red tape on building homes, do not make it harder than already is. We dont want to live in 2 bedroom appartments in 4 story walk ups made out of wood that coukd burn to the ground if a fire happens and have hundreds out of homes in a city where you cant find a home as it is.
Schools?? More density schools at capacity No mention of plan. Shame on you. Class size has doubled 22 to 44 for one child, another lottery and another bussed 60- 90 min. You don't consider implications to children and schools and removing them from lifelong friend groups.
Do not tear down bungalows in nice neighborhoods to put poor quality four-8 plex buildings with no parking. We have enough liquor stores.
Stop this effort. Listen to Calgarians.
This is an extremely weird list of things. What is "home-based business"? Could be literally anything.
Will be voting for anyone who runs on repealing blanket rezoning. The city forced it through despite widespread opposition. Try delivering on the essential services we pay our property taxes for. This form of rezoning has been unsuccessful at lowering housing costs. But will make developers rich.
The City of Calgary approved an 8-unit development in Marda Loop which also contains 8 secondary suites. Off-street parking for 6 to eight vehicles. This replaced two single family homes. All units are rental. How well do you think this is going over with the existing homeowners? Pissed off? YES!

Stop over crowding every community. There are not enough schools. Builders are leaving lands for the schools but nobody is building any. Also barely any parks and green space around anymore. All you see is commercial plazas
Adequate parking per unit is imperative so our streets don't become parking lots
A more detailed rationale for changing existing regulations beyond "it's too old" is required as a preamble to taking this survey. I do not trust the city's representatives to do much good other than approve overpriced shoebox condominiums that do not positively effect resident's standard of living.
I have invested in an inner city home and have those things within walking distance....please note driving in our area to support larger shopping trips has been negatively impacted my city of Calgary construction, zoning and etc.
Secondary suites should be counted toward the number of dwelling units for density purposes. Minimum parking requirements need to be set by the City, not the developer. Maximum dwelling unit density should be spelled out for all residential and mixed- use built forms.
I do not need to have any of these 'close' to me - I wish to have a quiet neighbourhood that is not used as a walk through by people who do not live there (thus lowering crime rate and increasing peaceful quiet place to live)
It's not about building houses, it's about building livable spaces. High density without green space, parks, and amenities is a ghetto. Don't be like American cities who destroy their inner cities.
Calgary is a car first city, and as such it would be disingenuous to assume that people won't have vehicles.
Ensuring adequate access and parking is considered is essential to successful densification.
designate green spaces/playgrounds as parks DO NOT allow building
Secondary suites should be counted toward the number of dwelling units for density purposes Minimum parking requirements need to be set by the City, not the developer, across all land uses Maximum dwelling unit density should be spelled out for all residential and mixed- use built forms
City zoning should take into account Restrictive Covenants. The City of Calgary represents all citizens including RC holders and should not be actively ignoring those realities when establishing Zoning bylaws. Just had to hire lawyer to protect RC. Not fair to fixed & low income. No voter mandate
These are leading questions that guide the respondent towards a desired answer. They're framed in a particular way to elicit responses to confirm preconceived notions favorable to City planners and their cohorts in Council. Fool me one - shame on you. Fool me twice, fool me 3 times - disgraceful.
Taking away single-family dwelling zoning is going to degrade our city... density should be strategically planned for where it can support transit, parking and green spaces. Older neighbourhoods are going to become de-treed and full of cars parked everywhere.
Minimum parking requirements need to be set by the City, not the developer, across all land uses. Maximum dwelling unit density should be spelled out for all residential and mixed- use built forms. Special policy areas for natural areas, parks and schools should always be open areas (ie. undeveloped)

it is so sad to see what is happening in Killarney with all the over development. roads are not being taken care of
Need parking. Busing is terrible to get from one quadrant of city to another
Homeowners should not be allowed to plant trees close to the property line. It's unfair. Sunshine is a #1 need and quality of life factor. Spruce trees are worst because they are opaque year-round, drop a lot of trash in next door eaves, and burst forth with pollen dust in June. Preserve sunlight
All of these are already possible except recreation facilities.
Tall buildings of 6ft or greater next to normal houses should not be allowed. Endless amounts of row housing is ugly and creates a ghetto effect visually.
Secondary suites should be counted toward the number of dwelling units for density purposes. Minimum parking requirements need to be set by the City, not the developer. Maximum dwelling unit density should be spelled out for all residential and mixed- use built forms.
The City needs to rethink its current positions on density and zoning. There should be more new communities going further out, rather than one lot being converted into multiple units.
Why isn't parks and green spaces on this list? We need to prioritize keeping existing green spaces/parks (and not rezoning them to housing) and ensuring areas have access to green areas.
People should have the freedom to build any business or housing on their property that they see fit, provided they don't violate pollution and noise limitations that would otherwise harm other resident's quality of life.
Not every area should be rg zoned. Some areas should not be allowed to have secondary sweets as it will cause a lot of extra parking problems, and areas that aren't currently RG zone should not be turned into Rd zone as it will reduce the desirability of homes in those areas.
Housing zones are being over developed. It's not ok to develop over 45% of the lot at a ratio of 75:1 hectare, developers want more, trying to change land use so there are dwellings in the alley. My concerns are environmental, density, property value, safety, infrastructure and gentrification.
Over crowding of people on same property never leads to comfortable living. Most of the big cities prove that. Calgary is good because of our low density of people. Please don't ruin it.
I will vote for those opposed to blanket zoning
This zoning change is criminal. City council should be ashamed.
I live in a place where we have lots of services in a town square in my community which works well and I don't want more services closer to my house. That is why I live where I live
Less luxury apartments, especially in the downtown area. Rent control is an absolute must
I really don't think these zones will help. We are seeing a drastic reduction in green space, Trees, City recreational facilities. There's lots of building but not a lot of investment in our communities. It's the same old. Builders make money. We drive everywhere. Air pollution is bad
Putting 6-8 units in place of a single family home is a horrible plan.
outdoor gym for adults

Housing zones and development approvals should reflect the nature of the community and the feedback from residents of a community. Being able to consider, provide feedback on, and potentially oppose proposed developments is essential to hearing the voice of current residents of a neighbourhood.
I am lucky I already have the services I want directly across the street from me. What I would really like to see, and I know others want it, based on the FB groups I am on, would be Tiny Homes allowed on properties, either as a main home or as a secondary. These should be wholly permitted.
Blanket consolidates zones are not the solution
Consider low green house gas emissions
I believe allowing the further development of more kinds of businesses in places like converted garages and backyards would be beneficial, including vehicle service. Some such makeshift businesses already exist on a small scale and do good work and provide employment for their communities.
Please allow for a mix of residential and commercial uses across the city to ensure everyone is close to the places they regularly visit.
I don't like the idea of having housing and commercials buildings alongside each other. I feel my community is more safe for my children, pets, and myself when the traffic on my street is only those who live in and around my street. I purchased my home on a quiet residential street purposefully.
There should no longer be minimum parking requirements for housing. People in the city rely too much on personal automobiles and the people who need affordable housing the most often are people without personal vehicles as well. More transit please!
As a new home owner of a ZLL plot. I hate it. It is more affordable BUT doesn't serve us well. We built a secondary suite and trying to fit 2 other humans on this tiny piece of land is difficult.
Leave our established communities alone. They were designed a specific way and changing that destroys them. You didn't listen to Calgarians during the public hearing on this, why would you listen now??
My suggestion is stop spending capital on this. Politics, \$ that aren't yours. We did not vote for you or your bureaucracies. I've witnessed your "consultation" first hand and you have no interest in listening or taking direction - if you did you would not be at this point of waste.
Stop pushing density, people purchase homes in single family neighbourhoods for a reason. Stop trying to make every community look like Altadore, Killarney, Marda Loop, Hillhurst, etc. It's impossible to have every amenity within walking distance or within 10 minutes, drop that stupidity.
density is important. consider pedestrian safety as it increases. add in stop lights and crossings for safety.
lol like all your other surveys there is no option to reject the proposed changes. This means when you compile your data you can make generalizations about support that are not true. It's transparent, and frankly terrible. We all know you're not going to listen anyway.
Regulations are in place for a reason. Our parks and communities are important to us. Again, another biased "survey" created by the crooks on city council.
You can not make major changes like these in existing neighbourhoods. New neighbourhoods can be designed in this way but the existing neighbourhoods do not have the infrastructure to support high

density walkable neighbourhoods. Walkable neighbourhood greatly disadvantage those with mobility issues
We need off street parking! You already can't drive down residential streets because cars are lining the street on both sides.
rain / snow melt water drainage plan should be required. Residential lots that had gardens are covered by concrete structure (larger houses, mix use building, driveways) ; water is no longer absorbed in the ground; it's forced on adjacent properties or street, creating pools / potential flooding.
We need at least one place where I can get everything done, because right now, there are only hogs and gangsters getting their needs met, and it's disgusting. NO PRIVACY.
Could provide a beneficiary opportunity for rehabilitation centers and housing for those in need. also community development.
Huigh priority needs to include the infrastructure in these areas, water and sewage pipes that can handle the increased use and roads that won't be too clogged with vehicles. City bus shelters and transit itself need so much improvement to increase ridership
None of these are an issue for me.
Parking must be taken into consideration
Please stop overpopulating the city, my street does not have the room or infrastructure.
How about we stop building house all together until the infrastructure can catch up. Have restrictions on water or potential brownouts with electricity is a complete joke. All the while new neighborhoods are being built every year. Doesn't make a whole lot of sense!!
cut blanket rezoning compleetly
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
I am against putting multi-plexes in existing older neighborhoods. There in NOT adequate infrastructure to support higher density. 45 foot height limit in existing older neighborhoods is not energy efficient for heating and the ever increasing cooling demand.
The designation of single family only (R-1) areas/districts should have never been done away with.
Stop choosing trees that have particularly long and invasive roots which will damage infrastructure and building foundations. Use drought tolerant and veriscape plants. Accessibility - should be standard accommodation - it is not just for disabled, but also easily used by everyone.
Morning traffic jam near the middle school. ELEVEN school buses leave a crescent with vehicles parked on both sides while dozens of private vehicles drive students as close as possible to the entrance. Extra vehicles for a renovation will be here when school traffic leaves 2:40pm
It doesn't matter what we say as admin and council have already decided what ur going to do. It's disgusting.

Weren't the 700 presentations clear enough? A bit late to be doing engagement after you made a decision against what the majority told you.
I am 100% against the city's direction in allowing secondary suites and multi-family units in single family dwelling areas. This will ruin the feel of the neighbourhood and lead to congestion/noise issues. It will put pressure on our existing water supplies. It will reduce vegetative cover.
Proposed changes are just another attempt by city administration to force their concepts of an urban utopia on the citizens of Calgary. Blanket rezoning was the thin end of the wedge and this is just their next step. What was the "15 minute city" now appears to be the 10 minute city
The city did not listen to its constituents and went ahead with blanket rezoning. This was a terrible decision not well thought out.
This survey is bogus. There is nowhere to talk about density or having a backyard.
High density housing is unrealistic without adequate vehicle parking, at minimum 2 per household including trucks and more than 1 or 3 visitor spaces for 50+ units. Sound, fireproofing, and outdoor space very important for these high density accommodations. Apartment units bring down property values
<ul style="list-style-type: none"> - more off street parking, too much street congestion. - more green spaces, stop developing everything.
This needs to be stopped in its tracks. As home owner my property rights are being trampled on. Hopefully when we get a new council and get rid of the council with a common sense one we can repeal this damage and purge the administrative zealots
Anything that permits the mid block row housing is utter garbage. I would rather a low rise apartment next door than the current style of row houses
High quality design and quality landscaping are not important, but bare minimum quality design is important, just to prevent flooding, insect infestations from outside, and hail damage.
This is just a dirty deal with the federal government making a back door deal. Absolutely disgusted with our ward 12 Courtney Penner. She literally does not listen to her constituents and votes with the mayor. I can hardly wait to vote these incompetent corrupt councillors out. Survey is bias
Strongly disagree with the blanket rezoning. You must consider high quality design, landscaping and trees as high priorities as you are changing neighbourhoods without the support of Calgarians. Feels like city council is not listening
We need a zoning for single family homes only. Get rid of the nonsensical multidwelling everywhere zoning.
Mixed use is a key for walkable neighbourhoods and variety/interest in my community.
The issue with present bylaws specific to housing is onerous and time consuming requirements that increase costs, dissuade industry to build in Calgary and serve as a barrier to supply, demand and market driven principals. Effective planning is no longer the priority - politicking is!
Spring 2025 Not enough City Inspectors. Too long delay check complaints. Eg: Duplex owner builds deck, front aspect of duplex. Privacy screen NOT allowed in front aspect. One duplex owner can look , spy, direct into other duplex home.

I have this situation. Can build out 3m now = Blanket rezone
None, Calgarian love our cars. Regardless of financial situation. Put in place off street parking stalls per u it. With a maximum of two units per lot.
Get rid of the blanket rezoning, it is poor planning and lazy.
We all know council will ignore consultation, anyway, so why bother asking. Where's the increase in density for Parkdale?
I live in NW low density neighbourhood. If any of the above items were a priority, I would have selected a different area of the city to live in.
New developments should require one off street parking spot per unit or we run into serious crowding issues, with angry people in the street. Developers grab every affordable old house, resell as 900k duplexes with no trees. Many friends have been kicked out of their old rentals due to developers.
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
I am totally against the blanket rezoning which the city has pushed through. Inner city like Crescent Heights where I live is destined to become a slum with developers building row housing with inadequate parking wherever they want.
I'm against 15 minute cities controlling where I go and confining areas I need to stay within!
I was very disappointed that Council refused to listen to residents on the issue of blanket re-zoning. The number of speakers at Council plus the number of letters received by Council were opposed to blanket re-zoning, yet you voted it in! Now you are allowing construction BEFORE you have bylaws!
Regarding density in an area, already existing basement suites should be included in the count.
Desification creates more traffic and parking issues, higher crime rates, and more noise in quiet, established neighborhoods, most of which do not want densification. These issues will create increased risk for children and the elderly. How does the the city plan to mitigate these larger issues?
There needs to be strong regulations on where and how things can be built. Less regulated will cause not enough parking, too much congestion, worse traffic and more crime.
I am concerned about the 3m setback. For existing houses with a larger setback, it may be very bad to have a newly built tall house effectively blocking windows to the side and front. I would be OK with decreasing setback by 1m in existing areas.
I do not approve of 4/6 plexes next to single detached homes in my community. I am concerned about the use of green/parks being used for high rises.
all of the above already exist in most neighborhoods
Front setback should be greater than 3 m for consistency with the existing standards of the community.
I wish Calgary would look at some existing old apartment buildings that need major Reno's & increase their height etc to maximize the already high density areas & leave some low density areas alone.

Mandatory parking stalls
Would love to see accessory commercial units become normal. Especially in communities that have no retail or coffee shops within walking distance.
All condos should have at least one parking spot per unit, garage or underground.
How about asking the public what they'd like? Oh yes, you did that and ignored the answer. Your changes will provide no more affordable or easy access homes, but will reduce the quality of all areas that exist and open up slum building in new areas. Your communist ideals are not welcome.
The current new zoning was an absolute sham. There was no listening to Calgarians, why should we believe you will listen now? I can see these surveys being worded in such a way that you can then say we asked for it when in fact we are not supportive of what you are turning Calgary into.
I 100% do not agree with blanket upzoning. If I wanted a high density area with shops and amenities within a 10 minute walk I would have bought in an area that offers that. I chose to reside in a quiet single family home neighborhood. We should have that choice.
Provide a full summary of the consultation to all Calgarians. Allow an opportunity for another round of input from Calgarians. Do not discount the importance of parking at each residence and the ability to charge EV at your residence
Focus on high quality design and build. Not luxury but good standard materials and design for thing like floorplans, insulation, heating, siding and sound proofing.
How will the city manage street parking with higher density? Areas like Mount Royal need to be included in the blanket re-zoning if Briar Hill and Crescent heights is too. All or nothing for inner city areas.
There should be differentiation between residential streets and feeder roads with greater density allowed on feeder roads than residential streets.
All rules should be set on the same principles throughout the city and variances should be an extreme rarity. That would support fairness, speed of approvals, certainty and cost efficiency.
Integration of service-oriented businesses throughout residential zones (restaurants, grocery, coffee shops, etc.) would reduce the need for people to drive.
I want to be able to park my camper at my house!
I am very skeptical of any proposals coming from the current City Council. The reason is they lack the common sense.
PLEASE LISTEN TO THE NEIGHBOURS AND THE HOME OWNERS AFFECTED BY REZONING AND PROPOSED DEVELOPMENTS. Ibstrad, work on a global plan to design CONTROLLED GROWTH without allowing developers to build a 26 m high building (10 m. over the allowance) backing on a 10 m. high bungalow like you are doing now.
Still a bit confusing. Will join a webinar for clarification
I think houses with basement suites should be counted as 2 units for the purpose of density.
Return to original zoning rules and maintain R1 homes/neighbourhoods as they were. No mixed use. Do not mix lower value homes with those of higher value.

Repeal blanket rezoning. It does more harm than good. The current zoning is fine.
Leave residential areas alone. Crowding a bunch of cheap condos into already established neighborhoods will be a recipe for disaster for lack of parking and increased crime and traffic. We shouldn't be promoting increasing the population in our city, you already can't provide services.
The City has proven to not take feedback. Consultation is simply an act of telling home owners how it's going to be. My suggestion is to not change anything until the next civic election.
Adequate parking and infrastructure needs to be the top priority.
You move into an area thinking the land use bylaws make for a predictable future and get changed.
Zoning for houses should not be changed from where we were 2 years ago. I live on a corner and my neighbours would be horrified to have a duplex or low/small 4 apartment building put on my lot.
Stop ruining beautiful neighborhoods with future "projects". Calgary never voted on this
Please don't wreck single family neighbourhoods where people invested intentionally to be away from the places you have built and want to build more of. There will never be an urban canopy in the new small lot suburbs, you're just building ghettos.
Where is the choice to live in a community with single family homes? I'm not sure why I'm bothering with this survey as the City had proven they don't listen to citizens...
the lack of engagement on this project is embarrassing.
I disagree fully with the new zoning bylaw. We do not need higher density residential.
Density, traffic and the push for de-carbonization with EV's make the new zoning a major issue. Parking and charging of EV's is not currently possible on residential street. This needs to be solved before density can increase.
Please don't mess up existing single family neighbourhoods by allowing multi-family and mixed use properties. This should be limited to higher traffic streets.
Stop the steal of single family zoning in Calgary. This council will be replaced at the next election, having betrayed the mandate and confidence of the people of Calgary. Voters will not forget.
Build less houses and stop people from moving here.
Can't expect to be 10 minutes from many of the options in previous question. Larger capital items pools and rec facilities are by tax payers to have multiple in the same community is completely unrealistic. Focus on public transit and maint. of infrastructure that's not suitable for higher density.
Seems like you've already made your decision, you just need to sell it to Calgarians. What a waste of tax payers money all those sessions were to hear people's feedback.
Leave R1 single house residential communities alone. DoNot rezone.
Blanket rezoning is not a thoughtful way to increase housing, reduce costs. It is very apparent it does not take into account older neighborhoods water, electrical infrastructure. Parking requirements for builds will leave many of the high density tenants parking on the streets.

Sometimes a one size fits all policy works for most but outliers do exist. A procedure or method should be created to deal with properties that do have intricacies. I.e: we our community has a complex built on top of a property line. All new development should have a greater setback from this complex
Please exhaust the existing inventory of bare land before adding density to single family neighbourhoods.
Parents need yards to watch their children. Play parks are nice but parents can't and won't let their kids go alone. Homes need enough room for natural light, which zero lot lines eliminate. Infrastructure needs to be built and improved before packing people in
None
Please cancel blanket rezoning. 70% of Calgarians do not want blanket rezoning in their neighborhoods.
If we simplify the zoning and permits we won't need as many city of Calgary employees working a 35 hr work week. Will there be layoffs? Hopefully but not likely. The City of Calgary needs change. Focus on what is important like roads and infrastructure. STOP selling our parks to developers.
Idealy most if not all of these would be with 10-20 mins either by bike, walking or public transit. I hope to see more focus on non car oriented design and planning.
Not interested in walking for any of this. Things are done online. Shopping is done where the best deals are not within walking. Medical/dental is where I see the best fit not because it's close. Find this a foolish question
I think your whole idea is a joke. We do not have the ability to fit more people into this city within already built communities. Not enough schools, not enough parking, not enough of anything, quite frankly.
Having single story homes, built with a cost in mind of 300,000 with basic needs, 350,000 with detached/attached garage to be sellable to 90% of Calgarians. Give the ability to have actually affordable homes!
Stop building 3 story duplexes and 8plexes in older neighborhoods. Not everyone wants a cookie cutter 3 story home that blocks the sun from every direction
<ul style="list-style-type: none"> -minimum level of fire prevention(low Building Code Standards) -lack of actual building code enforcement -the trend to make roads impassible thru parking reduction - risks to the safety of lives and communities is not worth the risk. <p>lack of parking -not be more than 4 stories tall</p>
Why? Are you planning for 15 minute cities? I am not walking even 10 minutes in -40. You are wreaking our communities. Full stop!! Are you listening yet?
I think you should listen to the citizens and get rid of this garbage plan
We need more schools in the neighborhoods we live in
Parking in residential areas will be a huge concern if extra units are built without ensuring there are extra off street parking for each unit required before renovations are made.
I think the new housing zones are very unfair to those who own homes. Too much immigration and now we are all screwed.

Height restrictions on houses. No 3 story houses. Homes are also now built to close to the property line. Renfrew and other older areas are a hodgepodge of designs now. Maria Loop is a total nightmare, what the city has allowed. You say you want feedback, but you rairly listen.
Alignment with the Building Code and intake. With the city-wide redesignation that many houses wouldn't meet the new rules for R-CG and required bylaw amendments. Consult with Building Code experts to ensure that bylaws align with Building Code regulations.
Parking and Infrastructure must be upgraded. If it can't be done, don't put in additional units in existing older areas
Increased housing density outside of the downtown core is not a priority for most Calgarians. We hate it.
Please focus on important infrastructure like water pipes. Shift the budget to make sure Calgarians have essential services. No more taxes to fund dream projects.
Why would we incentivize heritage houses? Don't those largely exist in the areas best equipped to deal with redevelopment?
This strategy is way too simplified for a city of Calgary's size. It is the lazy approach and does not take into account that there are different neighborhoods in Calgary that have their own unique character and design. Please revisit this strategy instead of passing it as it is proposed.
Make "Uses" permitted uses in their respective zones--thereby increasing approvals and increasing affordability. If the zoning is approved by council, then the use should be permitted. Discretionary uses add risk to housing supply.
Please reconsider the established communities with RC-1/RC-2 homes. The proposals to increase density without considering the negative impacts on the current residents is wrong. Have funds been increased for Police, Fire, EMS, Social Services, Schools?? Increased density increase social disorder.
I think the push to multi unit housing is wrong. 10 - 14 storey towers should not be allowed in areas were existing streets are narrow or very busy. Access works when there is less dense populations in older areas.
With this so blanket rezoning the city bulldozed through to gain funding from the federal government in effect is raping our neighborhoods. Our community has been violated with this two and three story buildings that I don't want and nobody in the community wants.Council Not listening to Calgarians!
I like the ability to live in a neighborhood that does not have additional traffic (I.e there are residential homes only with little commercial or other businesses attracting outsider traffic)
Classifying RCG and HGO zoning as 'small scale' is kind of laughable and deceiving to residents of the city. Having an 8 unit building (4 unit RCG with 4 basement suites) as the standard for Calgary zoning is unfortunate and I still believed the City rushed through this change to zoning.
We need more duplexes for small families. The number of duplexes available in this city is pitifully low, especially those under 1500 square feet. There is little option for those in the market for homes under 1500 sq ft with a yard. Duplexes would resolve this issue while adding housing.
Due to lack of parking, don't allow high density projects in cul de sacs and areas with narrow streets as EMS and fire trucks will not be able to access these areas. This city is so spread out, people will continue to have more vehicles. Where are we parking them all without causing neighbour rage

These by-laws are not well revised with the Calgarian Public, this is outlandish and seems as though the only intention is to further remove public freedom and I as a citizen am not comfortable with residential housing etc being any more regulated then it already is. Zero honesty Canadian gov.
These housing zones should all have a MAXIMUM density. The minimum density should remain at 1. Secondary suites should count as part of the total maximum density so it is clear where additional housing has been provided.
This Marxist ideology of various members of Council is a slap in the face to Calgarians and you should be ashamed of yourselves.
Please focus on affordable living spaces for people of various ages including single adults and seniors. Not all affordable housing should be cheaply built condos. Affordable housing should include small detached homes and bungalows. Thanks for allowing me to add my input I.
How do the housing grouping work from an on-the-ground, pedestrian perspective?
Stop all your relaxations. Enforce your tree bylaw. Stop with the bylaw relaxations for liquor stores. I see you didn't add them in a preferred use above. Missing middle needs to be a price point not a housing type. City of Calgary has really failed across-the-board with your zoning.
Increase public education on the importance of this change. There are too many nimbys in the city.
Last opportunity for input, blanket massive increase in density in R-1, was ignored by Council. Public consultation is a sham.
We are wasting our time with another pretention at public engagement.
You did NOT listen before, you did not listen at city hall meetings. Do you expect me/us to take you seriously?
More parking
Single-detached housing should allow front yard setbacks to be ignored if the person is expanding the building to add a business - home-based office work included.
Parks and green spaces to play
Love the new zoning structure. We need more density in our communities, so I hope this helps eliminate single family home zoning.
H-1, H-2, and H-3 should have a more logical transition. Perhaps 12m, 18m, 24m as the maximum heights. As H-2 and H-1 currently have too little distinction (in my opinion) to be considered separate zones. I want to see frontyard/backyard businesses allowed in H1, and at-grade businesses in H-2.
Abolish zoning and at most use a form based code. Do not restrict the freedom, adaptability, and ingenuity of Calgary and Calgarians.
Please remove parking requirements from all zones. I would also emphasize that public greenspace (such as street trees) can make up for lost private greenspace when lot coverage is higher, a lot of people aren't even aware this is an option. Please also allow local businesses to open anywhere.
I think that we should allow all types of business for the most part in residential. As long as it isn't industrial type business, most commercial will be fine.



City Building Program

Phase 4 What We Heard Report – Verbatim Comments

September 2024



City Building Program

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September 2024

Mixed Use Zones

We asked respondents what types of businesses are compatible with housing in mixed use developments?

We asked respondents to select from: Appropriate / Somewhat Appropriate / Not Appropriate / Not Sure for the following types of businesses:

- Childcare
- Coffee shops and cafes
- Financial services (bank, insurance, credit union)
- Grocery stores/Supermarkets
- Health care (dentist, medical offices, wellness practitioners)
- Instructional facilities/Vocational schools
- Offices
- Restaurants
- Retail shops
- Small-scale manufacturing (commercial kitchens, microbreweries, electronic repair shops)
- Vehicle services (mechanic, car wash, vehicle rental)

We also asked respondents to provide any comments or suggestions they had about the proposed Mixed Use zones.

We received the following feedback:

There should be a requirement to include a grocery store in the neighbourhood or else development is refused to the developer. No one wants to build anything but huge big box grocery warehouses but there's a definite need for neighbourhood grocery stores across Calgary
If I was living in a condo above commercial property I would not want a car wash day care, or commercial kitchen right below, ventilation would also be very important so cooking smells do not get into upper residential suites,
STOP with the rezoning of existing neighbourhoods. You are ruining people's quality of life. You were told very clearly by the majority of Calgarians that we do NOT support this rezoning nonsense. Build new developments according to what people will buy, but leave our existing areas alone!
This question is a joke. EVERYTHING depends on having the appropriate parking for the business that does not take away necessary parking for residents.
Do not support mixed use zones in our neighborhood (Royal Oak). If this is happening more central and supported by the community, that makes sense. This does not make sense in the suburbs.
Higher density projects must be sensitive to existing residential development.
Many of these businesses require parking. There must be on site parking provided as there is never enough street parking in areas where these types of developments already exist. Some businesses like daycare facilities require drop off parking near the entrance. Not everyone will walk to these spots
Keep noise levels down

Ensure adequate parking. Don't overbuild in a small area. Keep a variety of businesses; too much of one type will not survive. Consider the soundscape to reduce impact of noise. Residents deserve peace.
Mixed use must not introduce more industrial type businesses. Those should remain in the properly zoned areas.
Again, parking and congestion in most inner city neighborhoods a serious concern. Build these things on inner city lots that can handle the density such as Mount Royal. Lots are huge and streets are wide
Calgarians don't want to live in busy, noisy neighborhoods. We need you to focus on core infrastructure such as water, sewer, and roads.
Who came up with this? Has there been consulting w/appropriate urban planners, architects, engineers, etc AND MORE IMPORTANTLY case studies and program requirements from other cities (not just in Canada!!!) Like a school kid on an exam you MUST SHOW REFERENCES!! This city council is a pathetic joke!
A business located under housing should not be causing excessive noise, especially after 6pm. It also should not lead to more congestion and failure for residents to find parking.
Just need to make sure that the first floor commercial use does not negatively impact upper residential use - appropriate risk assessments are conducted e.g. noise, indoor air quality
Stop with blanket upzoning.
Omg are you dense. Who in the hell wants to live next to the micro brewery. Good luck getting to sleep by 10pm or parking anywhere near your home. Guess it explains lack of no way in hell. You're drunk!
Need to ensure people can easily access these via walking and cycling. Require improvements to pedestrian and cycling facilities with development. Cycling facilities especially if development along main corridors.
There needs to be consideration for traffic and parking for businesses.
This is seeming like 15 minute cities are becoming our future
Not enough space. Strongly object to permitted uses in housing category. If you test and engage after it is built, what is the point? Why is housing discretionary under mixed use? Define "healthy food" and why is that under zoning? Terrible engagement format, truly terrible
You are on the wrong track with complete disregard to the irreparable damage it will cause. Building high-density housing throughout the city in already fully and carefully developed neighbourhoods will not solve any perceived housing crisis. You are chasing an impossible dream. "If you build it, th
Mixed use zones are fantastic - provided they are along true main streets. If main streets do not have traffic lights are they really meant to be a main street?
"It depends" for each of the above. What parking is provided? What scale are the shops? When do restaurants operate; how late at night? Each of the above is dependent on many more factors than there is space here for.
All stupid questions. We don't want any of what is being proposed. All of city council sucks.

At all levels, developers that are making money from facilitated densification via rezoning or relaxed LUB should be forced to pay into a fund to enhance the communities they are destroying with their undesirable products.
Childcare spaces should have access to the outdoors. If a space isn't available to them within the facility, there should be parks and playgrounds nearby for the children.
This takes away from communities as they were currently designed. We don't need an update. Force new builds to build this way if you so desire, but leave our communities alone. No one is asking for this. Use our tax dollars to make improvements to the infrastructure instead.
I don't think we should be making these mixed used zones, we don't have the infrastructure to support it and current residents taxes are going up so high it's like a second mortgage and people forced to sell. Please consider the people who have worked hard to pay off their mortgage and now must sell.
The only truly appropriate mixed use regulation we need is to make sure all buildings have big rocks elevated on steel beams either out front or on the main floor. This will improve diversity and inclusion (obviously) which is the only priority we should have.
Business should support the people living there.
Experience in The Bridges shows that at grade commercial can be challenging if peak hours overlap peak residential occupancy times (e.g. restaurants, bars). Successful outcomes need to consider sympathetic uses.
Parking needs to be off street. The new zoning is causing congestion and a living nightmare for residents . You can not expect citizens to take transit. Citizens have more cars then the bylaw uses as the proposed measure.
Having mixed housing with a childcare centre is not appropriate because of privacy issues involving many children and their particular needs. This type of housing makes businesses near it or if they are in the same building to be too busy. I enjoy going into a business that has a quieter atmosphere.
Don't create unnecessary rules banning different types of businesses for operating in a mixed use building. Let the business owner decide what business they run.
All mixed use building should be fully accessible to people with mixed abilities.
Coming from Europe, I have no problem with more density, more mixed use in existing neighbourhoods, and consider it beneficial. The problem I have with all of this is, that positive changes will be or stay limited, if other issues with housing here in Canada are not addressed (rent control etc.)
there needs to be off street parking provided for each illegal suite they build
One word - PARKING.
Nothing creating more traffic or parking issues. Noise concerns need to be considered.
Just think about whether you would want to live above what commercial venture! Be honest! It's not very pleasant and not at all quiet!
Give incentives to adapt the commercial ground floor to affect residential units less (Childcare centers have more sound insulation, etc.)

None [removed] off
Any commercial businesses that have a higher potential for environmental contamination should be limited, especially if it involves vapour based or soil based impacts.
Ground level business should focus on those that require a store front to generate traffic rather than an appointment.
Residents do NOT want multi-story buildings in the neighborhoods. Build this type of unit in new areas. LISTEN TO WHAT THE MAJORITY OF CALGARIANS HAVE TOLD YOU ALREADY!
Street accessible small scale retail/restaurant, services only.
I thought this is supposed to be a theory year planning document. Why are we talking about electronic repair shops? Anyway, sure more businesses closer to houses.
I strongly suggest city planning staff take a look at Mexico's land-use compatibility matrix.
Mixed zoning is the best thing we can do for the city, not only for the people who will be living near amenities, but also for the city to build a better budget!
This needs to go back to code related occupancy types - if we consider what is not permitted/encouraged by code then that needs to apply i.e. vehicle serv + residential? This just doesn't make sense on so many levels (sound, safety, hazards, need for parking in a HOPEFULLY pedestrian streetscape)
Repeal the bylaw
Don't agree with. Iced type housing
For the growth of vibrant, diverse, walkable communities within Calgary I am highly for mixed use zoning.
Ideally places that people don't need to park - PARKING IS AN ISSUE
Parking is always a concern. Open late businesses like a liquor store don't belong with a housing complex. A hairdresser is ok. Coffee shop.ok.
Need schools please
Mixed use zones should have sufficient green space protected for the ultimate density projected for the immediate area.
Just need to make sure that there is good security in place and properly acoustically insulated.
Not listed but fitness centers would be appropriate.
My comments for the Mixed Use zones is that it makes no sense to have housing and professional businesses in the same building. Confidential information could be heard by residents of the building and compromised without the worker's or patient's knowledge.
It would be unsafe to have peoples houses above businesses that use chemicals and other hazardous substances.
Also consider mixed use zoning in areas dominated by single family homes
Noise, traffic, and odour need to be managed.

The size of the commercial unit is key (small is OK, huge is terrible.). For example, a small late night grocery store is very different from a large supermarket.
It would be nice to allow for more 3 bedroom apartments and condos downtown and in surrounding areas to give more options to families. I should not have to give up living in a more dense area to raise a family.
The city simply cannot handle more people without more access to work and appropriate healthcare reform. We also need a plan around parking and roads. Look at the state of the NE, now NW too and Deerfoot Trail!
NOPE. Just an excuse to force crappy, over-crowded developments in neighbourhoods which cannot easily accommodate the influx of people, vehicles and general chaos, nor do they want it foisted upon them. There is zero accountability on the City for negative impacts, and ZERO recourse for communities
new areas only
Other than responding to this survey, I am not participating in this effort. Your actions in the rezoning debate show you only feigned an interest in citizen concerns, that you're only undertaking community 'engagement' because you have to, and that you've already made up your mind in this matter.
More local independent businesses should be a priority
I feel the focus of these mixed zones should be what brings communities together.
I no longer trust this process after councilman Walcott distorted the last one of these I filled out. Claimed an over 80% approval rating, when the context of the possible answers would never have supported that number. Ridiculous
This city council is getting paid A LOT of money. DO YOUR JOBS AND REPRESENT THE PEOPLE! We do not want blanket zoning!
Mixed use should consider noise impacts to the units above and be properly insulated to minimize noise disturbances to the residential units
Whatever is put in on main floors must have parking designated to them. Parking should be decided by City, not "applicant".
Attempts should be made to avoid duplication of services within a small area; ie. who needs 2 money lending organizations, several pizza places. Diversity is much preferred and people can avoid driving elsewhere to access services if these are provided close to home.
You will listen to whatever you have already decided and ignore the majority
Please limit liquor stores, vape shops, cannabis, instant loans, Tim Hortons and other fast food chains. These stores do not contribute to a vibrant and healthy community.
In my opinion, we should not be adding cumbersome regulations which lead to inefficient use of land
I don't like the blanket rezoning
The city in poor planning is putting up these mixed use zones in areas they don't belong (ie: Bowness) with zero consideration to road infrastructure and parking. Not to mention impact and consequences to existing residential community members. Just stop and don't do it.
These buildings are homes not shopping plazas!

Incentivizing childcare would be sensible so more options are available for families "in-place". Ensuring a range of businesses occupancy is important. We probably have enough liquor stores and cannabis shops in this city, but these seem to occupy expensive leases/unoccupied leases.
Keep the lower level for family oriented businesses
Parking and nuisance factors become a concern in these zones.
You must consider the supply chain of a business as well as the environmental impact of the business you are putting in a residential area. Small footprint is appropriate
get rid of parking minimums, allow for all types of mixed use so that everything a person needs is within a 10 min walking distance. Create a 15 min city - but dont call it that :)
Why are you changing our beautiful city. Stop it !!!!
So for all these services, what about parking. Roads that can accommodate the influx of traffic, people bikes. How many more stop lights? What about critical infrastructures water, roads etc. What about parking for residence? Of no parking are you going to start forcing people to pay for parking?
Financial services, medical services, grocery stores, and schools are not compatible with ground floor uses but would work well on second/third floors or basements.
I feel you should make changes to areas that already have a mixed use zone before you touch the R1 Zones
The blanket rezoning is not welcome no matter how you try to put a positive spin on it.
Every unit on a lot, should be required to provide an off-street parking spot.
Grocery stores are only appropriate if they are scaled appropriately (like they are in Europe). We don't need enormous supermarkets in inner city neighbourhoods. They also need to have their own dedicated underground parking.
Select areas that high rises and higher density won't create an infra structure problem for the neighborhood. The Minto project in Richmond Knob Hill is an absurd and with shock the lives of the community. This process will just favor developers not people. Build more in the downtown area.
Why change what was previously put forward from official plans from the time in which the neighbourhood was created. Keep it simple.
The colleges needs lots more affordable housing for students. Maybe some on campus areas could be developed?
Mixed use makes stronger communities. I want to use services and businesses nearby rather than travel further to big box stores
These should be reserved for quick visit shopping and services, not offices, edu, medical, or heavy services like mechanics
I will never vote for Sean Chu or our current mayor because of the zoning bylaws that were put through without as vote
Salons, convenience stores, bubble tea, libraries, indoor gardens, dog parks

I would love more retail / food integrated directly into community fabric. A lot of Calgary is just sort of residential clumps and then you drive over to the food clump, but mostly I want to walk 100m to get coffee and bagels
PARKS
A focus on businesses that blend with people's needs are best for mixed used residential. For example, people want to get groceries, food, coffee, and so on nearby. They do not necessarily need to get their car repaired nearby.
Parking is key. The ideology that Calgary Transit will stop Calgarians from having cars is naïve. CT is not robust enough to get people to work and school and kids sports. Families need cars and a city that has winters that hit -30 must understand we will never be a Vancouver.
We do not want our residential neighborhood transformed into a Mixed Use zone. We do not want commercial businesses in our residential neighborhood.
The most important aspect to this mixed use zone is that the buildings which include a business on the bottom/home on top are not placed hodge-podge in the middle of single-family residential areas. These types of buildings need to be in more commercial areas and on the edge of communities.
The rezoning will make this city tacky and undesirable, with zero character.
We have many zones for this already. You want to make it even harder for people to have freedom in where they live
Stop this initiative before more damage is done.
Back Alley traffic to get truck in supplies and garbage & recycling trucks for restaurants, coffee shops, and retail business is often overlooked. This is a MAJOR CONCERN if the back alley also serves single family residential housing on the other side of the alley.
Some neighbourhoods don't have mixed zone uses and do not have multi story buildings I.e MT Royal or Lakeview, which are largely single homes. It seems that most of the development is occurring in certain areas of the city while others are spared.
Gym or childcare
Max three story.
Wish I could attach a document. Go look at West 46th Street in Manhattan between 8th and 9th street (Restaurant Row), or Pescara in Italy for great examples of how to build mixed use buildings.
high-rise requires max floor rules based on fire and emergency services as well as community. limit high-rise buildings in residential neighborhoods, high-rise buildings block sunlight.
Stop cramming density down our throats. YOU HAVE NO DEMOCRATIC NOR MORAL MANDATE. RESPECT RCs.
High rises are NOT appropriate in areas with primarily low rise residential units. They block sun and cause traffic issues and parking issues.
Noise level. Consider shift workers

Needs to avoid noise and any strong odors. Could reduce noise by reduced parking (walk up cafes) or by requiring earlier closure (not open after 9 or 9:30pm)
Traffic associated with types of use needs to be considered. Daycares and dance studios require lots of short term parking for drop off whereas cafes and shops require longer term parking. Daycares create at least 2 trip vehicle trips to the location (drop off and pick up)
I do not support mixed use developments except in very limited circumstances.
Any type of business should be allowed in residential areas provided they aren't doing heavy manufacturing that disrupts the noise and pollution levels of the community
When you list retail, you have to acknowledge liquor stores as retail. This is a common retail and bad retail. As soon as we hear retail in our community, we know it's likely another liquor store. As well, medical facilities Also cosmetic fillers and Botox not family doctors, which everyone needs.
Donation centers
Make more important about childcare and senior and handicap people
I'm not sure how necessary the 65% unobstructed glass requirement is for street facing businesses. Clear views into the indoor space is nice and provides benefits to everyone, but businesses will be incentivized to do this anyways as it makes them seem inviting. A candidate to simplify regulation?
Please allow mixed use zones across the city by-right.
With the exception of facilities that are supposed to feel like a home-like environment (childcare facilities, small scale homes for those with disabilities, retirement home), I am not in favour of mixing commercial and residential facilities.
If grocery stores/supermarkets are included, they should not require parking, or at least not as much as current requirements. These services should be for the people who live in the area and should be convenient to walk or take transit to access.
In the urban areas/downtown, would love to see more mixed use property with restaurants/bars/cafes/grocers under residential building.
Services for motor vehicles should be left to the industrial areas, not where mixed-use, walkable communities are
None of these are appropriate for established communities. We did not move to an older community to be in a construction zone. We moved there for space and quiet. Very important to consider this.
This is a sad ploy for your relaxation donor developer friends to increase and allow extended height to developments. Let the market decide. Stay out of this entirely. Can we redevelop or densify City hall? Maybe lets put public day cares and a nice safeway in? How does that sound?
Day cares close to home are important, maybe a small coffee shop, perhaps dentist, doctor and small drug store. Small shops with meals prepared M & M or similiar.
areas that promote community and shopping local, meeting basic needs right by housing are important. offices and car related businesses can be elsewhere.

lol like all your other surveys there is no option to reject the proposed changes. This means when you compile your data you can make generalizations about support that are not true. It's transparent, and frankly terrible. We all know you're not going to listen anyway.
I don't care what you put in a mixed use building but I do care where you put the building. A mixed used building isn't appropriate in many current neighbourhoods. Not that you care.
Not in existing neighbourhoods, you want to do this build new neighbourhoods where the infrastructure and street parking will exist to allow neighbourhoods to exist with all these businesses. Not everyone can or wants to walk everywhere
Leave it up to what you really need.
New York City, maybe right north off of 16th
You will create slums.
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
Businesses that can maintain relative short daytime hours assuming most people who live above would work daytime hours. Limits vehicle traffic and people noise.
I stopped visiting businesses and friends near a Main Street that has had traffic congestion for more than 6 years. Many groups of houses have been replaced by condos and apartments. Traffic detours.
Why must this exist?
You've made a mess in Marda Loop and Bowness. Why don't you talk to the residents and businesses there?
NA
Dual childcare/residential and dual mechanic/residential might have some issues with noise (open bay door, outside play time) or health (illness outbreak or air quality for example), but would depend on the layout of the building.
Anything is compatible dependning on who wants to live in a mixed used area. I do not want to live anywhere near a business.
Love it, but the regulations are forcing massive buildings. Would be nice if mixed could happen on a smaller scale, like three story.
Any could be fitting to share a building with housing as long as it doesn't present safety issues. For example, the childcare center should have security between the housing half and the kids. If a bank causes security issues due to attempted theft, that would make the housing less safe.
Stop building in established communities taking away our green space for inner city wildlife and parks for those communities and build these new stacked homes in new communities only.
Whole idea is stupid
Citizens who live above commercials properties want compatibility in terms of noise level (quiet); security; traffic generation etc.

<p>Parking. Must provide enough for visitors and residents. Most homes have 2 vehicles.</p> <p>Noise -businesses must now produce noise after 6pm.</p> <p>Consider mental health of residents above businesses.</p> <p>Community -ask what the community wants and issue permits accordingly. Use a survey.</p> <p>Give this a no 1</p>
<p>Keep these types of buildings off our residential streets.</p>
<p>I can't wait to retire and leave this city. The blanket rezoning is the end of the single family home for most people. In every area of the city, buyers will have to compete with developers.</p>
<p>Fire risk from restaurants (deep frying) poses a larger risk for residential units above.</p>
<p>As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.</p>
<p>I am against the blanket rezoning - period.</p>
<p>This is nothing more than a 15 Minute City design and I'm against all of it!!</p>
<p>Adding commercial to a residential building will cause issues for parking and too much traffic.</p>
<p>The only businesses that should be on main levels of residential buildings should be those that are quiet at night and of use to those who live in these buildings (and others)</p>
<p>Mixed use housing is not appropriate. Go back to R1</p>
<p>Bike lanes please</p>
<p>Prioritization of engaging commercial units should be key in mixed use! Coffee shops, markets, restaurants, etc., provide more active and exciting streetscapes as opposed to medical offices, law offices, etc.</p>
<p>Having lived in such places before I strongly support this!</p>
<p>My main concern with car related services in a higher density neighborhood is that I think that could increase chances of pedestrian collisions. It would also mean that there would need to be lots of parking in the area, which is a waste of space. Car services are fine in the industrial districts.</p>
<p>These never work! Have a look at any city where this has been developed... Awful, slum quarters result. They start nice and go down. Later (after about 100 years) they gentrify and no one can afford them. Where they develop naturally, it is low grade housing turned into sweat shops, eg, East London</p>
<p>Mixed use can possibly work in areas such as downtown but should not be forced on the suburban areas.</p>
<p>Light industrial that would make it too loud to work from home are a bad idea. Some coffee shop noise is fine during the day, but loud restaurants in evening is not. Smells and fumes are not appropriate.</p>
<p>You have to be mindful of what it will be like to live above certain businesses - noise, odor, traffic etc</p>
<p>Destroys older neighbourhoods. Secondary suites and garage suites are detrimental to neighbours in older neighbourhoods. Infrastructure doesn't support these types of build or extra dwellers.</p>

Health care / professional offices are undesirable on the ground floor of mixed-use buildings because they contribute to a dead, lifeless neighbourhood. The windows are always covered in frosted glass and there are no patrons coming/going and contributing to the liveliness of the streetscape.
Just aware of noise of buildings for those living above. As well as fumes
Not a good idea to mix.
Listen to existing residents, please make a global plan to design CONTROLLED GROWTH without building a 26 meter high structure backing on a 10 meter high bungalow like you are doing now by allowing developers to do whatever they want!
No mixed use. Keep residential areas residential. Return to original zoning rules and keep neighbourhoods R1.
There should be quiet time especially during night hours., cannot be busy 24-7
Do not introduce this in preexisting subdivisions.
Mixed use zones in existing communities that are not planned for it historically should not happen
Business, manuftrng, offices, schools, should be on its own separate square block at entry in subdivision. Rest is for houses. Apartment buildings need their separate square block on edge of subdivision. What City counsel has done on recently passed house rezoning is not in any way good!
Love it as is you works are a disgrace to humanity please don't have children
Again - density is only possible if the area can accommodate the people and the cars. This city does not have good enough transit or places that can accommodate EV's and parking to make this type of construction easy to navigate or enjoyable.
Do not change well maintained residential R-1 zonef areas to mixed use.
Mixed use zones do not belong in single family zoned areas which this council unilaterally stole and designated as multi family/mixed use.
Please consider parking
Parking waste removal noise all items that need to be addressed. Imagine living over a restaurant and bar? Caveat on hours and noise levels and waste services as one example should be included in any mixed use developments to protect main floor and other occupants above.
If you improved transit safety I could access what I need via public transit. Start there first please.
No one wants to live above business operations. Noise, crowding & parking all hated.
Consultation with community association should be mandatory. Again one size fits some, but why is the city not engaging directly with communities on appropriateness. I have yet to see how new zoning policies will implement checks and balances. Currently I see a lot of checks, and no caution.
Businesses that are open late or result in high noise levels are not appropriate and traffic and parking becomes an issue with higher turnover of customers.

Stop selling city parks to developers. It's ironic that you are doing an Engage process for this but didn't do one for the Viscount Bennett site that has been sold to the Minto group. We need a new city Major and council immediately.
Cheaper alternatives are usually found away from these kind of facilities. Not practical unless rents are bargains
I think your whole idea is a joke. We do not have the ability to fit more people into this city within already built communities. Not enough schools, not enough parking, not enough of anything, quite frankly.
let me know when council members start living on the floor above an Earl's or a Moxies. Council Members should be taking public transportation to and from work 3 days a week for their entire term.
We do not want any of this. Are you listening yet?
Keep industry in industrial areas keep residents in residential areas
noise and emissions are of concern to me in mixed housing
Parking becomes a problem when extra people come to an area where people live so any units must have their own off street parking.
Some of those businesses need to be kept on the edge of a neighborhood, not smack in the middle. Like a car wash, most businesses . Parking is important to provide as well.
Ensure alignment with the building code. Different occupancies in the building code may not be permitted to be located in buildings with residential above.
Do not destroy older existing communities. You already turned Marda Loop into a crappy area.
No green spaces means no childcare. Provide adequate, onsite parking.
Please leave existing neighbourhoods alone.
Aak the community involved. Less liquor and cannabis stores
Ensure protection for dwellings by implementing reasonable and effective controls for noise and pest concerns
I'd love to see mixed use on a street corner near my house!
My only concern is kitchen fires with restaurants, and the noise level of mechanics and other medium industrial. Heavy car traffic with car rental car wash etc wouldnt be appropriate inside a multi use residential unit or in the middle of heavy residential area.
Vertical mix-use development with commercial on ground level are rarely viable, except in few circumstances. Encourage MU-1 (commercial optional) for mixed use Land Use and in ASP/ARPs.
Mixed use currently is: vape shops, liquor stores, tattoo parlours - not appropriate. Consider some type of zoning to exclude the above noted. If mixed use is truly neighbourhood friendly include: coffee shops, COBS, M & M, hair salon, day care, independent convenience store, Pizza shop.
There is never proper access or parking for these businesses.

The land use bylaws can not regulate use therefore this question is meaningless
Why does the city put out placards for citizens input? My experience is they are going to build two and three story properties in residential communities regardless of what the community is saying. You are violating our rights as citizens! No room for gardens and destroying all the trees!
No comments.
Minimum parking requirements need to be set by the City, not left up to the developer. The developer is only looking at profit, not building good communities. Increase the minimum number of trees required as our urban canopy is being decimated.
This Marxist ideology of various members of Council is a slap in the face to Calgarians and you should be ashamed of yourselves.
Let's see more mixed-use in established residential area like Mount Pleasant, Capitol Hill, Brentwood, Altadore, etc.
You cheat by not listing liquor stores honestly because that's all you bring to my neighbourhood.
Minimum ceiling height on ground floor shouldn't prevent the construction of affordable rental spaces for businesses. There should be a mix styles and sizes in ground-floor business space, having commercial space accessible to local and large businesses alike.
Vehicle services seem like something that makes more sense in light industrial areas or other areas where cars are the intended primary mode of transportation - I'm picturing higher density mixed-use developments where housing would be on top of any of the uses above, probably in a walkable area.
This is all nonsense. People are putting together COVENANTS to retain R-1 legacy zoning. Upzoning will be over turned.
"Mixed Use" assumes that it is the exception to the rule of specialized zoning. Why not have a "General" zone instead (G-Low, G-Mid, G-High)? This makes the classical zones (Res, Com, Ind) the exceptions instead of the rule, leading to more human-oriented developments (rather than car-oriented).
Businesses should also co-locate with compatible/complementary uses in the same building or along the same street.
The window design rule is not communicated very well. I get the motivation, but there are many types of businesses where a very open outer wall is not preferable. Bars, restaurants, etc. where a more impermeable face is an intended design choice. Does this restrict development? Adaptation over time?
Anything should be allowed in mixed use zones. If you're not in the land title, you should have no say on how that land is used.
Please let local businesses open up wherever. Current rules heavily restrict communities from locally addressing goods and service demand. Local businesses also strengthen communities. Please remove parking requirements to achieve this.
More businesses

Downtown Zones

We asked respondents to rank the public amenities as High Priority / Neutral / Low Priority / Not Sure. Options were:

- Climate change mitigation and low carbon initiatives (ie. improved building energy efficiency)
- Community improvement funds (to be spent on local projects)
- Heritage preservation and adaption
- Indoor public amenities (ie. community spaces)
- Outdoor public spaces (ie. parks)
- Plus15 amenities (downtown core only)
- Public art and public realm improvements (ie. murals, street furniture)

We also asked respondents to provide any comments or suggestions they had about the proposed Downtown zones.

We received the following feedback:

The budget for art should be scaled back (not eliminated) and 100% must be at least Canadian artist but preferably Albertan
STOP with the rezoning of existing neighbourhoods. You are ruining people's quality of life. You were told very clearly by the majority of Calgarians that we do NOT support this rezoning nonsense. Build new developments according to what people will buy, but leave our existing areas alone!
This city council has lost the support of Calgarians. Resign and let us put in people who respect the desires of constituents.
It actually needs to be a good tradeoff. Substantial contributions in return for more density.
Outdoor public spaces need to be the highest priority. There are not enough and people need space and natural areas, especially when living in high density areas. Visit large cities in other parts of the world and you will see parks on every block. People need these to thrive!
Public areas see vandalism and cost everyone money. Need more enforcement against public mischief
Public art is a waste of money . Put that towards infrastructure like water main servicing
Downtown needs to be safe or people will stay away. It is not a safe place for kids. Downtown as we knew it is OVER & needs to adapt to a new world. Do not destroy 8th Ave heritage buildings.
Downtown districts need to balance the daytime workers requirements and allow for evening activities that suit the district.
Public toilets.
For business downtown to thrive there needs to be tons of cheap parking.
If you're serious about density downtown, allow for much taller buildings. Your density push in residential

areas is coming across as nothing more than a way to piss people off. Focus on density downtown and TOD.
Altadore is residential not downtown!
downtown is the dumbest i have ever experienced - Get rid of the train splitting right thru the city center or use it as an actual transit line / Go train (similar to Toronto) - even buying out CN rail is cheaper than the green line crap
Stop with blanket upzoning and fix the terrible roads that are ruined by the tie in lines.
Climate emergency is crap. As is public art. Fix the dammed pipes you morons.
If climate change is a priority then why is the city allowing large older trees to be torn down?
Stop allowing more ht, lot coverage, increased FAR, density bonusing etc for so called high efficiency buildings that should be required if it is that important. Maybe offer tax incentives. Public amenity spaces should be required not as a bribe for more
"If you build it, they will come." The problem will be greatly exacerbated as migrants from around the world pour in clamoring for the newly available accommodation. This will greatly overload our already overstressed residential road system and available parking, schools, hospitals, ambulance and fi
Omit street furniture as it encourages congregation to occur. Murals are great. Look at NYC, Toronto etc.
Stupid question. You all suck.
I city needs to understand Climate Change ISN'T a priority for Calgarians during an affordability crisis. Focus less on Climate Change and more on preserving outdoor spaces. I disagree with high density housing in communities as it takes away from the character of heritage communities.
Love art, but there are much bigger problems we need to be focusing on first
Please keep the green spaces! I'm tired of seeing every green space get turned into a condo or duplex, we need parks!
Spend money on things that matter - like water. Stop wasting money on art projects. We have enough of those. And maybe ask actual questions and not hide your actual intent in veiled poll questions. This is not actually asking about what Calgarians think about rezoning.
Preserve GREEN SPACES! Require developers to have green space!
I feel like calgary has lost its heritage and looks like numerous condos. It's makes me sad this city used to be vibrant now it looks like garbage. We should be adding more garbage bins downtown,so people have more of an incentive to clean up. Most people have forgotten they have to throw out trash.
More elevated rocks, I can't stress this enough.
The +15 system is a valuable asset and needs support, not derision. Caution urged towards the management of density bonus funds; they should not become pet project slush funds for select groups or elected officials. Protection of sunlight (e.g. stepping down near River) very important to maintain.

When building in downtown, the city should not be worried about climate friendly buildings as they are more expensive. Public art is a complete waste of money and is unnecessary in downtown. Affordable units should be built in downtown because everything is there for people to access.
Allow full freedom to have any mix of office, residential, and commercial in a building. Remove density minimums and maximums.
All new builds and renovations to current buildings must include energy efficiency initiatives and must be fully accessible to people with mixed abilities.
All required to make/keep downtown attractive and inviting.
Downtowns need a radical new approach, unless we keep holding on to an outdated, capitalist way of thinking. .. they are not working, esp. in North America.
people that live there do so for the night life downtown. amenities need to be for everyone not just the privileged of this city
Never lived downtown and wouldn't want to with kids. Mainly due to traffic. Kids require cars for transport to activities with equipment.
We've spent too much money on eyesore public art created by non Albertans.
Folks living in higher density areas often have smaller living quarters. Additional third spaces should be high priority, in the form of park & community spaces (indoor & outdoor due to climate), and spaces for families who cannot afford SFHs in this economy- Libraries, youth education & classes etc
Public art has caused our taxes to skyrocket on frivolous junk! It always seems to come back and cost taxpayers. Time to get city finances under control. AXE the JUNK!!!
Banning hostile design, instead as a contribution building or funding homeless shelters.
I would rather have a park or Greenspace than art
Spend more money on the blue ring, everyone that comes to Calgary loves it you [removed]
Need to encourage a thriving plus-15 area based businesses that cater to more than just the office worker crowd. We are a winter city, we can't expect California style street level or air markets here. So stop trying to replicate that unless you are willing to create envelope spaces. Ie. Greenhouse
Downtown will continue to be a haven for the homeless and drug abusers and drug sellers. Making a warm indoor space for them will just keep everyone else away.0
Nobody wants to go downtown. This isn't going to change. Give it up and stop investing billions in trying to make it desirable. Calgary has never had a vibrant core and councillors don't help when they only approve condos for single people and close recreation facilities.
spend the money on improving roads, dead trees, etc
Lower cost for parking and safer trains would give me incentive to go downtown. Currently I do not because of those reasons.
Repeal the bylaw

These amenity contributions are only a way to skirt bylaws or regulations, and attempting to get social license to hide their profits.
There is a must for parks. But keep them small. How do you keep an outdoor park SAFE for those that live there? Between street people and garbage
Downtown zones should have sufficient green space for the density projected and to enable outdoor exercise for residents and workers. The green space should accommodate the number of residents reasonably expected to use the space at the same time. This will also mitigate traffic pollution and noise.
Downtown should be walkable with calming spaces like parks and recreation areas for people to destress during the work day. Same goes for art to make it look less like a concrete jungle. Also well connected with transit.
I like the office conversion program, that is by far the biggest win by the City in recent memory
My comments for the Downtown zones is that the city should start building here first considering the amount of buildings that remain empty. Downtown should be designed to house a lot of people, but has not been the case in Calgary for quite some time.
I think parking needs to be kept in mind when adding density of housing and business together especially in the downtown area where it is difficult to access already.
Calgary needs more street facing business to bring people downtown during non office hours
Zoning downtown should discourage the use of surface parking. Valuable land such as this should not be used to park cars and should be used to house people instead.
Along with community spaces there needs to be enforcement of rules in these areas. We have been calling bylaw for weeks for graffiti mitigation which we are seeing for the first time in our neighbourhoods. We don't have enough bylaw officers to enforce what we already have
Don't waste money on art
Other than responding to this survey, I am not participating in this effort. Your actions in the rezoning debate show you only feigned an interest in citizen concerns, that you're only undertaking community 'engagement' because you have to, and that you've already made up your mind in this matter.
Businesses should not have bonus density incentives and build to existing requirements
I do not trust the process.
Housing should also be a priority for the downtown districts. Housing should be permitted in all districts.
No comment.
We who live outside of downtown cannot make use of downtown infrastructure and amenities without quality public transit to get us there while not overburdening downtown with parking
Zoning and density should not be increased from what is on community ARPs.
Bring downtown back to life.

Public art is important, but in a challenging fiscal environment cannot be a priority. Channeling money towards appropriate community services is more urgent priority- as is building design and material selection for new builds. Heritage should be preserved/adapted sensibly and meaningfully.
Long term building product lifespan, maintenance cycles, the production and shipping of the building materials,(I.E., country of origin of material and manufacturing) should be considered when thinking about environmentally friendly solutions.
Little is being raised about parks with increasing density. Postage stamp sized parks should not count.
You have killed the business now you want people to pay the price for your incompetence.
Requiring active uses on ground floor is critical to this implementation.
This is where high rises should be. Residential ones too. Not in heritage neighborhoods like Richmond Knob Hill. No to MINTO! This is a true aberration.
I find that what is provided here is missing sooooo much information. What are the 11 districts that have been 'decided' that would be in the downtown zone? This type of engagement is not transparent. You want people to make decisions without proper information.
Calgary needs incentives for affordable housing development and monitoring and penalties for developers who do not actually build affordable housing. Nobody needs another million dollar condo!
I agree with improving energy efficiency, but bundling it under "climate change" is ridiculous. Plant some trees. The Plus 15 is not so easy to access and very confusing. Art is subjective and wasting my tax dollars. We don't need more half-million dollar blue circles with lights. More parking.
More spaces for homeless people to hangout so they do not get loitering tickets for existing. Charging stations in public parks.
unrelated: I do love the murals we've been doing for years. Not sure how much they cost, but probably pretty high joy per dollar ratio
The city cannot be trusted to make thoughtful public art decisions with public funds.
SAFE ENTRANCES
The priority to revitalize and build downtown should be to clean it up! Spend money on removing the homeless and addicted off the street to facilities that help them get their lives back. Make the LRT safe and clean again. Certainly no money should be spent on public art or parks until this!
Stop paving and putting up parking lots. No one wants to live in city's where the citizens aren't listened to, and everything is a concrete box of balconies.
Get nice art... don't spend millions on a blue ring, or rebar
Parking, everything needs parking at an affordable rate. City budgetting or lack thereof has canceled the train from close to where I am to dt. It would take me an hour to get there by public transport. Maybe fix the homeless use of trains and the dt/river walk areas if you want more people to visit
Your indoor public spaces seem to quickly fall way to an unsafe element. Requiring security and accompanying older individuals and family members to use the washroom for safety. Think downtown library, centennial park. It's a nice idea but you need to address bigger problems

Get the homeless and drug addicts off streets of downtown. It doesn't feel safe to be there. That should be a priority before putting art up and going green. None of those things matter if people don't go downtown because they don't feel safe. The number of homeless is significant.
Stop it!
Well-lit at nighttime. No hedges. Tall trees with no low branches for hiding. Only very low walls, i.e. 2 feet or less. Minimize glass curtain walls.
Until you restore law and order, safety we are staying away from downtown
Converting the downtown into residential with taxpayers dollars has proven to be a folly with only 1 conversion completed of 14 approved. "Inducing demand" is not the role of City Council and has not worked when tried in other cities.
Safety and accessibility are important. Some public art is already highly offensive. Example East Village, upside down church - disgusting!! Try doing that with a mosque. Some public art is "not my thing" but colorful and interesting, not as high priority as safety and good visibility, sunlight.
More street furniture
No luxury apartments, there are people that need access to downtown that don't make enough to afford it.
When I have visitors, come visit I'm embarrassed to take them to downtown Calgary. I also can't afford the Calgary Flames yet The amount of money that went into this was staggering That should be a question on this survey.
I don't want to see new "art" when there's still potholes all over the city.
public amenities SHOULD NOT include features (broken up benches etc) which make life more difficult and uncomfortable for unhousef people, it is barbaric to see those proliferating around spaces such as the DI
More important about to consider climate change and carbon efficiency
Please prioritize high quality public spaces—trees, green space, public squares, seating, cafe/restaurant patios, art, bike valets/parking
Would love to see green initiatives like spray foam insulation for all buildings going forward. Saves cost on utilities and reduces utilities use. Also, solar on every new building. Would also like to see more pool/gym facilities in communities. Paying for YMCA or GoodLife is out of reach
Street-level public realm improvements should be prioritized over +15 improvements/development
If you want density, keep it downtown where this is already established.
I'll give a great example. You've permitted hundreds of row houses in Banff trail in 5 years. You have a end of use, expired, garbage playground you have not yet bothered to even demolish. What commitment to community do you offer? Oh - I guess a levy or fee to developers would reduce donations...
I'm fine with public art, but absolutely not at the cost the city has been spending on art.
If creating indoor and outdoor amenity spaces, security must be provided 24/7 . Downtown is a mess with many individuals who require assistance.

downtown needs street level businesses that stay open past 3pm. it's creepy downtown after work, you can't get a snack anywhere, and the plus 15 has no vibe.
lol like all your other surveys there is no option to reject the proposed changes. This means when you compile your data you can make generalizations about support that are not true. It's transparent, and frankly terrible. We all know you're not going to listen anyway.
Please don't make any more art. We all hate the city art you've littered across our city already.
Nothing should be done until a complete audit is done of the critical infrastructure of this city. We didn't have water for 4 months because of poor planning and mismanagement by the city. Why would I trust you to spend any money wisely when I can't trust you will supply water. What else is wrong
High real estate costs and lack of vacant land in our city have led to a scarcity of sport space on the ground Rooftop sports courts and space are on the rise around the world. Calgary could be proactive. Moving some amenities to the roof of buildings free ground space to install more sport fields.
I hate Downtown and you would never find me there. It was a terrible waste of money, and these buildings are either empty or filled with whores and sluts.
public art is a waste of money.. converting buildings to condos is for private owners not city money..destroying olympic plaza for a theater is a waste
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
I rarely go downtown due to not feeling safe. Nothing in your planning adds to the safe feeling factor.
Long hours of street lighting to improve safety.
Non-resident owners often leave "investment" properties in a mess for years with shabby buildings, tall weeds and untidy renters.
Stop wasting tax dollars on vanity projects.
NA
Parking is an absolute nightmare most days and times. Please use this to incentivize either street parking or off-street parking at reasonable rates.
-
Stop waisting our tax payers dollars and start doing your job. Also many decisions should be put to a plebiscite as SO many decisions you make on spending is absolutely unacceptable.
This is framed as downtown continuing to be of vital importance. To me, it's a big blah, why go there area.
Increasing walkability already brings GHG mitigation throught reduced transportation, which is why I don't see GHG mitigation as a high priority.
If someone chooses to live downtown then it should not be incumbent upon the developer to provide amenity space. They have chosen a location that has less amenities. It is their choice. If the City wants intensification - make it easier to build - don't include more and more downloads on developer

<p>Ask the existing residents to give feedback. Talk to them. Ask them. Let them have a voice. Ensure that that have multiple opportunities to attend public meetings. Residents are busy -don't only allocate one meeting. You need to have more.</p> <p>Councillors need to listen to the residents.</p>
<p>"We approved too many buildings without adequate parking, now we need to charge you to park in front of your own house. It's to pay for the overpriced enforcement system we developed." Makes sense....</p>
<p>Downtown's great & should continue to be a focus for density and the above. The current security/safety situation, posed by a growing unhoused and addicted population is damaging the reputation of downtown. While not an easy problem, it must be addressed in a way that preserves economic opportunity.</p>
<p>Public art should be voted upon and contracts should only be rewarded to local residents who live within the province full time.</p>
<p>As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.</p>
<p>Note how large companies like Imperial Oil have moved out of the core. This is the future - look at other cities. Blanket rezoning won't change that.</p>
<p>Too much time and money spent on bad art and not enough spent on addressing the real problems, crime, homelessness and drugs.</p>
<p>The downtown core was destroyed by your covid mandates, i.e. lockdowns proved to people they could work from home and most now wish to do so. You cannot rejuvenate a place people don't want to go to. Just look at how low your public ridership to downtown is now.</p>
<p>There are simple things downtown can do to be more energy efficient. Turn business lights off when not occupied (night), change settings on auto flush toilets to a wave activated or some other type than motion that flushes 5-6 times every time you are in a stall. Get +15s to be 1 temperature</p>
<p>Keep the express DPs/Change of tenancies.</p>
<p>Mandatory parking below ground</p>
<p>Don't sell off any more public parks.</p>
<p>The Downtown core is empty because of the economic actions of the last 15-20 years, due to fed input. Low rent residency conversions into office space will create slums and drive out the social market. If you were to encourage luxury conversions you'd still lose the social due to NIMBYism</p>
<p>Urban canopy need serious overhaul/regeneration to mitigate heat island effect and clean the air. This includes properly caring for existing trees that are currently neglected.</p>

There needs to be a strong focus on making the street level environment a place where people want to be. Downtown is unwelcoming and attracts social disorder unless the street is vibrant and busy with pedestrians.
We also need parking.
Dear city council, please focus on what's important for Calgarians
Spend the taxpayers money on valuable things not public art and redoing sidewalks that are not even broken.
Please deprioritize PLUS 15. I know the people that use them love them, but they are terrible for street level activating. It is one of the reasons downtown is so dead
Add in anti loitering measures to keep parks and public spaces safe and free of vagrants.
I don't believe there should be high density.,people need room to breathe
Downtown Calgary is the economic engine of our city and province. Priority should be to attract business and make it more attractive for people to work there. This includes commuting with cars! Residential development should be secondary and support commerce.
More off street parking (underground or parking areas) that are FREE! It's ridiculous how much we pay for parking downtown.
No more tax payer money on your useless projects get someone with some level of intelligence to put together these surveys instead of you useless dumb wokes
This city needs better transit to and from the downtown core. It is too congested and unpleasant to travel there. Appropriate transit and parking options would help reduce congestion and allow for beautification of the core.
It's not clear on your reference to density bonusing. If it's office does that allow for more parking or height? Plus 15 is a bonus and has its own share of issues like operating hours security and after hours access. Plus. 15's take away from street front retail is less appealing.
Again, fix safety on transit and downtown and maybe people would actually enjoy going back to downtown Calgary.
No one wants to go downtown to shop or eat due to crime, lack of parking & distance from their homes. If you are young & choose to live DT than you accept noise, crowding & lack of parking.
LRT and bussing in/out of D downtown critical for vibrant core. Safety on these systems a high priority
Infrastructure again is only one piece of a complex puzzle. Downtown requires a strategy to increase a sense of safety and appearance of an inviting clean space for citizens. Currently it does not present this. People won't use new amenities if they perceive the area to be unsafe or dirty.
Calgary is too prone to tearing down older buildings. Square boxes have no warmth or beauty. If you are going to make people live in 500 feet they need outdoor spaces to escape.
Spend more money on roads and less on art and want to have projects. The new Art Common is a perfect example of a want to have.
Downtown is too crime oriented to be viable for most to live there.

I think your whole idea is a joke. We do not have the ability to fit more people into this city within already built communities. Not enough schools, not enough parking, not enough of anything, quite frankly.
Put the services where the people who need and use the services actually are. Better transit access to all Medical zoned facilities(ie heritage Drive and Barlow Trail has no bus service but multiple healthcare offices; the nearest bus stop is 0.9 km away and I can not walk that far).
Your idea of Art is disgusting . Street furniture only attracts the drunks and drug addicts. Don't bother as I would not sit on a bench with feces, urine spit around it. Don't waste my money.
No more art and such until balanced budget
more low cost senior housing
Keeping transients, panhandlers, and vagrants who are homeless from loitering around and from setting up encampments should be a priority or people wanting to live downtown will not feel safe downtown and will look elsewhere to live which means they need to commute to work and that uses gas.
Art is important, but someone should not get a million dollars automatically for the work. Seems we are almost getting to much of it at outdoor spaces. Sometimes less is more appealing: How about trees instead, helps clean the air.
Ensure alignment with the Building Code.
Stop wasteful spending on art and focus on infrastructure
If you're going to do an art installation make sure that the artist is in Alberta or a Calgarian at least.
The City has wasted enough public dollars on dismal art installations. Just forget about it. Stay in your lane. Focus on critical infrastructure.
Spending should be only as a need be basis
They should be incentivized to fund tree planting, either in their plot of land or to an area with little tree canopy
Eliminate density bonusing. We are in a housing crisis and want to revitalize downtown--why is the municipality charging to add density and thereby de-incentivizing these initiatives.
Please cease using public funds for renovating vacant buildings. The City should be collecting the rents or have some style of repayment, developers/building owners should not be making a profit from the taxpayers. Parks with security are required. Why go downtown there is nothing to do.
Make them safe and free of unhoused people. I am scared to go to downtown restaurants and stores.
This survey should have gone in effect PRIOR to blanket rezoning. This is a useless survey because as far as I'm concerned. My community is now changing for the worse. I would never have bought a home here had I known the city would do something so self serving!
The city's initiative for public realm improvements such as art, murals etc is commendable. Look forward to seeing more of that in the future.
No comments



City Building Program

Phase 4 What We Heard Report – Verbatim Comments

September 2024

Minimum parking requirements need to be set by the City, not left up to the developer. The developer is only looking at profit, not building good communities. More parks and amenity spaces need to be provided. Increase the minimum number of trees required as our urban canopy is being decimated.
More "climate change" BS. This Marxist ideology of various members of Council is a slap in the face to Calgarians and you should be ashamed of yourselves.
Public gathering spaces enhance livability and the attractiveness of Calgary. Investment should flow to local, ground floor businesses.
Certain Communities get all the money. Such as Hillhurst Sunnyside. There's no public access access to some of your parks and you basically bring liquor stores to my community and keep relaxing the bylaws
We should definitely look at using this density bonusing incentive elsewhere, outside of the downtown core. There are many very competitive locations that would benefit greatly from minor amenity contributions during redevelopment. At least bring this to TOD and main street areas too.
Plus 15s segregate poor people dodging F350s below from rich people above and should be removed.
I would highly suggest street improvements like protected bike lanes, bus lanes, wider sidewalks, etc are included in this
Greater downtown needs better streets to walk around. Too many of them are commuter car sewers



City Building Program

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Industrial Zones

The proposed new Industrial Flex zone is intended for areas near LRT and BRT stations, allowing a mix of commercial and light industrial uses (for example in areas like Manchester and Greenview). This zone would act as a buffer between more intensive industrial areas and commercial or residential zones. What types of businesses do you think are suitable for industrial areas near major transit stations and routes? (select all that apply) Options were:

- Car dealership
- Childcare
- Coffee shops and cafes
- Financial services (bank, insurance, credit union)
- Grocery stores/Supermarkets
- Health care (dentist, medical offices, wellness practitioners)
- Instructional facilities/Vocational schools
- Multi-residential apartments
- Offices
- Place of worship
- Restaurants
- Retail shops
- Vehicle services (mechanic, car wash, vehicle rental)
- Other (please specify)

We asked: Please provide any comments or suggestions you have about the proposed Industrial zones. If there is any additional information you think would be helpful, let us know.

We received the following feedback:

STOP with the rezoning of existing neighbourhoods. You are ruining people's quality of life. You were told very clearly by the majority of Calgarians that we do NOT support this rezoning nonsense. Build new developments according to what people will buy, but leave our existing areas alone!
This city council does not have the support of Calgarians. You don't have the mandate to make long term plans for the city. Wait until after the next election.
There needs to be a buffer between industrial and existing low density residential.
Movement of pedestrians and larger vehicles is a key issues when mixing uses like this. I support the mixing of uses in areas like Greenview and Manchester, but you have to build better mobility infrastructure (often sidewalks / bike lanes don't exist currently) to reduce negative interactions.
First of all, the city needs to clean up around the transit stations, as people do not feel safe in these areas. It is unlikely that people will want to establish a business, work or visit these places until this problem is dealt with. Other large cities in the world do not have this problem.
Please allow for greenspace & landscaping. Don't allow a concrete, heat island jungle.
Major LRT stations could benefit from having convenient businesses for the people that use the LRT. BRT stations are a different story as those can be located in residential only areas. Even though some BRT lines were not wanted city council went ahead anyways, despite what local residents wanted!
Please include more sidewalks in industrial zones.
Industrial areas need to be serviced by proper roads.

Who came up with this? Has there been consulting w/appropriate urban planners, architects, engineers, etc AND MORE IMPORTANTLY case studies and program requirements from other cities (not just in Canada!!!) Like a school kid on an exam you MUST SHOW REFERENCES!! This city council is a pathetic joke!
Remove blanket upzoning.
Otherwise don't drop into the inner city. The train is dangerous. Wake up.
Vehicle oriented services should not necessarily be allowed immediately near transit however, allowance should be made for limited use, i.e. vehicle repair so that customers can access transit to travel while their vehicles are being serviced.
How are most of the things listed above industrial uses? This is crazy. Child care is not an industrial use. Industry is manufacturing and repairs. Allow those uses. What is this? I am completely baffled by this form of engagement. Misleading, biased, pure drivel.
This will greatly overload our already stressed residential road system and available parking, schools, hospitals, ambulance and fire services, police services, sanitation services, sewer, water, electric and gas utilities. All of these were never designed for a vastly increasing population influx w
Implement off street parking for new buildings.
All of the above sucks. We hate the current administration. You are terrible.
If you're going to build these ugly apartments, I think the industrial zones are best. I think we should focus on affordable apartments in these areas not ones people cannot afford.
Make it easier for industry to build.
Industry needs industrial zones that won't be subject to conflicting pressures. Some areas of the city are required for otherwise "undesirable" outdoor activity (e.g. sand blasting, auto paint emissions). Most of the suggested uses in the table don't reflect this need.
It is not a good idea to build a bank near an LRT station because of the current homeless situation in the city. These people hang out around these areas and sometimes hassle you. Building near coffee shops also presents the same problem as homeless people ask you for money.
Allow people to live in all zones in the city. Likely won't have many developers building housing in industrial zones, but there is no need to have a law against it. Remove all unnecessary restrictions.
Provide services for those that require transit and may not have a car to get to these businesses easily
not a suitable area for housing
Most industrial areas seem spacious. If a business can survive/thrive is my only concern. Great for anything requiring parking, anything noisy, destination businesses, etc.
Places of work around LRT & BRT makes a lot of sense, but there should also be some consideration towards beautification & additional amenities. Place for lunch (restaurants, plazas with food trucks), fitness facilities etc. Make the areas around workplaces enjoyable and less soulless.
having amenities with high pedestrian traffic (most people drive to a car dealership or mechanic to have their car replaced, as opposed to a church or school)

[Removed] off
Improve transit access and walking/biking access to industrial areas. Not all industrial workers drive trucks.
Repeal the bylaw
Be clear on NEAR LRT's. Residential communities do not need all this? Manchester area yes - 69st Station NO
My comments for the Industrial zones is that it is confusing and is not a necessary change. Another thing I want to point out is that a child care centre should not be near a major transit station. This would be very dangerous for the children, parents, and workers if more people came by the area.
I think businesses that low income people or those who use transit the most would access would benefit best from having these close to the station industrial areas.
Make it easier to walk from a home to the train with out haveing to walk kilometers past parking lota
I think we need more density and commercial development around LRT stations instead of a sea of concrete for car parking.
These proposals are a bandaid for actual systemic issues. The city and provincial and federal levels have to fundamentally alter the way business is done in Canada and be open to saying no where a no is required. There needs to be broader immigration and healthcare reform first.
This sounds like a lose/lose option for established communities. Any potential future LRT, BRT, Green Line invasion into a neighbourhood would simply mean potential further deterioration to the historic and social integrity of longstanding neighbourhoods. Another way to limit voices of residents.
Other than responding to this survey, I am not participating in this effort. Your actions in the rezoning debate show you only feigned an interest in citizen concerns, that you're only undertaking community 'engagement' because you have to, and that you've already made up your mind in this matter.
Why bother asking? My opinion doesn't matter.
All industries and facility types should be considered near LRT and BRT lines to allow maximum accessibility to those who don't have a car
should have some flexibility to allow housing
None
Industrial Flex zone should not be permitted.
If permitting and promoting multi-residential apartments then you need to incentivize development of day-to-day services that are going to be in demand for residents. Leaving your "zone" for a loaf of bread or day care is impractical. Going to ground level is not. Proximity to work is good.
Limit parking to encourage TOD. Nobody wants to get off transit and have to walk through massive parking lots (especially at night).
Think of the environmental impact to the surrounding community
Will there be parking for both the business and let riders?

Vehicle services and car dealerships are entirely incompatible with this zone.
Work with all areas that the city owns near c-train station and build low income housing leave all R1 zones alone until you have built on all city property close to transit, any areas that are not R1. There is a lot that could be done long before R1 ever has to change
Major transit stations should be near high density residential areas, so people can commute instead of using their cars.
This is where affordable buildings and high rises could be built as well, not suffocating the houses in well established neighborhoods.
There should be high rise affordable apartments near every transit station.
Car dealerships and mechanic shops are an eyesore and poor use of space. Premium land next to LRT is better suited for businesses or condos that serve more people or enable access. Empty lots with parked cars (under repair or for sale) is a waste
In no way should any industrial flex zone be plopped in the middle of any residential/single-family home areas. Again, blanket rezoning needs to be removed from Calgary's development plans.
Listen to the voters.
This plan doesn't work. You have a BRT MaxYellow running down Crowchild Trail, and current R-1 housing in either side. Allowing most of these types of use is not appropriate. It needs to be proximity to freeway / truck route (Deerfoot, Glenmore, Barlow)
nothing with big parking lots bordering sidewalk between LRT and residential, it is UNSAFE to walk along large empty spaces especially when the business is closed.
You say it's better to have fewer zones. Where's your evidence. Currently the City is incapable of timely new development or redevelopment. Look at Marda Loop dumpster fire. Construction zone for 3 years. Impossible for disabled. Businesses going broke. CAN'T GET IT DONE. 22% WATER LEAKAGE. POTHOLE
Unsure re residential uses. Not opposed but residents need to be aware and safe.
Liquor stores and beverage recycling business should not be allowed within the buffer zone surrounding LRT stations. Refer to the issues surrounding Westbrook LRT station.
Less cars, more trains
I think major transit stations areas should be prioritized for the residential building so people can use the transit to conveniently move around.
more waiting shed with fiber glass covering, since the wind here is so cold.
Connections are important to LRT and BRT
Prioritize areas near BRT and LRT stations for people who use those public transit services, not people who drive personal vehicles. Services should be for pedestrians and transit users, and there should be minimal parking and roads should be for delivery access mostly.
Never put industrial close to residential. Where are the environmental, health and noise studies supporting mixing these two areas?

I think you need to stay in your lane.
Not sure how large the multi residential is planned to be. How safe is the LRT, will there be security 24/7? Not sure how many people want to go to an Industrial zone for dinner at a restaurant. Other services probably be accessed after work or during lunch hour, not late at night.
I have no opinion of what goes in this area. anything.
lol like all your other surveys there is no option to reject the proposed changes. This means when you compile your data you can make generalizations about support that are not true. It's transparent, and frankly terrible. We all know you're not going to listen anyway.
Nothing should be done until a complete audit is done of the critical infrastructure of this city. We didn't have water for 4 months because of poor planning and mismanagement by the city. Why would I trust you to spend any money wisely when I can't trust you will supply water. What else is wrong
High real estate costs and lack of vacant land in our city have led to a scarcity of sport space on the ground Rooftop sports courts and space are on the rise around the world. Calgary could be proactive. Moving some amenities to the roof of buildings free ground space to install more sport fields.
I don't know, I just did residential.
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
Treatment services, transitional housing.
2024 has felt safer than the previous year or two when people "under the influence" were often clustered in or near transit stations. Every bushy area has discarded stuff. Some garbage pails at bus stops are full to overflowing with bulky drink containers and stiff pizza boxes.
NA
-
Keep this type of development out of our residential neighborhoods. One house per lot,,
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
Housing should not be in with industrial.
These changes feel like a cop out for poor planning. Industrial and commercial should be in industrial and commercial zones - not mixed with residential. This idea will drive people away from Calgary, kill business and development & ultimately end up with excess vacancy & reduced property values.
Mandatory parking spots available.
There is a lot of land unused near my work (in highfield). Id love to see it put to better use and perhaps even rezone some of it to be industrial flex.

Nothing you suggest there is light industrial except the car services. You really don't get it, do you? Nobody wants to live in an industrial estate. As the transit options in Calgary are very poor, you need to improve the roads. You could improve transit but you haven't so far so why change?
you forgot to put small scale manufacturing on this list. It also belongs here
As someone who works in the Manchester area, I think all of this types of businesses would do fine here and should be considered along transit routes to provide ease of access.
A blend of commercial and residential uses is important to limit the necessity for people to drive absolutely everywhere.
If you take a look at what they did in Brentwood (three tall apartment towers close to the University C-Train station), it has made the business loose business as the parking is awful. Really bad decision by City planning. If there is one apartment that would be better.
You are a [removed]
Get rid of all the car dealerships around Crowfoot and other LRT stations and build your high density housing there.
Why would people want to live in or near industrial areas? These are places that emit noise, odours, truck traffic should not be considered res. Restaurants, institutional uses and retail are benefits to businesses and people in the area. Having reliable transit not necessarily light rail is a must.
Industrial zone should have noise and odor regulations if they are near public transit or residential. This should be taken into consideration.
Hey, here is an idea...let's make the Green line a BRT.
Car dealerships are the only thing that I think are completely unsuited for the sort of development that we would want near LRT and BRT stations. The amount of space that they take up makes the surrounding area inaccessible to walking (See anderson LRT station).
I think your whole idea is a joke. We do not have the ability to fit more people into this city within already built communities. Not enough schools, not enough parking, not enough of anything, quite frankly.
Every LRT platform should have a grocery store on it(like in Australia and Europe)
Nothing that gives off fumes - there is some business that releases stench and night in the NE already. Not acceptable.
Ensure alignment with the Building Code.
Focus on critical infrastructure. Shrink the planning department. Be fiscally responsible. How did the Green Line costs balloon? No one was accountable.
As long as it's small industrial with not heavy noise 24h and heavy truck traffic, it's fine to have residential. That said, there must be residential amenities close by, especially grocery and pharmacy
Why in the world would we prioritize car dealerships near transit? 1) Notoriously for people who don't need transit. 2) If you didn't have a car and want to get one maybe just call a taxi.

LRT and BRT catchment zones should be focused on residential and commercial use. It should be things people both want and need to travel to. Industrial zones have a lot less foot traffic. The transit areas should look like a heat map of people activity, not a dead zone
This zone should be inclusive of industrial/commercial/residential uses.
Make all businesses permitted uses and let the market drive the development
Will they only be at Manchester and Greenview or will this plan eventually appear at all c-train stations? With c-train stations in residential communities, is the plan to enact this type of business development everywhere? Unfortunately City Council cannot be trusted to change to the focus.
Anything that is safe will not allow break ins robberies stabbings drug use or other crimes which should be unacceptable and not tolerated by everyone.
No comments.
Minimum parking requirements need to be set by the City, not left up to the developer. The developer is only looking at profit, not building good communities. Increase the minimum number of trees required as our urban canopy is being decimated. Add park space for workers and residents.
Retail shops should not include liquor stores.
Uses with smaller footprints that have higher pedestrian traffic volumes.
Industrial flex, especially when near transit, should have housing as a discretionary use, maybe permitted in some locations. These are places of untapped potential to build new, genuinely affordable housing due to the low land cost and competition. Huge wasted opportunity for mode shift if we don't
Industrial zones should copy historical cities and allow development in the way industrialists see best.
I would highly suggest highlighting makerspaces (like Protospace) as one of these businesses near LRT stations. Allowing people to easily access a space to access tools and knowledge to create things will become increasingly important with higher densities in the city.
Any type of place that requires large amounts of land should be limited, specifically car dealerships. Areas around train stations need to be compact and built sustainably

Commercial Zones

We asked: When visiting a commercial area, what features are important to you? (select all that apply)

Options were:

- Accessible design
- Availability of parking
- Heritage preservation
- High quality design
- Pedestrian safety
- Proximity to transit
- Quality landscaping
- Signage and wayfinding
- Other

Please provide any comments or suggestions you have about the proposed Commercial zones. If there is any additional information you think would be helpful, let us know.

We received the following feedback:

STOP with the rezoning of existing neighbourhoods. You are ruining people's quality of life. You were told very clearly by the majority of Calgarians that we do NOT support this rezoning nonsense. Build new developments according to what people will buy, but leave our existing areas alone!
Parking is crucial. There should be minimum parking requirements. I am opposed to open parking as a developer will always try to reduce their costs at the expense of the needs of the public.
Just don't make commercial areas like 130th Ave. There's just too much concentration and traffic on one area. It's a horrific experience to drive through there. More areas like Willow Park (same concept of commercial, but on a softer scale). Need more little walkable corner stores.
Parks, pathways and space for the people that live and work there.
Need sensible, safe, accessible, well understood traffic circulation. Include trees & landscaping. Provide secure bike parking. Allow space for outdoor events.
Large commercial projects such as Shawnessy Shopping Area need better designed traffic flow. Adding recreational facilities into these areas just compounds the problems!
Please have the commercial zones more pedestrian friendly. There is always seems to be parking lots to walk though from where you are going to any commercial zone.
Such areas need to be serviced by freeways to handle large volumes of vehicles at high speeds. Once people exit off a freeway the commercial area needs to be well-signed and have a local road network that is logical. In other words, don't copy areas such as Signal Hills.
Please make bike parking mandatory. If there is mandatory car parking why isn't there mandatory bike parking?
Who came up with this? Has there been consulting w/appropriate urban planners, architects, engineers, etc AND MORE IMPORTANTLY case studies and program requirements from other cities (not just in Canada!!!) Like a school kid on an exam you MUST SHOW REFERENCES!! This city council is a pathetic joke!

Again, with mixed commercial and residential or changing a commercial zone to residential care is needed. E.g. if the soil and or groundwater was previously “contaminated” (hydrocarbons, metals etc - think Lynnwood Ridge)
No blanket upzoning.
Ugh would you want me to say ghetto apartments?
Commercial zones must have good pedestrian connections to and within developments. Protected bike lanes or pathways should provide direct access to shops and businesses within the development and connect to the wider 5A cycling (or wheeling) network so that all ages can access commercial.
All of these were never designed for a vastly increasing population influx which you will not be able to keep up with and are not even considering in your high-density housing proposal. The advantages Calgary possesses, which make it an exceptional place to reside will be destroyed quickly due to th
You all suck.
Walkability in these areas should be a priority. Many commercial spaces prioritize car access, which makes it hazardous for pedestrians. Having limits on cars (like Stephen Ave) would be helpful and make the space safer. Also, widen curbs!!
I think more accessibility and more places with resources for the growing homeless population in calgary.
True commercial zoning (vs mixed use) will attract city wide users, so sufficient parking is a priority. A reduction from 11 districts to 3 seems overly naive. What has the feedback been from NAIOP, BILD and other industry groups suggested?
Commercial zones does not work because there is not enough parking for workers, customers, and the people living in these buildings. There needs to be separate parking for each of these groups. The lots should have proper spacing and the number of businesses and apartments should fit the area.
Allow for residential or mixed use development in commercial zones with as little to no rezoning or approval process required.
some concerns here, to actually ensure good quality of living, eg. in regards to noise, roads, environmental contamination or poor air quality ..
not suitable for housing Temp foreign worker sweatshops
Multiple entrance/exits to maintain the flow of traffic.
Creating a "buzz" in these areas should be strongly considered. Pedestrian focussed commercial corridors near transit hubs, ample bike parking on the perimeter, car parking options slightly further out (but within ~5 minute walk). No big stroads with commercial either side - hostile for non-vehicles
keeping large industires that would disrupt local activities and create smog in the air out of population centers.
[Removed] off
Walkability is very important, increased transit access!
Prioritizing pedestrian and bicycle accessibility should be more important than vehicle convenience.

Repeal the bylaw
Again common sense - Take down low lying condo's that can be built up higher to allow more people? Lower part of Signal hill for instance.
The commercial zone makes sense for including the building of roads, sidewalks and parking lots. We need more of these because most of them need to be replaced right now.
If there is no parking or it's difficult to find free parking I will not go to that area.
Calgary has too many parking lots surrounding areas of interest making it impossible to walk between stores
I like the idea of additional housing added to commercial and industrial areas, rather destroying the beautiful residential communities that we have. People spend their lives paying for their home - and this heavy handed blanket rezoning could wipe out their equity with a stroke of a developer pen
Be careful of creepy citizens, as some people have used these areas to "follow" other people; occasionally these types of areas have been used to follow employees to their homes by strangers.
The city needs to look at revenue generation from these things. If we are supporting an influx of MDUs in core areas, the need to pay more towards road maintenance and infrastructure development to support their growth and sustainability. The onus shouldn't be on long-term residents who have 0 benefit
Nope. This would seem to be another ploy to see what kind of lousy planning can be forced upon quieter neighbourhoods. People want quiet neighbourhoods to remain open and quiet. Not reimagined with insensitive, uninformed concepts which lead to overcrowded, zero-parking, disruptive chaos-zones
Other than responding to this survey, I am not participating in this effort. Your actions in the rezoning debate show you only feigned an interest in citizen concerns, that you're only undertaking community 'engagement' because you have to, and that you've already made up your mind in this matter.
You pick. You will anyhow.
Commercial areas should incorporate better walking connections among external store fronts and traffic crossings and transit stops.
Accessible by bike. Including bike racks in highly trafficked/visible locations.
The City needs to ensure roads are built to accommodate the future traffic. Especially any zones with a Costco planned. The Beacon Hill Costco is an absolute disaster. The road planner failed that task and Calgary is left with a terrible road/traffic design. Calgary needs to do better.
Avoiding these big box mall parks with a single entry or exit on a main road is key. Having multiple points of entry into major areas of these large commercial parks - and in the right location, will improve appeal of area (e.g., think Beacon Hill - Costco and congestion it causes in that area).
Further information is needed for "Permitted in existing buildings." This seems like a good bait-and-switch tactic for someone to use.
sufficient lighting, public seating, reduced traffic speeds/volumes, secure and visible bike parking
If you ever asked people living in R1 zones if they need any commercial in the area 99% would say no

Availability of parking isn't an issue if there's good public transport. I would rather not drive if I don't have to. Maybe businesses should have shuttle services?
Calgary is TERRIBLE for signage, especially where driving is concerned. Of all places I have lived, it is the most confusing. Ex. Ring Road south (travelling east) exit for Lethbridge says City Centre over the Lethbridge lane. Not helpful. Learn from Edmonton. Clearly identify lanes.
All businesses need off street parking. Look at Manchester/greenview now, it has very limited off street parking. You cant get 2 cars past eachother on the road.
Make Calgary great again - preNenshi times.
Ensure sidewalks are in good shape. Low Walls and low shrubbery. (2 feet or less), Well-lit at nighttime. Trees should have no low branches so there are no hiding places.
If commercial zones are in all neighbourhoods, traffic would be diatributed accordingly. Some neighbourhoods have huge traffic issues due to narrow streets, on street parking and flow.
Commercial areas should have ample sidewalks for people to be able to access businesses without driving and without walking through parking lots to get to different buildings.
HOUSING IN ALL COMMERCIAL ZONES or is it COMMERCIAL in all HOUSING ZONES? The gaslighting is disgusting
When I clicked to learn more about commercial zones, I lost the entire survey. Not worth the risk on take two.
Availability of parking is important to me, except it's important in the way that it's important to REDUCE the Availability of parking to make the area more appealing to visitors
Housing in commercial areas, another bad idea.
get rid of parking minimums, especially in commercial zones
Much more industries are welcome for more jobs
There should not be internal roads and parking lots. Consolidate commercial lots so they are more pedestrian friendly. Current commercial areas in Calgary tend to be hard to navigate and dangerous for pedestrians, plus frustrating for drivers trying to access only one store.
Hows the business case for your 6 stop green line going these days? Oh - its actually now 0 stops with \$1b spent. Kudos. Well done unelected officials.
Will only shop where free parking is provided, refuse to pay for parking.
there's a lot of bottlenecks in parking lots, and usually they're a long walk away from transit- like chinook mall.
lol like all your other surveys there is no option to reject the proposed changes. This means when you compile your data you can make generalizations about support that are not true. It's transparent, and frankly terrible. We all know you're not going to listen anyway.
Nothing should be done until a complete audit is done of the critical infrastructure of this city. We didn't have water for 4 months because of poor planning and mismanagement by the city. Why would I trust you to spend any money wisely when I can't trust you will supply water. What else is wrong

Public transport should serve these zones. Ensure ALL space is used (roof tops have solar panels OR gardens OR sport amenities. Calgary does NOT use its roof space. Commercial building should have housing on upper floors - systematically
I'm too tired.
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
Engage persons with disabilities in planning. Many places are difficult to access. Disability is not just wheelchairs, but also distance in walking & safety.
Roadways that aren't blocked by city construction like Marda Loop.
Many commercial zones approved in Calgary are very poorly designed and lead to major congestion trying to enter and exit the areas. Planners need to think long and hard about how to make traffic flow more effective to reduce idling time and frustration.
NA
It would be nice to have more condensed, walkable/transit friendly commercial areas. I drive to run errands and shop, but only because I have to in almost all cases. Building big roads and giant parking lots has started a feedback loop it seems.
Highly congested areas without adequate parking and transit
Power centres suck, period. Places like 10 st and 17 ave are commercial done right.
Better walkability
One house per lot!!!
There needs to be enough parking to accommodate a maximum capacity. Too many places have very small parking lots with the design lending towards walking, which is often impractical depending on the businesses
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
Mixing all types of properties together decreases the value of all. The city is losing its beauty. Endless 500 sq ft apartments with very little parking will get old very quickly and end up as slums. This City is driving people away with this foolishness.
Surprise surprise, Mandatory parking
To be frank, pedestrians, transit users, and cyclists have been afterthoughts for so long. research has shown that walkability increases business. I would love to see less automobiles and more people walking safely to their destinations. Maybe we can build apartments in parking lots.
These areas should be developed with a clear goal and not the piecemeal rubbish that has been allowed, with no clear routes, too much concrete in the way and additional buildings added in the middle of parking areas at a later date. The speckled [removed] approach has been allowed too long

Transit needs to be purposefully integrated into the commercial zone. By this I mean things like an LRT station INSIDE the mall itself, or a bus that stops right at the front doors of a big supermarket, not at the far edge of the parking lot on the other side of a busy road 1km away.
Plan for plenty of parking space.
Signage should be bigger and easier to read.
All things shopping centres provide.
There are some poorly designed commercial areas with difficulties, bottlenecks getting in/out . Flow of traffic important
All commercial areas would benefit from the above suggestions.
So far the commercial development on Tsu T'ina is some of the best I've seen. The commercial development around Paskapoo slopes is the absolute ugliest I've seen. Parking for Alberta vehicles, we don't have sufficient infrastructure to walk or take transit
Parking is somewhat important, but my fear is that Minimum parking requierments will end up leading to large swaths of parking lots. I want to live in a city not a parking lot with buildings in it.
I think your whole idea is a joke. We do not have the ability to fit more people into this city within already built communities. Not enough schools, not enough parking, not enough of anything, quite frankly.
Parking need to be a priority
Signage helps. A bit off topic, but the signage in the Foothills Hospital East parade is terrible.
Ensure alignment with the Building Code.
Proper roads to avoid mass congestion. Chinook Mall is a disaster
Quality landscaping and design are subjective. The City can't even mow the grass on existing roadways.
There should be a requirement they look nice and are kept up (removal of dead trees, for example)
If you put me in a room for four hours, gave me coffee, offered me cash and threatened my family unless I succeeded, I still don't know I could think of anything less important than heritage preservation in a commercial area.
we don't need to develop so much. leave ecosystems intact.
Reducing driveways and sharing parking lot spaces. Make walking between stores more pleasant. I shouldnt have to drive to neighboring stores because there's a slippery grass embankment or fence between them, or snow hazards in the winter
Commercial areas if free parking is not provided I will not patronize the location. Must be accessible provide facilities for all demographics, seniors, disabled, families and children. Design must be easy to access and locate amenities, stores, etc. Food court be reasonably priced with variety.
No comments.
Minimum parking requirements need to be set by the City, not left up to the developer. The developer is only looking at profit. Increase the minimum number of trees required and provide green space for people to rest.



City Building Program

Phase 4 What We Heard Report – Verbatim Comments

September 2024

Investment should flow to main street, locally owned businesses.
The most important thing is the variety and diversity of retail shops and restaurants. Being accessible to pedestrians and design be pedestrian-oriented is also important.
Commerical zones should require 300 mm of top soil and a certified irrigation design installed by a certified contractor so that these sites to not waste a lot of water and look tidy.
Housing should be permitted. Period. Just allow housing to be built in these zones with few to no questions asked. So many of these crappy strip malls need a phased redevelopment into something serviceable. So many of these little corner shops should be live-work units. This could be a lot better.
Focus on inventivising small local businesses instead of pedestrian garbuerating big box parking lot wastelands.
Current commercial zones are extremely car-focused and unsafe for pedestrians and cyclists. First, parking requirements have made these areas build way more parking than necessary. Second, there is no city standard for these areas (new or old) to have city standard sidewalks or protected bike lanes
The wayfinding in our city is dismal. These areas need to be welcoming to the thousands of people who do not drive



City Building Program

Phase 4 What We Heard Report – Verbatim Comments

September 2024

Special Purpose Zones

The new Zoning Bylaw introduces a Special Purpose zone for mixed use civic developments, aiming to increase housing supply and options across the city while making more efficient use of City-owned land.

We asked: Which civic uses do you think would be compatible with housing options? (select all that apply)
Options were:

- Fire halls
- Libraries
- Recreation centres
- Schools
- Other

Please provide any comments or suggestions you have about the proposed Special Purpose zones. If there is any additional information you think would be helpful, let us know.

We received the following feedback:

STOP with the rezoning of existing neighbourhoods. You are ruining people's quality of life. You were told very clearly by the majority of Calgarians that we do NOT support this rezoning nonsense. Build new developments according to what people will buy, but leave our existing areas alone!
This city council does not have the support of Calgarians. You don't have the mandate to make long term plans for the city. Wait until after the next election.
It's only compatible if it is done properly. Unfortunately, the City doesn't listen to affected residents. If you improve the engagement process and ACTUALLY LISTEN TO PEOPLE, maybe this could work. It is important to preserve every inch of parks and open spaces.
Sirens right below/next to homes could be an issue...otherwise not opposed.
The city must prioritize green spaces and parks and not be letting the developers ruin this city. A functional society needs amenities and spaces to escape their cramped living spaces..
Encourage facilities for low income people to be able to access to learn skills and socialize in more appropriate ways. Sadly, our libraries adjacent to CTrain stations have become locations of social disorder so I am not sure about including housing there. Same goes for schools.
Park areas, plus dog friendly spaces, are a must with today's society. Inner city schools should be converted to high density housing as attendance levels recede. New schools in newer districts need to support the families living there. Costs could be offset by developers of those properties.
You need a MAJOR rethink on this.
Who came up with this? Has there been consulting w/appropriate urban planners, architects, engineers, etc AND MORE IMPORTANTLY case studies and program requirements from other cities (not just in Canada!!!) Like a school kid on an exam you MUST SHOW REFERENCES!! This city council is a pathetic joke!
Don't close the Inglewood pool.

Libraries are crap. Can't keep them safe. How about you stop closing recreation facilities.
Natural areas (Nose Hill, Bowmont, Paskapoo, etc.) need to protect the ability for Calgarians to access challenging natural base trails for activities such as hiking, trail running and mountain biking for physical/mental health, reduce need to drive & support local recreation businesses.
I do not support lumping park space with schools. School grounds are NOT the same as parks and allow limited use during specific times. Parks are open to all throughout the year. and allow for varied recreational experiences, both passive and active. Parks should NEVER be sold.
I would like a quiet, non congested community that has parks/nature
The advantages Calgary possesses, which make it an exceptional place to reside will be destroyed quickly due to this unplanned population density and you will still not have solved any perceived housing crisis. [Removed]
The current council is terrible.
None of the ones listed
You can't build more houses without building more schools or the children's education suffers.
These should be used for schools and recreation for our children. Schools are being over ran with high classes and they also do not have the teachers for them.
A slippery slope introducing residential uses into traditional park space. Should not be an option where current parks / pop density ratio is below min threshold. In addition to section 70 MGA notification, a public hearing must be required for all such proposals, so not in favour of proposal.
Ice rinks, community gardens, playground, picnic area, dog parks
The city should not be able to come in and remove trees. If there is a park type area already occupying a space, a nature group should have to check out the area. If they find there is a lot of nature in these areas, developers should not build there. Nature should not be forced from their homes.
Not close to schools or rec centers where children are present. Depending on residents this could pose an unsafe environment for kids. Example- drugs, luring.
Leave city owned land undeveloped as green space.
schools should have their own classification not the same as parks
Multiuse parks with various activities and recreation
We already have appropriate zoning to accommodate fire halls, police, churches etc. in residential areas. They are sufficient it would seem.
[Removed] off
None. I don't support this. Not everything needs to have housing for the sake of housing.
none
Police stations

Repeal the bylaw
This is actually about future engagement. The City does public engagement in bad faith. They present plans as open to discussion, but in fact they're a done deal. The planners know best. It looks like they and council have been bought by developers.
You need to ensure natural area's that are shared with Animals are Left alone? For Instance Strathcona Park needs ALL of it's ravines protected -
A fire hall next door to an apartment isn't ideal when the have a 2am call and blast the horn on the way out.
If vacant school sites are repurposed for community, civic or housing uses, a significant portion of the school site (at least 25%) should be preserved as green space for the community and the landscaping enhanced with trees and other quality plantings.
Don't put housing on any of these city properties, this sets a bad precedent that will become a lever for future governments to pull in a "crisis"
My comments for the Special Purpose zones is that housing does not belong in nature spaces. The current rezoning bylaw has destroyed a lot of these "special purpose zones," so I don't see how a new bylaw is going to protect nature.
I think it would be too noisy to have a house above anything other than a Library. Even then might be pushing it if there are a lot of community engagement activities there.
Keep space used as park lands by neighbourhoods park land. Public space should never be sold off for housing. That makes it private space.
Again, this is better for increased housing than destroying existing neighborhoods
All wonderful options.
This question should include wider amenities like Hospitals, Police Stations, Bylaw Offices better transit shelters and more. This whole survey feels like using a shoehorn in a sandal. When a system is incapable or supporting growth, adding band-aids to hold it together is detrimental for the future
Nope. Something doesn't seem right about this. Just another way to remove residents' ability to have a say
Other than responding to this survey, I am not participating in this effort. Your actions in the rezoning debate show you only feigned an interest in citizen concerns, that you're only undertaking community 'engagement' because you have to, and that you've already made up your mind in this matter.
parks - why not just have parks and green spaces. Why does it have to be built on?
Please don't sell off existing CBE sites to land developers. They should be retained as public greenspace and rebuilt with new schools as the population shifts to younger demographics in older communities.
DO NOT ALLOW HOUSING ON CIVIC SITES
Medical services, community pools, community resources/social supports, police stations

Transit park and rides ideally suited for mixed residential and light commercial. Some parks considered for fringe row housing development, but only for affordable housing such as co-ops, etc. The wealthy need not purchase on-park property on city owned land. Reserve for lower income exclusively.
Why are there not more developments on top of shopping malls.
The above options don't make sense for adding housing to, especially schools . I also don't know who would want to live next to a fire hall.
Again are you destroying the lives and values of those who worked to buy their homes where they did, then tp lower their property values by over building.
Anyone that is asking to change zoning within the city there should be proper engagements with the public. The city council should take more than one day to evaluate all interested parties reasonable request.
We need more green space - not just concrete jungle spaces. This green space also needs to be located in central Calgary. I'm not going to drive one hour to access a park in Calgary when I can drive to the mountains in one hour. However, I would walk 1-30 minutes to access a neighbourhood park.
So another question. Is it possible that people from outside Calgary could be filling in this questionnaire with absolutely no connection to the community and thereby just screwing with you and your analytics? I am very concerned with that, because I have exposed this very point.
Private or public medical centres (late hour walk-ins). Fewer people would need the hospital ER if walk-ins were open later and offered more services.
Not sure if this is the same thing, but I do really love Dale Hodges Park being both a public space _and_ watershed infrastructure. I feel like there's a world where you could have beautiful residential + library building courtyards that are also public parks, etc.
Who wants to live above a fire hall?
PARKS
This should not include anything like a halfway house or rehab facility or anything like that in a residential/single-family home area.
This city has enough people. Stop letting people move here. The population is not sustainable.
We need more schools
Calgarians don't want this.
Last time I visited London I had a hotel a block from a major hospital/trauma centre. Sirens were going all night. Be very careful co-locating things like hospitals and firehalls next to housing.
Schools are NOT compatible with housing, students deserve dedicated space for schools with playground and play fields. DO NOT build residential on school sites.
Nothing is stopping the city from building libraries or firehalls or recreation centers. Schools are NOT THE CITY's JURISDICTION.

Sorry, I think it's a bad idea. I've lived close to firehalls. Generous idea but civic uses are beneficial to all and don't need the burden of trying to add residential. Schools - no. Then you have to consider restricting who lives in residential.
Not firehalls
It is important to keep green spaces in communities. Parks and green spaces are important for activities gathering places and mental health. A break from all the density that the city wants to put up
The city is selling its land To developers, I don't see any investment in any of these kinds of facilities.
Another bad idea.
Road connections to mixed zones are important
Fire halls doesn't make a lot of sense because of the noise disruption that would potentially be involved.
Do not take away or change city land currently used for parks/green spaces. How does that align with the Mayor and council's declared 'climate emergency' if that land is developed?
City hall would be perfect. Should be lots of empty offices that could be redeveloped for mixed use housing. Great accessibility!
The City should be using city owned land for affordable housing. Build above the library, recreation centre and school. Firehall maybe possible but consider the noise when an emergency occurs.
lol like all your other surveys there is no option to reject the proposed changes. This means when you compile your data you can make generalizations about support that are not true. It's transparent, and frankly terrible. We all know you're not going to listen anyway.
Main issue here is adequate parking both in lots and on streets and whether it puts too high of a traffic load into a neighbourhood that was never designed for it. New neighbourhoods with proper design for parking and tracking might work, but not existing ones
More parks.
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
I don't support mixed use civic development
NA
Fire hall house combos might have noise problems, as well as potential air quality issues.
-
One house per lot
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
The parking lots at your c-train platforms are half full. Give half the parking lot to developers for free with the requirement they build affordable housing.

We do not want Calgary to be New York. We want calm residential areas to stay calm residential areas. Cramming mixed use everywhere is a mistake that is making the whole city a mess. Please stop.
This proposal merely allows previous set backs and set asides to be developed as a one off cash grab for the city. Proper planning would have provided the city services outlined above but now we're selling off assets for a cash win, witness 90th Ave area plans.
Being beside a fire station- so loud no sleep!
Land use changes should require additional green spaces like parks and playgrounds. The City needs to be prepared to have or provide additional facilities to accommodate addition people in these areas.
If we are in a climate emergency, please keep all green spaces and take care of city owned trees. Why take away city owned green spaces to build on them???
There is high emphasis on densification, but more needs to be done to support a sense of belonging in a community? Why is this not brought up. A city is more than the sum of its parts, but the city is so focused on parts, it feels unbalanced.
It would be great if the City clarified areas as designated parks instead of selling the land to developers that residents believe is park land.
How much money and time did it take to come up with new zoning and terminology. Pervious zoning worked fine and the new zoning will not reduce city staffing costs.
I think your whole idea is a joke. We do not have the ability to fit more people into this city within already built communities. Not enough schools, not enough parking, not enough of anything, quite frankly.
None of them. This is a farce. Are you listening to Calgarians yet?
Purpose-built housing
The east side of Riverstone in SE Calgary is very ugly and has destroyed the river valley. Stop stealing beautiful natural areas for high density ugly crap.
Listen to Calgarians.
So long as we aren't losing much public greenspace I'm good with this
I do not believe that there should be housing in Special Purpose zones. That is what residential zones are for
Great idea to sue civic land for affordable housing, amenities must be close . Perhaps a school building that provides both housing and re-purposed if either school or housing increases/decrease. Seniors would be wonderful as could volunteer at the school. This is done in Manitoba, check it out.
Take care of thrives and unhoused people before any of your proposals.
Now builders erecting 2&3 storey buildings in our community of Bowness. Parking is already at a premium, what is the city thinking? Several existing residents have more than 1 vehicle and more on the street. Leave the older communities alone we don't want more housing here we want more green space!
This is a leading question and poorly formulated. I have no idea what the question is asking.
No comments.



City Building Program

Phase 4 What We Heard Report – Verbatim Comments

September 2024

The above uses are appropriate for the S-PI zone, but should not be considered for S-NA, S-PS, or S-RC which should still fall under Municipal Reserve. Minimum parking requirements need to be set by the City, not left up to the developer. Increase trees required and provide green space.
Where do community associations fall in here?
No one understands all your zones. He's planning documents are incomprehensible to the average person and you know that
While schools would be appropriate in a special purpose mixed use civic site, housing is not appropriate on land designated for parks and schools. This land must remain as open space.
Police stations, transit facilities (park-and-rides)
Urban agriculture should tootally be a Permitted Use in S-PS. It's the most popular and obvious place to put community gardens - at beloved community parks, hubs, or schools. Making this discretionary is just unnecessary. There is already so much work done by volunteers to ensure these work well.
There is no need to have restrictions, if you own the land you can do what you want with it.
I love this idea to build housing on civic properties. But for example, if the property is a library, expand and upgrade that library and then add housing on the floors above it and around it.
Land for private schools should not be a priority for the City.

General Regulations and Parking Requirements

We asked: To align with the City's Climate Strategy and encourage the construction of environmentally friendly buildings, the draft bylaw includes several green building incentives. Please indicate to what extent the following options should be prioritized for helping Calgary achieve its climate goals.

High Priority / Neutral /Low Priority / Not Sure

- Bike parking
- Bird-friendly design (i.e. non-reflective windows)
- Electric Vehicle (EV) readiness (means all motor vehicle parking stalls provided are constructed with a fully operational EV energized outlet that can support future EV Level 2 charging)
- Low emissions certified buildings
- Solar readiness (means a building that can accommodate solar panels for electricity generation via an installed conduit or equivalent, allowing wires to be routed from the attic to the main electrical panel for the purpose of solar panel installation)

We asked: Allowing parking to be based on market demand, rather than requiring a minimum, typically results in less parking in dense, transit-served areas. This can free up more space for housing and encourage lower greenhouse gas emissions by promoting alternative modes of transportation. However, it can also make it harder to find parking on public streets. Which outcome do you think the City should prioritize?

- Lower emissions from motor vehicles
- A bit of both
- Easy to find parking

We asked: Is there anything else you would like to share about the proposed direction of the new Zoning Bylaw or anything you would like to explore in more detail through future engagement?

We received the following feedback:

STOP with the rezoning of existing neighbourhoods. You are ruining people's quality of life. You were told very clearly by the majority of Calgarians that we do NOT support this rezoning nonsense. Build new developments according to what people will buy, but leave our existing areas alone!
This city council does not have the support of Calgarians. You don't have the mandate to make long term plans for the city. Wait until after the next election.
Public transit must be prioritized to support increased density. It must be viable for people to get around without a vehicle. While this is not a zoning issue, it will influence the potential success of rezoning implementation.
Open up more land for development and let the market dictate where people want to live. The vast majority of Calgarians do not want density forced upon them. Especially in the suburbs. We have an abundance, and rationing this land leads to more expensive housing.

There needs to be more categories for parks. Absolutely opposed to Open Parking Strategy. This will be an abject failure. Ridiculous to lead people to believe they could or should have all those uses within a 10 minute walk. That only works downtown. Start actually listening to people.
Prioritize good outcomes (landscaping, trees, design) over square footage of homes. We can build more homes without giving up everything else. Calgarians love nature, tree lined streets, etc. Let's work harder to preserve what's great already while still allowing for more housing.
The practice of stripping and grading land, which was previously treed and full of wildlife, needs to stop. Children need places to play, pets need parks and people need places to gather, socialize and exercise. Let's be thoughtful in how our city grows in the future. Quality over quantity!
Only allow HGO zoning in a mixed commercial use zone .
I am opposed to open parking as I believe it will create massive problems. Vancouver has terrible parking & traffic congestion which we should NOT emulate. Idling traffic contributes to air & noise pollution, affecting quality of life. Bad policy based on flawed urbanist ideology will ruin us`.
The city needs to support some emissions reduction projects. You cannot force Calgarians to ride more bikes or take transit as we are a vehicle driven society! Building projects such as BRT is a waste of taxpayers money when no one uses them!
In transit corridors parking minimums should be eliminated, but also include the design of any wanted parking to make walking or cycling uninterrupted by parking lots. Having to cross parking lots when biking or walking is bad design.
Stop over densifying some of the smaller inner city communities. Marda loop is a disaster. Along with the numerous businesses that are suffering or gone under because of construction. Altadore is ruined now because of densification and now N Glenmore is getting as bad and only 2 access routes. STOP
Stop wasting our money on this!
Parking, respect current residents is number 1 and traffic flow.
The city should be addressing the drug and homeless crisis to ensure that when you ride your bike somewhere it doesn't get stolen. They also need to look at Calgary winters...not really a bike or city.
Who came up with this? Has there been consulting w/appropriate urban planners, architects, engineers, etc AND MORE IMPORTANTLY case studies and program requirements from other cities (not just in Canada!!!) Like a school kid on an exam you MUST SHOW REFERENCES!! This city council is a pathetic joke!
This survey is crap
Be realistic about parking. Row housing built 32 units with only 14 spots. Reality is 1 car per unit. Max dwelling density should be spelled out for all residential districts. Special policy areas for natural areas, parks and schools.
Again - water efficiency is never mentioned
I would like to see more respect for current homeowners and the investments they have made in their homes/ communities. Our homes are being over shadowed by these large projects. South Calgary/

Marda Loop has done more than their fair share with densification. Other neighbourhoods should step up.
No blanket upzoning.
Forget your transit plans. We are not Europe. Cities you want to model were built before Calgary was established. Stop crying climate. It's BS. check you stats. Better yet how's China and India doing. We pollute a tiny drop in the bucket. How stupid are you?
I am very concerned about the changes in housing zoning. There is no protection for preserving the older neighbourhoods of single family homes. These changes are for the developers not for the citizens. And the developers are not being vetted or inspected enough on quality or safety.
Increased density needs to be supported by safe, efficient and reliable transit, safe and accessible active travel (walking, cycling) and local amenities, to reduce need to drive everywhere for every purpose, otherwise we will be stuck in congestion and overwhelmed by parking demand.
Please slow down the development of multiplexes in older neighborhoods. I understand these areas are easiest for developers to destroy and make their money quickly, but communities like Bowness are being destroyed and over developed against wishes of many residents. Please stop over developing.
Please listen to what the people want and what we are saying. Stop following the federal/global agenda for our city
Shameful you are letting developers build places with no parking...Calgary is NOT Europe...it is too spread out to say a car is not needed.
Your engagement is designed to provide answers that you have already determined. This is not engagement, it is a check box. Generally I support less govt regulations, but not in zoning. I am very sad to see our city on this track and will be looking to move. Good luck with the results in 20 yrs.
Very few people know about this and fewer understand the implications. This survey does not allow for many options and the parking section is almost hidden away. Come & TALK to the impacted residents, don't just post Engage surveys. If you are confident of this rezoning path, stand up and face them
Even this so-called engagement is just funneling us into buckets of your choice. You are NOT listening to your citizens: you are not reflecting our wishes; this is a sham engagement. My goal: vote in a new Council to FIRE all you Marxists and replace you with people who will implement our wishes.
You all suck and so do these stupid surveys that you don't even pay attention to. 🗨️
Quit with all the climate crap. There is no climate emergency. Earth's CO2 has been much higher than it is now. There is a lot of proof on that. Stop denying science
I bike to I get to work. Few do. Building bike garage in homes instead of parking won't transition people from car to bikes. I don't bike to go places (other than work) because I fear my bike will get stolen. Find way to secure bikes (cages) near amenities.
The electric scooters (lime, bird, etc) are really driven safely or parked properly. I've had to move them to walk down the sidewalk (god forbid someone is in a wheelchair) and been hit by a few riders while walking. Is there something we could do about that?

This whole survey is full of leading questions, and everything is spun to highlight your opinion and not kept neutral. Please listen to residents and create a new survey. The options are not allowing me to fully answer how we feel.
City hall doesn't listen to tax payers They do what benefits themselves
Requiring green spaces and the planting of trees and gardens when these have been destroyed by densification mandates. This should apply to all zoning categories. All development should require an infrastructure analysis to see whether the infrastructure needs can support the development.
Please do not start charging for parking in areas outside of downtown. Everyone pays ridiculous taxes and they don't need an added cost. Especially with the cost of inflation, the middle class now live in poverty.
There's nothing we can do about climate change. Your childish attempts to stop it do nothing but make life more difficult and expensive.
Blanket Rezoning has resulted in a "Wild West" approach that does not consider or respect the existing communities and residents. It must be reassessed with input from community associations and citizens.
This is a good start, particularly if we haven't beta tested the new Municipal (Development) Plan. Better engagement is needed, particularly on housing. Challenging prospect however given the many, many recent and current City planning initiatives underway. This is more than a Lego blocks exercise.
This engagement is too late. Planning needs to listen to citizens which they are not. The housing crisis will not be solved by adding density in all neighborhoods in every ward.
Listen to residents. Permitted use eliminates the voice of those directly affected.
You are turning our city into a slum to accommodate people who came here without bothering to get a job or housing first. You should all resign.
I don't like the new Zoning Bylaw because it will further wreck the fabric of our city. It will create more of an environmental hazard because of dust, noise, and blocks the view of the mountains and other buildings. This bylaw also wants to try eliminating a lot of parking, but it's not realistic.
The purpose seems to be to decrease the rules and approval process. But you are adding new rules about EVs and solar panels. This is in direct opposition to the purpose of the bylaw update.
Further, as an electrical engineer I complete oppose this wasteful over build. Do not force this on people.
Development requirements should restrict housing heights where solar panels are in place on neighboring properties so as not to negate investment in those solar panels. Adequate garbage areas need to be included in all new builds so that bins do not to be placed in front of parking areas for pick up
I am quite concerned about some richer, southern neighbourhoods looking for and potentially finding loopholes to get out being part of this .. this can't be allowed to happen, or we are well on our way to gated communities ..
There were no questions in the survey about Supportive Housing or Custodial Care housing. I am not supportive of residents not having a say in whether these would be placed near private residences.

it is not either or for the above statement your questions in this survey are very biased instead of being neutral The people that pay for the streets should be prioritized in the use of said streets
Changing parking requirements to established areas is less acceptable then creating new areas with less parking, near transit that people know what they are getting when purchasing.
Consider electric vehicle sharing requirements (for denser areas - density bonusing?) similar to Evo in BC, where car sharing services are available to occupants. Would make less parking spaces more palatable for folks who are anti-density due to a car-centric mindset, while occupants have options.
Adding requirements for solar panels, and EV parking drives up the cost of new housing units! This is inconsistent with the goal of "affordable housing" We have already seen the disaster that happened when Goondek started adding all the Green BS to the new Arena complex! No thank you!!!!
easy to understand videos to explain this in the most plain language possible (not a lideshow with marrations, i mean maps, charts, etc.)
Cars are a reality.
what a waste of skin you are please dont have children
Make alternative forms of transportation a priority and walkability a priority everywhere. Incorporate vertical vegetation design into building envelopes.
All developments should require trees. Stop the practice of letting row houses and apartments build right up to the curb. Require setbacks for landscaping like housing.
You obviously don't care about parking or all the trees and green space you are taking away. I note, quad in Lynnwood goes to the edges of the property with no parking are green space, all cement. What an eyesore on the area and residents are now taking existing parking from others on the street.
listen to Calgarians. Concentrate on the areas in your jurisdiction. Not climate, not density- roads, water, fluoride, cleaning up red trees. Do your jih
Use our municipal tax dollars more wisely than the LRT debacle. There are only a few services city residents require: safety (hospitals, fire and police support), drinkable and available water, usable transportation systems. Calgary has not delivered in all of these areas.
The current city council should not make decisions on this bylaws. We already know that they don't listen the public needs or wants and make arbitrary decisions abusing they power.
If it's more than 500 pages long you've done it wrong. You have to simplify because truly right now it feels like there are way too many conflicting priorities in the existing document and circular references all over the place
Repeal the bylaw
I am hopeful for a more public transit-friendly and walkable-ommunity oriented Calgary
I'd like to say lower the priority for parking. Acres of mostly empty space for periodic vehicle parking doesn't make a lot of sense. And yet, Calgary Transit sucks slough water. It's pathetic, unsafe, and nearly unusable.

Light Pollution! People don't support your blanket rezoning can't wait to vote you ALL out. Shameful how you allow area's near natural areas and established residential areas to become row housing. This is a cash grab for developers
It is a terrible waste of taxpayer dollars and an outright insult to Calgarians who DONT WANT BLANKET REZONING.
I will not visit a business if there is no parking. It's Calgary and it's cold. The last time I took transit was 2019.
Focus on schools
If parking is restricted or eliminated in an area, it will essentially block that area and make it unavailable for people with mobility challenges who do not have the income levels to travel there by taxi or Uber.
Tax break incentives for companies that do full remote work, which removes unneeded traffic and also lowers road maintenance cost, also frees up commercial that can be turned to residential. Put a yearly tax on non commercial pickups and large SUVs ownership to encourage smaller SUV and car ownership.
Please stop trying to change things and focus on quality of existing city services and the safety of your citizens
I believe this new Zoning bylaw to be unfair and gives developers more freedom to build whatever projects they want. The citizens of Calgary already gave their piece on rezoning in April, so why are you asking for our input again? As usual, the priorities of this council are completely flawed .
Green space and tree canopy is very important and should be set as a high priority
Everyone has a car in calgary. I think it would be difficult to influence change in that. Would be my priority to make cars on the road less and sitting in traffic less if you are worried about emissions. The city was not designed properly for transit and won't ever be.
Do not eliminate minimum stall requirements for residential housing, or add bike minimums. People still drive cars. They will continue to do so, despite bylaw changes. Need to go somewhere. Street parking is not consistent, particularly next to narrower or arterial roads within communities.
Why don't we ask a more pertinent question of citizens and tax payers which is how big do you want to see Calgary get??
Safety and overall enjoyment in our communities considering homeless and addicted populations
Allowing 4 to 8 new homes on a single lot is like using a hammer to turn on a light. Waaaay too heavy handed. Greedy developers win at a very high cost to their unlucky neighbours.
This survey is a joke
Be careful of cyclist in the any area, as allot of cyclist bike in pedestrian walk area; with an extremely highlight by the cyclist lane by the Bow River. On occasion cyclist have cycled on the walking area to bother pedestrians.
Remove minimum parking requirements entirely. Encourage more intensive transit solutions for these areas
I want the green line :,(

Just focus on providing transit or non vehicle transportation modes on main streets and parking options in more densely residential areas.
Other than responding to this survey, I am not participating in this effort. Your actions in the rezoning debate show you only feigned an interest in citizen concerns, that you're only undertaking community 'engagement' because you have to, and that you've already made up your mind in this matter.
Support local businesses by incentivizing low rent. Allow for more mixed use spaces that cannot be leased by chain stores. Protect older/heritage buildings.
The citizens of Calgary DO NOT WANT BLANKET ZONING! And this council NEVER listens to any engagement. It's all smoke and mirrors to make us think you are listening. #votethemout
This is a waste of resources; people will gravitate to what they value. The city should provide education to individuals on how to create restrictive covenant designed to minimally impact property owners but to ensure rezoning cannot impinge on existing property owners' rights.
Parking and trees have become weaponized against density and redevelopment. People generally do not connect how more compact development is climate action, and that just planting more trees while we continue to sprawl is not climate action.
Blanket rezoning should be repealed. It will destroy neighbourhoods one lot at a time and create conflicts. The city council needs to respond to the valid objections to the blanket rezoning. Why has Council abdicated the responsibility to plan development, leaving the developers in charge?
if paying for a permit to park at specific address and for a visitor permit, then a parking spot should be easy to find near the permitted address
Is there really any point in filling out surveys like this? The City seems to take citizens' comments and throw them away.
I don't believe you have any interest in anything Calgarians have to say. Hopefully this council will be voted out en masse
Again, Parks and/or other passive public open green space must NOT be sold off and redeveloped to buildings. Calgary is seeing the loss of green space at an alarming rate. Where will the new 'densified' people go to enjoy the outdoors when all the public open-air green space is sold off?
I think this is all about density. In my neighbourhood we are destroying older homes providing affordable housing along with the tree canopy. More buildings equals more roof and hence a hotter City. We need an all encompassing vision for the City, this a knee jerk reaction to federal funding.
Allow residents to engage with the creation of the writing of the bylaws themselves. Not just the developers.
You are making a mess of this city without considering the intersectionality of everything. People need a way to get around (impossible to bike or walk) through this entire city, people need cars or good transit system. Parking's needed EVERYWHERE without costing a small fortune. Leave our parks.
Once again, the citizens have already spoken but we're not heard or did not matter so this survey is pretty much useless.

Solar readiness is an obvious, easy win in bright Calgary. Offsetting energy generation with renewables makes sense now and in the future. Use solar readiness as a prerequisite for EV readiness (i.e., need both to offset energy impact). GREEN ROOFS on +15s and commercial/industrial buildings.
I don't get it. We have just moved to RcG zoning. Now we have H1, H2 and H3???
The "non-drive thru" fast food places have resulted in increased emissions. Additionally, they are less desirable for a business because those lots are over filled during peak times and difficult to find parking.
Dark sky policies. BAN the under-eave/permanent Christmas lights - bad for humans, bad for birds, bad for electrical consumption... just bad!
Your demographics options will be skewed. I can only select that I have kids, but not seniors, or disability, etc. concurrently.
Has consideration been given to whether we will even have the electric energy to support this vision if the city keeps growing at the rate it has. You can't eliminate parking when our transit system is limited. You can't expect seniors to hop on e-bikes everywhere.
You need to bump up oversight of construction industry. They DO NOT support tree canopy you need to hold there feet to the fire. They have no respect for residents garbage everywhere blocking alleys and roads calls to 311 have zero impact.
lower emissions from motor vehicles is kind of a silly way of saying no parking minimums
There must be a minimum standard for residential parking and requiring 2 spots per unit. Neighbourhoods are being ruined by the 0.5 minimum.
. By not having enough parking spaces, you force people to park where ever they can. This means seniors and families are no longer able to park in front of their own homes. You take away their safety and independence. Then add parking permits!
Open option parking is critical to the success and future growth of our city.
R1 zones should remain R1 if they are not easily accessible to c-Trains, shopping and roadways
Blanket rezoning was a mistake for communities that are primarily single homes. That is why people choose to there and now you are taking away their ability to have a day on the future of their community that they have made a home.
Until the city builds better, more convenient transit (like Vancouver, Toronto and Montreal have), parking will be required. You can't densify and expect people to spend 3 hours a day on the bus due to inconvenient and indirect routes.
Secondary suites should be counted toward the number of dwelling units for density purposes
--Minimum parking requirements need to be set by the City, not the developer, across all land uses
--Maximum dwelling unit density should be spelled out for all residential and mixed- use built forms
Yes, your Engage is actually a software mess, and is destined to the scrap pile. Shame on all Councillors and the ADMINISTRATION of the City of Calgary to utilize a software survey to disengage people of this city. This needs to be shut down and people must again be asked to engage personally.

This is important work - thank you for prioritizing affordable housing and environmental issues.
This is a massive city. People need to drive. I quit taking transit because it costs too much and wastes too much time travelling (or waiting). Better cities have pay-per-zone (or distance) format. Privatize our transit and it might become efficient. Automate trains.
I don't feel the city has listened to concerns of citizens who live in older established areas. Are you considering the impact on schools, are aging city utilities able to handle the proposed density. We want affordable options but not awful huge buildings next to smaller bungalows.
We don't live in a climate that the majority of people want to ride their bike year round. Get over it and provide parking.
CALGARY IS ALREADY DESIGNED TO BE A GREAT CITY, BY THE PIONEERS WHO WERE HERE BEFORE US: FULL CONNECTION OF ALL TRAILS, SEPARATE 'TRAILS' FOR MOTORIZED EVERYTHING, BIKES & PEDESTRIANS.
Parking is choking our city. We have TONS of parking, both on-street, underground, parking lots, and parking garages. Please get rid of some of this dead space that's only used 50% of the time Mon-Fri, 9-5 and repurpose it so people can actually live in these areas and it's not just parking stalls.
I don't think the question above appropriately framed everything that is given up when we prioritize parking. It isn't just easy parking vs emissions. It is easy parking vs multi mode of transport vs walkable neighborhoods, noise pollution, air pollution, affordable developments, etc. etc.
Current developers are not required to ensure there is enough parking. This is ridiculous in residential areas. Parking (garages) should be able to fit vehicles not simply be referred to as 'storage areas'
Hold a plebiscite. A- major change to our community. We bought and built on a quiet single family street and this could allow a single lot to have 4 -10 homes built to replace one bungalow with no parking considerations. Decided on by a split vote from city counsel? How does that make sense?
Get rid of the .5 parking stall in the new blanket rezoning rules. It should be 1 parking stall per housing unit at the very minimum. You cannot and should not control citizen's driving needs - focus on potholes and roads/bridges as is your mandate!
Stop with the 15 min ghettos
Secondary suites should be counted toward the number of dwelling units for density purposes. Minimum parking requirements need to be set by the City, not the developer. Maximum dwelling unit density should be spelled out for all residential and mixed- use built forms.
Parking is currently an issue, developers should build garages that will actually be able to fill all vehicles instead of being cheap and trying to fit in as many as possible on one lot
Take note closed businesses affected by the lack of parking in Marda Loop. A high density, transit supported& parking is a disaster. This is a huge factor for independent businesses. They didn't stand a chance in Marda Loop with rent prices and no parking or even access challenges
People in Calgary drive because our public transit isn't that accessible. Additionally, people do not have money to buy EVs, we don't have the power resources to charge them, and they are not compatible with our climate. People will continue to drive vehicles that require gas - prioritize this.

YYCCC is lost. No one wants this!
How does this make housing more affordable? Like it or not Calgary for the most part requires car ownership. Not providing parking is not a solution. You need to define market people buying something due to lack of choice is not the same as true demand. Most people will still own a car.
What is important is (1) more efficient use of land that is available within the City of Calgary, (2) create more affordable rental housing. (3) respect existing homeowners. (Do not tear down of two single family homes and replace them with 16 rental units in a single-family home neighbourhood.)
continue to reduce speed limits, with targets of 30km/h or less in any residential zones AND zones including foot traffic (retail/commercial/mixed); this can be accomplished with street sizing/bike lanes/and tree planting to calm traffic
Forget blanket seasoning. Each community should have some ability to influence the style and direction of design, quality of materials, maintenance, etc
RESPECT THE RC-1 single family homes zoning. Leave our neighbourhoods as planned and do NOT change it. Period - You should be counting basement suites in your numbers of units - why do you not now? That is sneaky and unethical and fudging your numbers to jam more people and 'doors'. Count them!
If you want people to drive less you need to provide better and more frequent transit.
Secondary suites should be counted towards density numbers. Parking minimums should be set by City rather than developer. Open spaces should not be developed. Projects should not be dealt with in isolation, rather taken into whole area plan so changes in one don't negatively impact next development.
In order to successfully reduce the # of vehicles on the road, the broader public transport system needs to improve, and is currently inadequate. It would be inappropriate to force people to abandon access to their vehicles without tangible public transit improvements in place.
Please listen to communities, ONE SIZE DOES NOT FIT ALL. Also require city-wide rent control, limits on short-term rentals (max # of days/month, primary homeowner occupied only), and limits on rental monopolies (especially profit driven REITs).
Back off on all this woke crap. Focus effective core services ... clearly defined measurable inputs and outcomes , reinstate Corp Effectiveness Committee, performance measures, benchmarking ,quarterly reports
Adding costs through poorly researched initiatives is meaningless if you simultaneously reduce side setbacks to zero, allow single staircase apartments, obliterate green space, refuse to provide operating funds for existing amenities. The list is endless
Wider streets enhance safety. "traffic calming" by creating congestion makes for poor and dangerous drivers. Seeing and being seen is safer. Sunlight is imperative in life but especially in residential.
Save parks.
This was a dumb survey. Just let people build what they feel is appropriate for the market

We are in a cold climate where most people don't use bikes. Don't destroy infrastructure just based on ideology.
We should dedicate less space for cars. More public green space in a denser environment allowing different mobility options. Please look beyond bike parking as a bike rack. Bikers who spend lots of time on a bike also invest in their bikes. Storage has to be safe and a bike rack is not in Calgary.
People with disabilities need parking to get places Or have people bring us places. We need more Disability parking spots on city streets. The fact is Calgary transit has been cut back And there's few protected bike lanes. The harshness of the winter adds another element
The changes you're making are terrible for the city. Just cramming people into every nook and cranny, in cheap crap homes with no yards or parking. It's just going to cause problems where there weren't any.
Can we get the waterline fixed before we move onto these other strategies ...
absolutely get rid of mandated parking minimums
Better to engage to solar energy output to residents in future
If there is a requirement for EV charger readiness in parking stalls, Level 1 is enough. Around Calgary I charge with level 1 (standard outlet) at home, if there's L1 at destination it's enough. Maybe a mix of L1/L2? Trickle charge is sometimes preferable in winter, keeps batteries warm for longer
Before making parking and driving a car less accessible, transit needs to be way more accessible. For example, I live within the city and it would take me an hour and 45 minutes to get from my home to work using transit. I need to be able to use and park my car and we already pay too much carbon tax
Low-emission zones for the transit-dense areas could be beneficial. See Barcelona or Amsterdam for example. We should be aiming to reduce our reliance on vehicles.
Would love to see something similar to Portland circa 2014 with more large parkades next to LRT. I would LOVE to ditch the car and walk downtown but parking is a nightmare.
Solar is a great option, but aesthetically it looks visually awful. Use it, but create it as a hidden element from the overall visual eye sight and design.
Parking: you implemented pay for parking, and allow residential densification with
My experience of low emission buildings is that they are freezing in the winter, and boiling hot in the summer. A/c and portable heaters must be used, which ends up taking away any benefit you had from the low emission design.
Stop the zoning that does not allow for vehicles to be parked at dense properties, .05 of a car is ridiculous. Let everyone have a place to park onsite.
I support increased housing density and more mixed small business in residential areas. reduced car dependency. it would be nice to have neighbourhoods with less pollution and traffic in central areas.
lol like all your other surveys there is no option to reject the proposed changes. This means when you compile your data you can make generalizations about support that are not true. It's transparent, and frankly terrible. We all know you're not going to listen anyway.

A lack of parking spaces leads to chaos. The city transit in Calgary is awful, dangerous, riddled with drug addicts. It is NOT a reasonable alternative to driving. I do not spend time in areas without appropriate parking and accessible locations.
Nothing should be done until a complete audit is done of the critical infrastructure of this city. We didn't have water for 4 months because of poor planning and mismanagement by the city. Why would I trust you to spend any money wisely when I can't trust you will supply water. What else is wrong
Until Calgary public transport prioritise serving Calgarians, Cars and therefore parking is a must.
i need somewhere to pee and somewhere to shower and somewhere to smoke in private
climate policy was not voted on by calgarians.. put it onto next vote along with blanket rezoning
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
I think many Calgarians want to know what the City thinks is “affordable “ housing; rents under \$1000/month, condos under what amount, houses under \$250,000? Reality is that that there must be “means” testing and in the case of condos and houses the owners MUST actually be the ones living there.
I am in support of affordable housing and densification but only in certain areas. The city needs to maintain a balance of both denser housing AND single family home districts. Mixing the two when the districts were not originally planned to do so will put a strain on the roads that are there.
Development signs ask for comment without enough specific information about plans for a property. Two closest to my home have not considered the current traffic and parking issues.
It doesn't matter as ur going to do whatever you want despite what voters want. I hope the hateful eight all lose next election
You should not be planning anything for after 2025. It is unlikely that Gondek and her group of 8 will be re-elected.
No focus should be put on EV's. It is a waste of time and money for a multitude of reasons.
NA
People probably won't like the parking thing, but it's more important that everyone has a place to park their kids at night. Having to drive everywhere really sucks too.
Where was the section on residential zones? While I recognize that some people may want to live in a mixed use building, we do not. We want to live in a quiet neighborhood with backyards and lots of trees. Where is that option in your survey?
High density housing/low income rentals is setting the city up for future failure, in terms of proper law enforcement, property maintenance and care, waste/recycling management, etc
Force enough underground parking. Transit has never been good enough to not own a car here. It's dangerous on streets while people are mad looking for parking



City Building Program

Phase 4 What We Heard Report – Verbatim Comments

September 2024

Get rid of mid block row housing. Loosen up regulations to make it easier to build mid rise apartment buildings instead.
Stop your propaganda agenda on all of us. Your climate change agenda is not priority to all and far left agenda spreading is not your job. Your job is to run the daily operations of the city (like the water pipeline for the city) if you were doing your job this would have been caught prior.
Please do not allow tall structures on quiet residential streets in mature neighborhoods. We could have 8-12 units built next to us and peering into our yard.
This survey, like all the other ones I've seen from the City, starts off and ends up with a bias of what Planning has already decided. Waste of time.
Some cities require rooftops to be either solar or organic to reduce urban heat effect. Something to consider.
I don't know why I bother filling out this survey. The city could care less about what citizens are have to say. The majority of Calgarians didn't want rezoning but you did it anyways.
Average household regardless of income has 1-1.4 cars per household. PARKING MINIMUMS NEED TO BE INCREASED!!!!
The blanket rezoning eliminated years of well done city planning. It is lazy, instead of rezoning one project at a time. As well, people are more upset then if the reasoning was handled on a case by case basis as in the past. Poor performance by city council is going to cause more difficulties
Bike lanes and sidewalk bump outs actually increase the time I spend idling, instead of being able to turn.
I do not like the new blanket zoning and did not feel that it's passage reflected community support.
Make it easier for first time home buyers to buy an old affordable home over developers buying up rows of heritage houses and reselling as expensive, cheaply made duplexes with no parking. Families can't compete with developers and the rezoning is making it even harder to buy a place.
As explained by an overwhelming majority of Calgarians, the only feedback you need is to repeal the bylaw. The people of this city overwhelmingly spoke out against this, and proceeding with it constitutes an attack on Calgary and our people.
Remove blanket rezoning. Do NOT allow the building of 6, 8, 10 unit homes in mid-block. Perhaps on a corner lot, but not mid-block.
City land being freed up for housing has to be for affordable housing only.
This entire agenda is unhinged! It's nothing more than a UN WEF Agenda 2030. It's meant to enslave and destroy the economy of the middle class.
Calgarys transit is inefficient to say the least so proposing less or no parking for multi family assuming people with use transit is unrealistic unless the transit system is expanded and overhauled.
Please rethink the foolishness of the new zoning bylaws.
This survey is an absolute joke. Shame on this council and the current pathetic mayor

There is no climate emergency. Stop trying to shove it down our throats. Stop building bike lanes that get little or no use. We live in a winter climate and need energy that works, i.e. natural gas. You need to prioritize fixing our roads and infrastructure that you have neglected.
A few people on council and our mayor should NOT make decisions that affect the biggest and most important purchase of our lifetime- our homes. I don't believe you are representing your constituents. Our taxes rise and our quality of life declines. Tiny apartments and crammed public parks. PLS STOP
Go back to R1 and repeal blanket rezoning
Update the bilaws to align with the environmental needs of the city : grass could be a bit taller to be drought-tolerant, wild flowers should be allowed on the whole property
I think the city needs to prioritize transit areas and TOD (Transit Oriented Development), with the ability for no parking, and multimodal transport from these TOD's
Please consider allowing accessory commercial units.
Parking is the antithesis of anything the city wants, but will happily profit from the fees. Had there ever been a holistic plan for the city, transit options would be in place or allocated space before the developer got his hands on it, but it hasn't. That's why your Green Line has failed.
Hoping you don't take my responses and manipulate them to support your own agendas. This is the first time in my 50 years living in Calgary that I have felt such distrust in our local government.
I wanted R-1 legacy. You made a FOOL out of me. You sat there dumb and followed Mayor Jyoti Gondek, who betrayed us all. I don't trust anything you say, do, mean to represent, present. You have fouled up R-1, LRT, water feeder main and are now increasing taxes to support squadrons of morons.
A minimum parking requirement is still needed in Calgary. This could be revisited in time if its noted that people are actually transitioning to other modes of transport.
Generally see a rush to densification with little to no thought to existing residents. e.g. impact of shading from tall towers, strain on infrastructure and services.
Prior to focusing on changes in a new direction such as less parking where there is more transit, they should first consider why people use there own vehicle first and what are the barriers to using transit. As transit is already there and people are not using it. That should first be answered.
Future EVs will have a much longer range, making charging at the office unnecessary. Investing in such infrastructure would be extremely wasteful, both environmentally and financially.
There should be a strong focus on energy conservation, incentivizing going well beyond the bare minimums of our weak outdated building codes. Hasty profit-focused builders will make the worst buildings code will allow, and society is stuck paying the energy costs for the life of the building.
Please stop this environmental bullcrap. Allow for plenty of parking space so people don't have to drive in circles to find a stupid parking space. Here everyone drives I repeat EVERYONE DRIVES and CARS ARE NOT GOING AWAY!!!!
We need to get away from minimum parking requirements in denser areas. Allowing more parking only create more cars and more traffic that is unnecessary. This does however come with the caveat of needing to be offset with better public transit. Ours is terrible! Losing the green line is a joke

I have serious concerns about our single family dwelling community being negatively affected by more multi family housing. Property values will go down, more vehicle traffic, etc
green line would benefit many living in north central and southeast calgary, as well as provide access to the airport, providing more passengers. it would also effectively replace the 301 BRT, which has many daily passengers. North pointe is also a central bus hub, providing more passengers.
Let people who own detached residence enjoy their neighborhood instead of crowding them with a bunch of cheap unsightly condos.
Parking needs to be readily available in all areas. Many jobs require vehicles and are not conducive to biking and public transportation. Transit is not well designed in our city and therefore parking needs to be prioritized.
Freeing up parking space for housing is bad. Better service from Calgary Parking Authority is needed. Calgary Authority said it would be 4 to 6 weeks to arrange for the car to be towed (parked in front of Canada Post mail boxes for 4 weeks).
Parking is a huge problem already. The more people and businesses we cram into communities the worse it will get. We are being asked to de-carbonize and get EV's. Unless you are wealthy enough to own a home with off street parking AND upgrade it to accommodate charging, densification will fail.
Please don't move ahead with blanket changes to zoning existing residential areas. Any changes need to be carefully reviewed and considered on a neighbourhood by neighbourhood basis. Changes from single family should be voted on by the residents of that neighbourhood.
Forcing developers to incorporate good practices isn't necessarily a good thing. Costs and proven technology isn't always available or practical. City needs to look at this. Example having minimum number of EV stations when the number of electric cars is small penalizes the developer with no demand.
Ensure builders/renovators are licensed & insured. Way too many fly by night outfits that are not following building codes/electrical codes, worker safety. In the past few months in my area alone I have seen many safety violations.
Lack of parking places stress on residents, increases risk of accidents (drivers focus on finding parking rather than driving), and increases GHG emissions as drivers seek out an available parking spot.
Not providing adequate parking to areas in a city where LRT /BRT access is limited, nor considered safe , doesn't get to high density areas like deep NE, SE, or even the airport is irresponsible. Target better transportation 1st then people will reduce vehicle use
The city could do a much better job presenting checks and balances. This feels quite imposing. The city should fund communities to create and integrate community members in the densification proposed.
I am disgusted with the community engagement to date as I feel that the City does not care about feedback and has already made their decision. If the '000s of pages of feedback didn't work, what would??!
1.2 parking stalls per unit in residential developments is a nightmare for everyone. There's not enough space on streets to accommodate extra parking and few families own only 1 vehicles. 2 & 3 bedrooms are not always families. Most don't work walking distance from home.

Please cancel blanket rezoning. 70% of Calgarians do not want blanket rezoning in their neighborhoods.
All the new builds in older hoods are a .5 parking, which is unacceptable. Calgary is a city where you need a car and very unsafe to travel on transit. Until you get controlled entry into the transit system/LRt it will continue to be filled with erratic drug users.
I would like to see greater support for community led infrastructure such as community gardens, microgrids and community ISPs.
Calgarians are not interested in you rezoning which is disguised 15 min cities. This should be put to a referendum and not decided by an already jeopardized council.
I think your whole idea is a joke. We do not have the ability to fit more people into this city within already built communities. Not enough schools, not enough parking, not enough of anything, quite frankly.
EV parking should not be next to buildings or in parkades. Lots of fires from batteries
I think you are missing the facts that those with out cars also need parking for Amazon/UPS, food deliveries child/pet car pooling, homecare, social workers, community nurses, family members, loading and unloading passengers SAFELY.
We did not vote for your Climate Strategy. We live in a WINTER city. I am driving. Never mind your transit stations are access pool of drug addicts and criminals, feces, urine and spit. I am not interested in going anywhere using your inefficient, unsafe and dirty transit.
Enough with the WEF agenda we do not support it
New zoning for residential areas should only apply to new residential areas that are not built yet and should not apply to current residential areas. People will not want extra properties built on their street or reduced parking on street caused by extra units being built.
I am disappointed that the city is rezoning my area - now that I have finished paying for my house they change the rules.NOT fair to homeowners!!!!!!!!
Back to EV parking. With the batteries unsafe, some places won't even allow them. We don't have the electric grid to support it either. Electricity in Calgary is expensive, need to find a way to lower the price.
Will Direct Controls be reviewed and amended to align with the ZBL? I've indicated easy to find parking as much of the city is not served by accessible transit (ie LRT). Please consider that some areas of the city may be inaccessible due to limited transit access.
LOWER parking rates and give us parking!!!! There is NO train in SE Calgary and transit is terrible and times are unreliable. Some of us simply need to drive to meet family and work obligations
Hoping that the city will listen.
There is no definition of "hard surfaced area" for bicycle parking. This had led to development confusion in the past.
The parking question was stupid, I don't care about emissions, but Walmart doesn't need 500 parking spots that never get filled.

I'm all for less parking where it's not needed but not because of the emissions - in an EV future that seems less relevant. So this question felt a bit frustrating: you offered two outcomes from less parking in the suggestion and only one on the slider. Not sure about that question design.
we need to develop less and invest in a more locally focused, small footprint and lower emissions future
Cat's out of the bag with rezoning, we'll be having a parking mess on heretofore quiet residential streets....all thanks to the city for not listening to it's residents (blanket rezoning). The allure of Trudeau-dollars bribe money, which is really our money.
I think the city should encourage putting solar over parking lots. It would provide shade and protection from hail and snow
Increase permitted use in designated zones. Descretionary use adds risk and discourages development.
Making all uses permitted uses and simplification of the Bylaw are most important
All residential locations require parking. It is ridiculous to claim everyone walks, cycles or uses Transit. The c-train is not safe to use. Please allow more than .05 of a car to park. Calgary is a car city so please consider that. Face reality we do not all cycle, ride transit or walk.
Older neighbourhood building heights should be valued and respected.
Again, why didn't the city take what citizens were saying about blanket rezoning seriously and provide a survey like this prior to ramming it down our throats? I remain 100% opposed to filling up every single residential property with the biggest and most expensive house or houses they can build.
Quit wasting time and money on this and fix critical infrastructure first to support any changes!
The zoning bylaw should re-asses the built form allowed by RCG buildings and reassess the contextual single and semi detached bylaws. If RCG can built with such high density, make it easier for single and semi detached dwellings to go through development process.
No
Protect our urban canopy and provide more parks and open space. Developers should not be driving our planning-- they are driving up prices by purchasing all of the more affordable lots. No to blanket rezoning. Focus density along the LRT. Off site levies should be paid for by developers.
This Marxist ideology of various members of Council is a slap in the face to Calgarians and you should be ashamed of yourselves. Calgarians do not care about these ideologies.
Please consider that the price of housing and the market for housing is unsustainable. Young families & singles should have options for long term detached houses (on smaller lots or with lower square footage) while being able to contribute to the economy and have a small disposable income.
Blanket rezoning doesn't take into consideration the specific needs of individual communities. For example, smaller communities like North Haven NW only have 2 entrances/exits, which are already congested at peak times. Whereas other communities could handle more traffic/parking and accommodate
You Completely forgot that some people are disabled and in a hard winter climate we need to park. The city has failed in all of its climate emergency initiatives, which are zero. We do need protected by lanes and you don't even mention those.

Park spaces need to be expanded and protected. This survey is set up so that if you click to read more about the zones, your input is lost in the check boxes!!! Error is in the way the link opens, not to a new page, but so you have to use the back arrow to see the survey again! What a waste!
I LOVE IT! I love the changes related to bike parking, green buildings, removing parking minimums, and the simplified zone system. I hope the team stays strong and weathers the storm of people raging about parking and protecting single detached-only communities. Calgary NEEDS this. Thank you!
There is too much parking available downtown that sits empty majority of the time. New developments especially apartments should consider the fact that many people who live downtown have at most 1 car but most likely bike or walk so less car parking is needed.
More parking less EV junk as they are worse for the environment, stop all the social engineering. spend the money on policing to make the LRT safe and arrest all the homeless
"Mixed Use" assumes that it is the exception to the rule of specialized zoning. Why not have a "General" zone instead (G-Low, G-Mid, G-High)? This makes the classical zones (Res, Com, Ind) the exceptions instead of the rule, leading to more human-oriented developments (rather than car-oriented).
Make the process of obtaining a land use amendment faster. Remove parking minimums across the city. Mixed-use should not be a specialized zone, but the default. Residential and commercial allowed together in all current residential areas.
Consider ways to reduce construction waste, and waste after buildings are constructed (green bins, low flow water, passive solar etc).
-300 mm of top soil should be a requirement to help us conserve water. -permit for an underground irrigation system so that we do not have irrigation system installed that waste water. The permit similar to the Water Managed Sites program, ensuring the proper devices are installed.
Increased bike parking is great - but it needs to be secure. Solar should be promoted, not just "readiness". New developments should be required to include alternate, low GHG energy sources. Costs should be covered by developers, not passed to residents.
"Lower emissions from motor vehicles" and "Easy to find parking" is not even the most compelling argument here. I'd include several sliders here that all make it seem extremely selfish to demand parking minimums from the city. Housing affordability, business opportunity, it's all connected.
Cars kill people, cause obesity, and drive climate change. Even EVs still mow down children. Focus on traditional transportation values such as walking and biking.
Please be ambitious with this zoning bylaw. Remove parking requirements. Remove developer restrictions. Let local businesses open up wherever. Highlight the opportunities that doing this will bring communities and how any downsides can be solved with public realm improvements.
We don't need parking regulations and already have too much parking



City Building Program

Phase 4 What We Heard Report – Verbatim Comments

September 2024

Future Engagement

We asked about which topics in the new Zoning Bylaw Calgarians want to explore further during future engagement sessions.

We asked: which of the following topics in the new Zoning Bylaw would you like to explore in more detail through future engagement? (select all that apply)

- Housing zones
- Mixed Use zones
- Downtown zones
- Commercial zones
- Industrial zones
- Special Purpose zones
- Land uses
- General regulations
- Parking
- Other

We asked: How would you like to learn more and provide input on the new Zoning Bylaw in the future?

- Educational content (Videos, summary sheets, newsletters, etc.)
- Opportunities to provide input to the project team in person (workshops, focus groups, open-houses, etc.)
- Opportunities to provide input to the project team virtually (online workshops, online webinars, online surveys, etc.)
- Other