



Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

proposed citywide rezoning change

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

In opposition

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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

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

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

First name [required] AMIT

Last name [required] MEHTA

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Not agreed on rezoning of residential properties.

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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First name [required] Ron

Last name [required] Dobson

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What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I support the process to reverse Rezoning for Housing.
Thank you to the new city council members for championing this process to reverse Rezoning for Housing.



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First name [required] Kelvin

Last name [required] Ng

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Mar 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

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Hi there,
I'd like to just write in support of the repealing of blanket city wide rezoning. Although the efforts and purported goals of this were to increase affordability of housing, I would suspect that the data by in large does not support this. The ultimate winners of this are developers who snatch up old loats, subdivide to build 2/3/4 (or even more) units on the same lot, and often at prices that do not significantly differ from when there was a single house on the lot.

In addition, a lot of the infrastructure that's built is not meant to handle this type of density. Areas that can support it, for example adjacent to ctrain stations makes sense when you're not in a area of primarily single family detached 2 story houses. But to suddenly allow for things like 3 story homes right next to single levels both doesn't make sense, nor has it really solved the alleged problem we have of affordability.

Finally on the note of losing Federal funding, just because we're getting something, if it doesn't best suit the needs of the city, it doesn't mean that we should hold on to this at all costs.

I understand that this submission is possibly being submitted late and may not make it to council in time, but i hope you will include it if possible.



Thanks,
Kelvin



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First name [required] **Amber**

Last name [required] **Anderson**

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What meeting do you wish to comment on? (If you are provid- **Council**



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Proposed Citywide Rezoning Change

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

In favour

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First name [required] Valerie

Last name [required] Barnes

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Proposed Citywide Rezoning Change

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

In favour

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

The need for housing and the inclusion of higher density development in Calgary is obvious. And it WAS possible to do this in a way that respected the character of existing communities UNTIL the implementation of the Blanket Rezoning disaster in 2024. Because of the Blanket Rezoning mistake, we, and our neighbours, are now faced with the many negative impacts of the plan by Arcadis to erect four monstrous 26-storey towers in Acadia on the small Heritage Plaza property immediately adjacent to our condo building. This developer was 'clever' in deciding to build this horrid project in stages, ensuring the full and cumulative consequences to us are never considered or addressed. Thanks to the Blanket Rezoning fiasco, there was no consideration given to the harms that will result from the developer's construction practices, no assurances given regarding responsibilities of monitoring during construction, and no information given for any recourse on our part for property damage, compensation, or repair. The addition of another 1000 rental units on this site is unprecedented, extreme, and will overwhelm the already stressed traffic and parking realities, exacerbate safety issues for pedestrians, and put immense pressure on current LRT and transit. Because we are situated immediately next to this development, it will have a HUGE negative impact on our ability to enjoy our property, and will crash our own property values. I am absolutely in favour of this current process to repeal the disaster of the Blanket Rezoning mistake. We were very disappointed with the City's approval in 2024 of Blanket Rezoning as it was nothing more than a poorly thought out push for intense densification at any cost, rather than considered densification that fits within the character of



well established, existing communities. Unfortunately, repealing the Blanket Rezoning mistake will not prevent or mitigate the effects the Arcadis development will have on us. We absolutely believe that before the Blanket Rezoning mess, the development of the Heritage Plaza site could have been planned in a way that would have reflected and maintained the existing character of the community, respected the well being of existing Acadia residents, while adding an appropriate number of new housing units. Also, The Arcadis project will not support Calgarians wishing to get a foot in the door of home ownership as every one of the units planned are rentals.

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First name [required]	Norma
Last name [required]	Thurston
How do you wish to attend?	
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	No services required
What meeting do you wish to comment on? (If you are provid-	Council

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I do not support the existing city-wide blanket rezoning policy, (BUZ, 2024) particularly the R-CG designation assigned to Elbow Park, the community in which I live. I support the repeal of BUZ. Elbow Park was not built for a drastic increase in density considering a myriad of factors such as existing infrastructure capacity (water, sewer, electrical, roads and schools), the existence of many heritage homes and buildings, and the well developed tree canopy and green spaces that exist on individual homeowners' properties. Presently there is a less than the recommended percentage of public green areas within the Elbow Park community, a deterrent to blanket rezoning. Additionally, Elbow Park is not classified as a walkable community; many households are not within reasonable walking distance of grocery and other stores nor are they close to rapid public transport, all of which are further deterrents to successful blanket rezoning.

Each Calgary community should be assessed according to its individual characteristics to shape rezoning recommendations considering residents' input and these should be introduced gradually to effect changes successfully. For example, I live on a hill with a steep decline at the rear edge of the lot and without a back alley; under, 8 households could be constructed on this property, ludicrous if one considers extra costs with development and safety/topographical features, and parking. And recently the adjacent community of Marda Loop has undergone drastic changes so that many luxury rentals now are available (not affordable housing), clogged impassable roads exist, parking is insufficient, and store owners have suffered crippling losses, in part because of the



need to improve infrastructure capacity.

Please repeal BUZ in Calgary, seriously assess each community's characteristics and listen to community input before suggestions or recommending rezoning changes. I recognize the need for change to inner-city communities such as occurs in most large cities. Possibly start with laneway houses and duplexes, listen to community suggestions and avoid a top down approach which previously was shown to be unsuccessful and politically detrimental.

Thank you. For considering my suggestions.

Norma Thurston [REDACTED] Phone [REDACTED]
1111 38 Ave. SW. Calgary Alberta T2T 2J3



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First name [required] Rick

Last name [required] Miller

How do you wish to attend? Remotely

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Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am presenting this submission in support of repealing the Blanket Rezoning Policy. Blanket Rezoning has been a failure. It has not contributed significantly to the drop in housing prices, supply of affordable housing or increase in overall housing supply. The real estate market is cyclical based on changing supply and demand. Much of the housing shortage Calgary recently faced was due to international and domestic migration, primarily from BC and Ontario. That due primarily to the fact that Calgary housing was and remains relatively affordable compared to other major Canadian cities. By the time Council approved the Blanket Rezoning Policy, the housing industry had already started to address the shortage with increased housing applications and construction. As we have seen, housing starts in Calgary skyrocketed and housing targets were met and surpassed earlier than planned. The number of "Blanket Rezoning" units represented a small percentage of total housing starts. We also know that Blanket Rezoning has contributed to a rise in property prices in impacted neighbourhoods as it increases the value of a single-family property to a lot with 4 to as many as 12 units. We have seen a drop in housing and rental costs in Calgary but this was not due to Blanket Rezoning. This has been a country-wide trend due to declining demand and increasing housing supply. Some Blanket Rezoning proponents claim that it is needed to allow people to "age in place". You don't need Blanket Rezoning to do this. Most residential properties allow basement suites and laneway homes and most neighbourhoods have areas already



zoned for multi-family developments. If more options are needed, there are many areas that are appropriate for higher density that could be rezoned to allow it. Some Blanket Rezoning proponents claim that it reduces approval time resulting in lower housing prices. We already know that Blanket Rezoning has not contributed to lower home prices. A speedier approval process for developments on properties already zoned for this purpose would be much more appropriate and effective. Blanket rezoning was a fast and easy long-term solution to a short-term problem. It has not been successful in contributing to the housing objectives and has done more harm than good. It has divided our community and created a great deal of stress and anxiety among those residents living in fear that the enjoyment of their home, property and neighbourhood could be negatively impacted.



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

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First name [required] Danny

Last name [required] Leung

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council



Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] Waltraut

Last name [required] Achmus

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Repeal blanket rezoning needs to be reset. Decreased immigration has reduced housing demand. CREB reports housing prices and rents are declining. Existing neighbourhoods weren't built for a drastic increase in density which would have an affect on the quality of life. Trees cannot be cut down which are crucial for our environment.



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First name [required]	Sithy
Last name [required]	Thaha
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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

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The long-term impact of Calgary's projected population growth—expected to surpass 2 million residents in the coming years with significant growth occurring in the 2025–2029 period—is a central factor in the ongoing debate over the city's R-CG zoning policy.

Projections indicate that this growth will require sustained, high-density housing development to accommodate 500,000 or more new residents over the next 15-20 years.

Long-Term Implications of Repealing Blanket Rezoning
Infrastructure Strain & Cost:

A return to restrictive zoning could result in a lost opportunity to curb urban sprawl. Relying on existing, underutilized infrastructure in established neighborhoods (schools, sewage, transit) is cited as a way to avoid high infrastructure costs associated with rapid expansion, according to urban planning perspectives.

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

Federal Funding Risk:

Repealing the blanket rezoning could jeopardize a significant amount of federal funding. Reports suggest that up to \$861 million in federal grants—including the Housing Accelerator Fund (HAF)—is linked to housing conditions that include the elimination of exclusionary zoning.

Development Slowdown:



The R-CG rezoning was designed to speed up development by eliminating the need for individual land-use amendments. Reintroducing these hurdles could reduce the rate of new housing construction, potentially intensifying housing shortages as the population increases.

Rather than calling the council again in about 5-7 years to reintroduce R-CG zoning, I urge Council to maintain the current R-CG base zoning and instead focus on refining the "Guide for Small Scale Housing" to address specific community concerns regarding design and setbacks, rather than a full-scale repeal.

Thank you for your time and for considering the long-term future of our city.



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First name [required] Zexi

Last name [required] Feng

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What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I think the city needs to allow the inner city communities to build higher density neighborhoods to combat urban sprawl and bring people back to downtown area and ultimately revitalize the area.



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First name [required] **Kim**

Last name [required] **Martin**

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- **Council**

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Mar 26, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

This was a short-sighted decision made by the City that has now tricked down to individual community members to fight against, costing more tax payer funds, time, bureaucracy and headaches. Who on council supports the heritage of our older neighbourhoods and buildings? The decades old trees and landscape? Just to be bulldozed down to the highest bidder.



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First name [required] **Greta**

Last name [required] **Ellsworth**

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What meeting do you wish to comment on? (If you are provid- **Council**

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please repeal the blanket rezoning. Densification needs to be more thoughtfully reimagined, considering quality of life for current home owners (enjoying their yards)...making space for more trees rather than less, to combat climate change, being selective about sites for density, rather than ruining neighborhoods. Surely, there must be experts in this area.



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First name [required] Jan

Last name [required] Fichtner

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What meeting do you wish to comment on? (If you are provid- Council

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We are absolutely opposed to the blanket rezoning. We have lived in Elbow Park for over 50 years because it is a wonderful community without multi-dwelling properties, excess traffic and criminal activity even though it's inner city. We have paid huge taxes for our properties and know most of our neighbors. Having 6 or 8 plexes go up, especially on the properties the province purchased after the flood would absolutely destroy the integrity of our community.



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First name [required] Sameet

Last name [required] Gill

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Mar 18, 2026

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[required] - max 75 characters

Ok

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

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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

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First name [required] Angela

Last name [required] Ten

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) I do not need this service.

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in opposition to the proposed changes to the citywide rezoning bylaw, as I feel these changes reflect the opinions of a small minority of older, privileged homeowners, and would come at the expense of young, new, and economically and systemically disadvantaged Calgarians. The current zoning policy in Calgary fills a gap in housing for townhomes and rowhomes, which are bigger than an apartment, but smaller than a single family home. They are the "missing middle" that prospective first time homebuyers such as myself need to be able to enter the housing market, and secure both stable housing and a vehicle for wealth-building. We are experiencing a housing crisis in Calgary, and the only thing that can solve it is by increasing supply. The current policy does exactly that; over the past year with the current rezoning policy, Calgary has seen a record number of housing starts. Housing prices HAVE dropped. The policy is already working to alleviate housing pressures. But it needs more time for it to really blossom into its full potential, and the current demand for housing still outstrips supply. Cutting the policy now is like digging up a seed a week after it's been planted because it hasn't yielded fruit yet. Of course it hasn't! It's still just a seed! Like this plant, the rezoning policy needs more time to prove its worth before being scrapped. While this reactive motion to repeal core parts of the strategy assuages the fears of some current Calgarians, it ultimately hurts all Calgarians, especially future Calgarians. It spreads the tax burden of maintaining utilities more fairly, as the current sprawled state of the city means that urban Calgarians are subsidizing utility costs for suburban Cal-



garians. It prevents urban sprawl. It provides justification to improve transit, and revitalize aging neighbourhoods and infrastructure. And most of all, it gives people more neighbours, friends, and community. Please do not waste any more taxpayer dollars and time on debating a policy that already recieved extensive public debate and support less than two years ago, which is an objective public good, and is a step in the right direction to address historic wrongs preventing sustainable growth in Calgary, just to appease a vocal minority of primarily white, older, and wealthier homeowners.

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First name [required] **Eric Mendoza**

Last name [required] **Mendoza**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) **Calgary**

What meeting do you wish to comment on? (If you are provid- **Council**

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 17, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change. do i have assurance my money back

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

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Eric Mendoza

[Redacted address]

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

Hi, I am Eric from Millcrest Green SW I just received a letter of Notice of Public Hearing on PlanningMatters.
Please accept my comment eventhough its already over the deadline (March 16,2026)reason that me and my wife usually didn't open the mailbox 1 Or 2 months because were focusing work to pay the bills.
anyway, I would like to express my concern regarding the rezoning. As a market value of my property is quitely high,do i have assurance my property worth value is protected throughout this process.
thank you



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First name [required] Md Reza

Last name [required] Rabbani

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) No

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Dear Sir/Madam,

I am writing to express my concern regarding the proposed rezoning of my property from R-CG to R-C1 as part of the repeal of citywide rezoning.

My property includes a legally approved secondary suite, which I invested in to align with the City of Calgary's direction toward increasing housing supply and affordability. The current R-CG zoning supports gentle density, diverse housing options, and efficient land use—objectives that are critical in addressing Calgary's growing housing demand.

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

Rezoning to R-C1 would reduce future flexibility for property owners like myself, limit the potential for incremental development, and may negatively impact property value by restricting land use options. This change also sends mixed signals to homeowners who have already invested in legal secondary suites in good faith under existing policies.

I respectfully request that the City reconsider this rezoning or provide clearer justification on how this aligns with long-term housing and density goals.

Thank you for your consideration.



Sincerely,
Reza Rabbani



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First name [required] Qing

Last name [required] Wei

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 16, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

HeritageCommunities Plan ApprovedbyCouncil already Frobisherblvd urban Lot

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

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Subject: Objection to Proposed Rezoning – 84–88 Frobisher Blvd SE (H-GO to RC-1)To the Planning Department of the City of Calgary, I am 84 and 88 Frobisher BLVD SE owner , writing to express my concern and objection regarding the proposed rezoning change in the 2026 Citywide Rezoning proposal that would redesignate the properties located at 84–88 Frobisher Blvd SE from H-GO to RC-1.This row of detached homes occupies lots that are generally between approximately 6,000 and 6,800 square feet in size, with generous frontage and ample on-site and street parking available along Frobisher Blvd SE. These lot dimensions are suitable for moderate density redevelopment and are consistent with the City's broader housing intensification goals.The location of these properties is particularly well suited for higher density or medium-density housing because of their excellent access to public transportation. The homes are located approximately 50 meters from the MAX Bus Rapid Transit line along Heritage Drive SE and only about 600 meters from the Heritage LRT Station. According to transit-oriented development principles, areas with this level of transit accessibility should support increased housing density rather than lower-density zoning.The surrounding area has already been gradually transitioning toward higher density development. There are multi-storey residential buildings nearby, including a three-storey apartment building directly across the street. The properties also face Heritage Drive SE, which is a major transportation corridor. Given this context, limiting these lots to RC-1 single-detached zoning would not reflect the existing or evolving character of the neighborhood.Furthermore, in 2024 the City approved



planning changes related to the Heritage community area, recognizing the opportunity for additional housing and redevelopment in appropriate locations. The row of homes along Frobisher Blvd SE is located directly along a major roadway and represents a logical location for moderate density housing that would not negatively impact the interior of the neighborhood. There are only around a dozen homes along this frontage. Allowing these properties to maintain zoning that supports redevelopment (such as RC-2 or similar moderate density designation) would not negatively affect surrounding residents. Instead, it would encourage revitalization of an aging housing stock, increase housing supply near transit, and support businesses in the area,



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First name [required] Kevin

Last name [required] Davis

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am writing to express my strong opposition to the 2024 rezoning changes and to urge Council to reverse them. In our area, the impact has been immediate and significant. A 10-unit building has been constructed directly across from our home, materially increasing density in a manner that is incompatible with the established character of the neighbourhood.

I am concerned that developments of this scale diminish the enjoyment, appearance, and value of surrounding properties. This particular building is visually intrusive, out of proportion with nearby homes, and obstructs views for neighbouring residents. In my opinion, the citywide rezoning approach failed to properly consider the real impacts on established communities.

Council should reverse these changes and pursue a more measured planning approach that respects neighbourhood context, protects existing homeowners, and ensures future development is compatible with the surrounding area.



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First name [required] Andrew

Last name [required] Low

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Andrew Low

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I believe the increased housing density needed to improve housing affordability should be focused around LRT stations and service centres such as shopping malls. The change should not blanket the whole city, particularly quiet residential neighbourhoods. I also believe that property developers seeking to build multiple residences on existing single family housing lots should have to demonstrate that they have the legal right to do so before they are granted a permit. They would need to own the lot and the lot would have to not have covenants restricting such development. The current city development planning process ignores these covenants. Ignoring these covenants drives up city administration costs by permitting and then overseeing appeals for projects that can not be built because of the restrictive covenants in place. It also wastes considerable time and financial resources for the neighbours (and voters/tax payers) involved in appealing the development permit and enforcing the covenants through the court processes.



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First name [required] AL

Last name [required] KORMOS

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Submission to repeal Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

LRT Parking conversions.pdf

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

I believe the City of Calgary should consider converting LRT parking lots to Affordable housing (see attached document) and we should continue the TOD Development policy as a means of increasing affordability without impacting Existing Residential Communities. If this requires a limited re-zoning on a case by case basis then this process could be stream lined and encouraged by offering tax incentives. We should also encourage low cost housing such as Mobile Home Parks and modular homes on private/public land with 100 year leases or other means to reduce land costs.

Submission to Calgary City Council to Repeal the Blanket Rezoning Bylaw

Date: December 12, 2025

Submitted by: Al M Kormos, Concerned Resident of Ward 4/Charleswood

Contact: [REDACTED]
[REDACTED]

To the Honourable Members of Calgary City Council,

As a resident of Calgary since 1969 I am deeply committed to the vitality and sustainability of our city, I write to implore you to repeal the blanket rezoning bylaw (Land Use Bylaw Amendments, CPC2024-0213, approved May 14, 2024). This policy, intended to boost housing supply under the *Home is Here: The City of Calgary's Housing Strategy 2024-2030*, has instead sown division, eroded community trust, and failed to deliver on its core promises. In the 18 months since its passage, it has not meaningfully improved affordability, has bypassed essential public input, and threatens the unique character of our neighborhoods.

With a new Council and Mayor Jeremy Farkas—who campaigned explicitly on repealing this bylaw—now in place, this is the moment to act decisively. Repealing it would restore democratic accountability, protect livability, and pave the way for targeted, community-led housing solutions. Below, I outline compelling reasons for repeal, followed by a comparison to the pre-2024 framework (rooted in the 2015-era Land Use Bylaw 1P2007), highlighting key differences that underscore the policy's flaws.

Why Repeal the Blanket Rezoning Bylaw? Strong Reasons Grounded in Evidence and Calgarian Values

1. Failure to Deliver Housing Affordability (see below MLS listing)

The bylaw's proponents promised it would flood the market with diverse, affordable options by rezoning most single- and low-density areas to Residential – Grade-Oriented (R-CG) or Residential – Low-Density Mixed Housing (R-G) districts, allowing townhouses, rowhouses, and multi-unit dwellings without individual applications. Yet, one year in, housing prices remain stubbornly high, with average home prices up 5% year-over-year as of September 2025, and rental vacancies at a crisis-level 1.2%. Developers have capitalized on the policy by demolishing single-family homes and erecting infill units sold at premium prices—often 20-30% above the original lot value for each unit—yielding windfalls for builders while adding zero truly affordable stock.

This isn't gentle densification; it's speculative profiteering that displaces families without easing the crunch. A Fraser Institute analysis confirms that while zoning reforms can help, blanket approaches like Calgary's ignore supply-chain barriers (e.g., labor shortages, high material costs), resulting in "negligible" affordability gains. Repeal would refocus efforts on incentives like inclusionary zoning or modular housing subsidies, truly addressing the needs of young families and low-income renters.

Address	Price	Beds	Baths	Sq. Ft.	Built	MLS	Days
1848 24 Ave NW CALGARY AB T2M3T6	\$675K	4	4	1308	2025	A2259247	n/a
2504 18 St NW CALGARY AB T2M3T6	\$699K	4	4	1305	2025	A2271413	n/a
1849 24 Ave NW CALGARY AB T2M3T6	\$660K	4	4	1319	2025	A2273937	n/a
1844 24 Ave NW CALGARY AB T2M3T6	\$680K	4	4	1305	2025	A2273927	n/a
1632 20 Ave NW #108 CALGARY AB T2M 1S8	\$670K	3	3	1687	2018	A2263911	n/a
1632 20 Ave NW #109 CALGARY AB T2M 1S8	\$585K	3	3	1985	2018	A2272619	n/a
2528 17A St NW CALGARY AB T2M 3S8	\$574K	2	2	840	1955	A2269090	n/a
3808 Morley Tr NW CALGARY AB T2M 4H2	\$899K	6	3	1251	1956	A2267799	n/a
2224 24 Ave NW CALGARY AB T2M 1Z7	\$799K	5	2	1680	1955	A2257380	n/a
2204 25 Ave NW CALGARY AB T2M 2C1	\$849K	4	2	1175	1954	A2273568	n/a
2412 22 St NW CALGARY AB T2M 3W6	\$810K	3	2	997	1952	A2262810	n/a
1740 20 Ave NW CALGARY AB T2M 1H1	\$999K	6	2	1126	1952	A2273701	n/a

2. Erosion of Responsible, Community-Led Development

Blanket rezoning abdicates Council's oversight, handing unchecked power to profit-driven developers. Unlike targeted growth near transit hubs, it permits density anywhere, ignoring infrastructure capacity. City administration claims "negligible" strain on water, roads, and parks since October 2024, but residents report surging traffic, parking chaos, and overwhelmed services in areas like Varsity and Glenbrook—issues unaddressed by the policy's one-size-fits-all model.

Moreover, it contradicts Calgary's environmental commitments. The bylaw's push for infill eliminates mature trees and green spaces critical for urban cooling and carbon absorption, clashing with the 2023 Climate Strategy's goals to plant 1 million trees by 2030. Repealing it would reinstate site-specific reviews, ensuring developments align with Local Area Plans and Transit-Oriented Development principles, fostering sustainable growth that benefits all Calgarians.

3. Diminished Quality of Life and Neighborhood Character

Calgarians in established communities paid premiums for low-density living—spacious lots, quiet streets, and communal green belts. The bylaw upends this, allowing rowhouses and fourplexes in single-family zones, fragmenting skylines and intensifying noise and shadows. Public hearings in 2024 drew record opposition (over 10,000 submissions), with 70% of respondents fearing loss of "neighborhood identity." Families are already fleeing to suburbs like Airdrie, exacerbating urban sprawl—the very problem the policy aimed to curb.

Without recourse beyond costly appeals, residents feel powerless. Repeal would honor the "gentle density" ethos, preserving what makes Calgary's 200+ neighborhoods vibrant and distinct.

4. Undermining Democratic Principles and Lacking a Mandate

No member on Council in 2024 campaigned on blanket rezoning in 2021; it emerged post-election as a rushed response to provincial pressure. Rejecting a plebiscite in March 2024—despite 60% public support for one—and the vast number of presenters opposed to the proposed by-law - silenced voters, violating the transparency enshrined in the Municipal Government Act. The 2025 election flipped the script: Mayor Farkas won on a repeal platform, with 52% of voters prioritizing "community control" over top-down zoning.

Enacting irreversible changes without endorsement erodes trust in local democracy. Repeal now would affirm Council's role as stewards, not dictators, and align with the new mandate for "targeted, community-informed" strategies.

Study: Defining "Affordable" Housing for Young Working Couples in Calgary

To underscore the bylaw's failure, consider what "affordable" truly means for a typical young working couple (ages 25-34) in Calgary. According to the Canada Mortgage and Housing Corporation (CMHC), housing is affordable if shelter costs (rent or mortgage, including utilities) do not exceed 30% of a household's before-tax income. This benchmark ensures families can cover essentials without financial strain.

- **Household Income Profile:** For individuals aged 25-34 in Calgary, the median annual income is approximately \$52,600. Assuming a dual-income couple—common among young professionals—this yields a median household income of about \$105,200. (Note: Broader couple family medians reach \$121,870 in 2023, but young childless couples often fall closer to this lower estimate.)
- **Affordable Shelter Threshold:** Applying the 30% rule, annual shelter costs should not exceed \$31,560 ($\$105,200 \times 0.30$), or \$2,630 monthly.
- **Current Market Reality:** As of December 2025, Calgary's median rent across all property types is \$1,809, but for a suitable 2-bedroom unit (essential for couples), averages climb to \$1,836–\$1,888. Even at the lower end, this consumes 27% of income—pushing the edge of affordability—while utilities add \$200–\$300, exceeding the threshold for many. Homeownership is even more elusive: Average prices sit at \$615,986, with monthly mortgage payments (5% down, 4% rate, 25-year amortization) around \$3,200, devouring 37% of income before taxes and maintenance.

Metric	Value for Young Couple (Median \$105,200 Income)	Current Calgary Market (Dec 2025)	% of Income Exceeded?
Affordable Monthly Shelter Max	\$2,630	-	-
Median 2-Bedroom Rent	-	\$1,836–\$1,888 (+ utilities: ~\$2,100)	24–27% (borderline; over with extras)
Average Home Price	-	\$615,986 (mortgage: ~\$3,200/mo)	37% (unaffordable)
Vacancy Rate	-	1.2%	Drives up costs via competition

This analysis reveals a stark gap: The blanket bylaw has not produced units within this affordability band, leaving young couples—vital to Calgary's workforce—priced out and delaying family formation. Targeted policies could mandate 20% affordable units in new developments, bridging this divide.

Comparison: Blanket Rezoning (2024) vs. Pre-2024 Framework (2015-Era Land Use Bylaw 1P2007)

The 2015 framework, under Land Use Bylaw 1P2007 (with amendments like Bylaw 40P2015 for code alignment), emphasized balanced, participatory growth aligned with the 2011 Municipal Development Plan (MDP). It required discretionary rezoning for density increases, ensuring fit with community plans. The 2024 bylaw's blanket approach discards these safeguards, prioritizing speed over scrutiny. Below is a side-by-side comparison of key differences:

Aspect	2015-Era Policy (Land Use Bylaw 1P2007)	2024 Blanket Rezoning Bylaw
Rezoning Process	Site-specific applications with mandatory public hearings and community consultation; changes from single-family (R-C1) to multi-unit required Council approval.	Citywide automatic rezoning to R-CG/R-G without applications or hearings; permits density "as-of-right."
Allowed Densities	Limited to context: Single/duplex in low-density zones; higher forms (e.g., rowhouses) only near transit or commercial nodes per MDP.	Universal permission for townhouses, rowhouses, and fourplexes in all residential areas, including quiet suburbs.
Community Input	Robust: Local Area Plans integrated resident feedback; appeals to Subdivision and Development Appeal Board.	Minimal: One-time 2024 hearing; no ongoing veto or review, leading to "powerlessness."
Infrastructure Safeguards	Phased growth tied to utility upgrades; density bonuses required impact assessments.	Self-certification by developers; admin reports "negligible" strain, but ignores localized overloads.
Environmental Alignment	Supported green infill with tree preservation rules; aligned with early sustainability goals.	Accelerates demolitions, reducing canopy cover by up to 15% in affected lots; conflicts with 2023 Climate Strategy.
Affordability Outcomes	Incremental supply growth (e.g., 5,000 units/year via targeted zones); stable prices in core areas.	Minimal new builds (under 2,000 units by mid-2025); prices rose despite policy.

This table illustrates how the 2024 bylaw trades deliberation for expediency, yielding unintended consequences. The 2015 model delivered steady, equitable growth—adding 25,000 housing units from 2015-2023 without widespread backlash. Returning to it, with modern updates, would balance supply and livability.

How the City Can Influence Construction of Housing in the \$300,000 Range by Addressing Land Values?

Land costs often account for 20-30% of total housing development expenses, making them a primary driver of unaffordable prices in Calgary, where escalating land values have pushed entry-level homes beyond reach. To encourage building in the \$300,000 range—roughly half the current average and aligned with what young couples could afford with monthly payments around \$1,500–\$1,800 (assuming standard terms)—the City must proactively intervene to reduce or subsidize land costs. This targeted approach contrasts with the blanket rezoning's hands-off model and can be implemented post-repeal through the following evidence-based strategies:

1. **Leverage City-Owned Surplus Land:** As outlined in Calgary's Corporate Affordable Housing Strategy (2016–2025) and recent initiatives like the Sandstone non-market housing development, the City can sell or lease surplus public land at below-market rates to non-profit developers or through public-private partnerships, earmarked for affordable projects. This directly lowers land acquisition costs, enabling builders to price units at \$300,000 while maintaining viability. For instance, dedicating 10-20% of annual surplus land disposals to such programs could yield hundreds of units annually.
2. **Implement Inclusionary Zoning with Density Bonuses:** Require new developments to include 10-20% affordable units (capped at \$300,000 sales price or equivalent rents), offset by allowing higher densities or expedited approvals. This spreads the "cost" of affordability across market-rate units without relying on blanket upzoning, and has proven effective in cities like Vancouver, where it has added thousands of below-market homes. In Calgary, tying this to Local Area Plans ensures community fit.
3. **Establish a Land Banking Program:** The City could acquire underutilized or foreclosed properties, holding them in a land bank for future affordable developments. By providing this land at nominal cost to qualified builders (e.g., via long-term leases), development costs drop significantly, making \$300,000 homes feasible for townhomes or condominiums in targeted areas. Alberta's Stronger Foundations strategy supports such provincial-municipal collaborations.
4. **Offer Financial Incentives Tied to Land Cost Reductions:** Provide property tax abatements, grants, or low-interest loans for projects that commit to \$300,000 units, particularly on high-value land. Combined with federal funding (e.g., \$300M+ secured since 2020) and provincial programs like the Affordable Housing Partnership, this could subsidize land equivalents, reducing effective costs by 15-25%. Streamlining permitting for these projects further cuts "soft" costs, amplifying impact.
5. **Promote Community Land Trusts (CLTs):** Partner with non-profits to create CLTs, where land is owned communally and leased long-term to homeowners at fixed, low rates, separating land from building costs. This model, successful in U.S. cities, keeps resale prices affordable in perpetuity and could be piloted in Calgary's inner suburbs, directly countering land speculation.

These measures, grounded in Calgary's existing strategies and best practices, would genuinely influence \$300,000-range housing without the blanket bylaw's drawbacks, fostering equitable growth.

Recommendations: Targeted Projects for Affordable Housing Below \$300,000

To operationalize these strategies, Council should prioritize scalable, innovative projects leveraging modular construction, non-profit partnerships, and federal/provincial funding. These would deliver below-\$300,000 homes (or equivalent rents of \$1,200–\$1,500/month for 1-2 bedrooms) in high-need areas like Forest Lawn, Marlborough, and downtown, focusing on energy-efficient, climate-resilient designs. Below are five recommended initiatives, drawing from ongoing successes like Attainable Homes and CMHC pilots, with projected outputs based on 2025 data:

Project Recommendation	Description	Projected Units & Cost	Funding/Partners	Timeline & Impact
Modular Downtown Expansion	Scale Attainable Homes' 84-unit modular project at 1007 Sixth Ave SW (under construction, completion Dec 2025) to a 200-unit series in Sunnyside and Beltline using factory-built ATCO/ Triple M modules. Emphasize 1-2 bedroom units with hail/wind-resistant features.	200 units at \$250k–\$290k (rents \$1,200–\$1,400/mo).	CMHC ACLP (\$64M+), City HIP rebates, ATCO Structures.	Q2 2026 start; adds 200 homes/year, cuts build time 50% vs. traditional.
Non-Market Land Sale Pilots	Accelerate Non-Market Land Sales on 5 surplus sites (e.g., near Green Line LRT) for non-profits to build townhomes/condos, capping sales at \$300k via subsidies. Target families earning <65% AMI.	400 units at <\$300k.	City NMLS (below-market land), Alberta Ecotrust (\$900k equity), federal AHF (\$12.9B committed).	2026 delivery; creates 835+ homes total, prioritizes transit access.
Rapid Modular Suites Initiative	Launch garden-suite program for 1,000 backyard ADUs using prefab kits (e.g., JayWest or Fine Point Cedar Homes designs), integrated with Secondary Suites Incentive.	1,000 units at \$180k–\$280k.	Provincial AHP (\$16M since 2023), CMHC RHI (\$228M), private incentives.	Permits expedited 2026; boosts supply 20% in suburbs, supports aging-in-place.
Indigenous-Led Resilient Builds	Partner with Tsuut'ina Nation for 150-unit modular project in Belmont, incorporating cultural designs and climate resilience (e.g., Aviva-funded hail-resistant materials).	150 units at \$220k–\$290k (rents <\$1,300/mo).	Aviva Canada (\$400k pilot), CMHC (\$23B ACLP), Indigenous Housing Capital Initiative.	Groundbreaking Q3 2026; addresses equity gaps, resilient to Alberta weather.
CAHF Leverage Campaign	Expand Calgary Affordable Housing Foundation's model to raise \$10M/year, funding 333 units via non-profits like Habitat for Humanity. Focus on mixed-income rowhouses.	333 units/year at \$300k avg.	CAHF fundraising (\$100M leverage), City Housing Capital Initiative (\$30.7M for 480 homes).	Ongoing from 2026; sustains 1,000+ units/decade, community-driven.
LRT Parkade Retrofit for TOD Housing	Retrofit 50% of surface parking at 10 key LRT stations (e.g., Franklin, Saddletowne) with 3-4 story parkades (inspired by East Village Platform Parkade), maintaining ~8,500 total stalls while freeing ~50% land (equivalent to 85 acres citywide) for below-market housing. Integrate modular builds for quick deployment, ensuring transit access.	1,000 units at \$240k–\$290k (rents \$1,100–\$1,400/mo).	City Transit Capital (\$100M+ for parkades), CMHC TOD Fund (\$50M), Onward Homes (as in Franklin pilot).	Phased 2026–2028; unlocks prime transit land for 1,000+ homes, reduces sprawl, maintains ridership.

Path Forward: Repeal and Replace

Council must direct Administration to repeal the bylaw by Q1 2026, as per Mayor Farkas's platform, and introduce a "Restoring Certainty" strategy: targeted densification in underused areas, streamlined permits for affordable projects, and renewed Local Area Plan engagements. This honors the 2025 electorate's voice and positions Calgary as a model for thoughtful urbanism.

I urge a special Council session to vote on repeal and invite public input. Calgary belongs to its residents—let's govern accordingly.

Sincerely,

Al M Kormos
Ward 4, Charleswood

Date: December 12, 2025

Submitted by: Al M Kormos, Concerned Resident of Ward 4/Charleswood

Contact: [REDACTED]
[REDACTED]

To the Honourable Members of Calgary City Council,

Expanded Detail: LRT Parkade Retrofit for Transit-Oriented Affordable Housing (TOD)

Goal Free up **50% of the land currently used for surface parking** at Calgary’s 45 LRT stations (total surface parking ≈ 170 acres / 69 hectares) while **maintaining or increasing the existing ~8,500 free parking stalls**. The freed land would be used exclusively for affordable/mixed-income housing priced at or below \$300,000 (or equivalent rents).

How to keep the same (or more) parking while freeing 50% of the land Surface parking is extremely inefficient: ~30–35 stalls per 1 acre (100–120 stalls per hectare). Structured parking (parkades) is 4–6× more efficient: **350–450 stalls per acre of footprint**.

Concrete plan (proven in Calgary already)

Station Example	Current Surface Stalls	Proposed Structure	Stalls After Retrofit	Land Freed	Potential Affordable Units
Heritage (largest)	1,430	5–6 storey parkade on 20% of current lot	1,500+	~80% freed	800–1,000 units
Crowfoot	900	4–5 storey on 25% of lot	1,000	~75% freed	500–600 units
Tuscany	850	4-storey on 30% of lot	900	~70% freed	450–550 units
Anderson	720	4-storey	800	~70% freed	400 units
Franklin	620	4-storey (already approved pilot with Onward Homes)	650	~65% freed	350 units
Kincora (new NW station site)	800 planned surface	Build 4-storey from day one	900	75% saved	500 units
10 priority stations total	~6,500 stalls	Modern 4–5 storey parkades	~7,200 stalls (+700 net gain)	~55 acres freed	3,500–4,500 units

City-wide potential (all 45 stations) If applied to all stations over 10–15 years → free up **85 acres** while **adding ~5,000–8,000 net new parking stalls** (future-proofing for Green Line).

Cost & Funding Model (already working in Calgary)

- Average cost per structured stall: \$35,000–\$45,000 (2025 dollars)
- Heritage-scale parkade (1,500 stalls): ~\$60M
- Funding sources that already exist or are committed:

- Federal Housing Accelerator Fund / CMHC TOD Fund (\$50M–\$100M available for Calgary TOD projects)
- Provincial Affordable Housing Partnership Program
- Green TRIP / Green Line infrastructure funding (parking is eligible)
- City of Calgary debt financing (paid back via ground-floor commercial + housing property taxes)
- P3 with developers (e.g., build & operate parkade, City leases back stalls for 99 years at \$1/yr)

Affordable Housing Model on Freed Land

- Land transferred to non-profit or co-op at \$0–\$1 nominal lease
- Require minimum 80% of units ≤\$300k sale / ≤\$1,400/mo rent (60–80% AMI)
- Use modular construction (50% faster, 20–30% cheaper)
- Proven precedent: Franklin Station pilot (2024–2026) – Onward Homes is already doing exactly this model with a 4-storey parkade + 350 affordable units.

Additional Wins

- Residents live 3–5 min walk from LRT → many won't need a car → actual parking demand drops 30–40% over time → even more land can be freed later
- Reduces urban heat island (less asphalt)
- Increases ridership (more people live at stations)
- No net loss of parking for commuters in the short/medium term

Recommendation to Council Adopt a “50-by-30” policy: By 2030, retrofit the 10 largest LRT surface lots with structured parking, freeing enough land for **minimum 4,000 permanently affordable homes** — all while adding net parking stalls and zero cost to taxpayers through existing federal/provincial funds.

This single strategy alone would deliver more affordable homes than the blanket rezoning has in its first 18 months — and it would be built in exactly the right places: on transit.



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

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

First name [required] Germaine

Last name [required] Conacher

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

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

I'm a long-time resident of Ward 7. Over the last 20 years I've lived in an original 1911 home, a duplex infill, and now a single-family infill on a 25 foot lot. I'm writing because I care deeply about our beautiful historic neighbourhoods and want to ensure we keep them vibrant, welcoming, and sustainable. I support adding more homes—responsible density and thoughtful new builds are essential to the city's future. However, blanket rezoning is producing outcomes that are problematic at the block level: Mid block multiplex forms with units front and back that disrupt street rhythm and overlook neighbours. Little to no parking provided, even when all units include secondary suites, which compounds parking stress on surrounding streets. Quality concerns with some builds: inadequate materials, poor site design, and limited attention to context. Loss of privacy and view corridors, along with shadowing and overlook that erode neighbourly relations. While city wide tools can speed approvals, they can also overlook design quality, street character, and infrastructure realities that differ block by block. I'm asking for your support to address these impacts—whether by voting against blanket rezoning as currently proposed or by insisting on safeguards and amendments that: Prioritize context sensitive forms (mass and placement) that fit mid block lots: setbacks, step backs, height transitions, and design that reduces overlook. Limit front/back duplex/multiplex mid block in favour of lane oriented forms where appropriate, to preserve street rhythm and privacy. Require stronger design and construction standards (materials, landscaping, site drainage, and noise/dust control during construction), with robust inspections and enforcement. Protect heritage character and streetscapes



through overlays or design guidelines in historic areas, and incentivize quality, family friendly units. Conduct block level impact checks (utilities, parking, shadow/overlook) and ensure genuine neighbourhood consultation before approvals. I appreciate the need to make room for more neighbours. My request is simply that we shape that growth carefully so it strengthens—not strains—our historic Ward 7 communities.



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First name [required] David

Last name [required] Paskevich

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

- Blanket rezoning is a one-size-fits-all policy that removes site-specific planning review.
- Infrastructure capacity (roads, parking, sewer, and emergency access) has not been clearly demonstrated at the community level.
- Recent water restrictions and water main failures highlight aging infrastructure challenges.
- Lake Bonavista was designed as a fixed-capacity recreational lake community.
- The blanket rezoning policy has not demonstrated clear affordability outcomes.
- Growth should be planned, context-sensitive, and evidence-based.
- Community perspectives should play an important role in shaping planning decisions.



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First name [required]	Claire
Last name [required]	Schumacher
How do you wish to attend?	
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	No translator needed
What meeting do you wish to comment on? (If you are provid-	Council



Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I do not support repealing the city-wide blanket rezoning. Calgary's population is growing and estimated to grow even more. Allowing for increased density in residential areas is key to a healthy city, reducing car-dependence. Density reduces the strain of having to provide extended infrastructure to suburbs. Please incorporate "10-minute city" urban design principles to make Calgary a great city for people of all ages and abilities.



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First name [required] **Josée**

Last name [required] **Blanchette**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) **No**

What meeting do you wish to comment on? (If you are provid- **Council**

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in the Windsor community. Since the rezoning for housing was approved by council in May 2024, my family and neighbours have witnessed an exponential growth in construction of unit housing. The increase in construction has resulted in excessive noise, overcrowded streets, litter, property damage from construction trucks, alleyway and road damage, increased criminal activity, and a huge population increase in our neighbourhood. In my opinion, the growth in unit housing has decreased the appeal and safety of this neighbourhood. It needs to go back to the previous zoning restrictions as things have gotten out of hand.



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First name [required] Patti

Last name [required] Pansky

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Calgary

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed City Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a Mount Pleasant home and land owner on 29 Ave NW and since May 2024 the amount of multi housing at the end of the street and neighborhood is absolutely ridiculous. There are so many doors on each building it is impossible to know how many people live in the building, how well constructed they were, congestion, fire hazard and where are they going to park. Mount Pleasant is lovely neighborhood with a mix of old and new housing but the new congestion created is ridiculous and must be stopped.



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First name [required] Robert

Last name [required] Runnalls

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council



Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Calgary Rezoning Bylaw - March 18, 2026.docx

ATTACHMENT_02_FILENAME

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

REPEAL THE BLANKET UPZONING BYLAW - MARCH 18, 2026

We are writing with a very strong vote to repeal the recent upzoning regulation. We had made a previous submission to the City to oppose this regulation as part of the 70+% of Calgarians whose voices the previous City council chose to undemocratically ignore. Current City council must realize they were voted in specifically to repeal this misguided upzoning law.

Here is a concrete example of the negative impact of this blanket re-zoning in our NW Collingwood neighborhood. Within a couple of weeks of the City passing this misguided upzoning law in September 2025 a developer very rapidly obtained City approval to build two single detached houses on a 60 ft wide lot at 1908 Cayuga Dr NW, previously designated R1. The City gave this developer this approval despite the following issues. The developer would have to: (1) cut down a healthy 60 year old City-owned spruce tree valued by the City's tree assessment at over \$25,000; (2) use City resources to reconfigure the underground utilities from single to double property access for electricity, water and sewer; (3) use City resources to relocate a fire hydrant located in the middle of the lot width in order for the developer to build dual home driveway access.

City permission was given to this developer under the banner of "affordable housing" despite the following: the developer spent \$1.05 million for just the lot purchase. So, given the costs to demolish / remove the existing home, plus rebuild underground utility infrastructure, plus relocate a fire hydrant, plus a \$25,000 penalty for removing an assessed City-owned tree, plus building two single detached homes with driveways and garages, the realistic purchase price of each of these two "affordable homes" would easily be in excess of \$1 million. Realtors in our neighborhood estimated that the developer would likely list each home in the \$1.2 million range. Affordable?

The developer obtained City approval despite the fact that this lot satisfied none of the City's upzoning criteria: it is not on any bus route, it is not walkable to any LRT station, it has no back-lane access for parking, and it would destroy the City's tree canopy.

What was the impact of this approved development on the neighborhood? Anger. Our entire segment of Collingwood realized that if a developer can easily get City permission to build unaffordable, but very lucrative to the developer multiple housing on a lot like 1908 Cayuga Dr NW with all of its mentioned problematic logistical build issues, then absolutely every lot in the community was at risk of the same fate. The developer's proposal so angered our community that the community rallied together to formalize their opposition. After multiple sessions with the developer, the developer finally realized the logistical challenges and costs of what they planned to do, as well as the opposition they would face from an angry neighborhood.

The end result was the developer backed out of their rushed, misguided plan and sold the property to a family which is currently in the process of doing a lovely renovation of the existing mid-century home, and so saving the City's tree canopy, saving the City utilities relocation costs, not to mention providing great relief to 1908's immediate neighbours who would have lost significant privacy, parking access in front of their own homes, sunlight and garden health from the developer's planned intrusive builds.

This is a real-world example where under this new upzoning law, the City is violating its own goals, developers are rushing to acquire properties that are unsuitable to making the city a better community, and that entire communities are being angered when they are seeing the negative effects on adjacent

property owners of developers' lucrative plans that severely impact adjoining privacy, parking, and natural environments for absolutely no gain for "affordable housing".

In our 48 years of living in Calgary there has not been a municipal regulation that can so negatively affect the enjoyment of living in our homes as this blanket R-CG re-zoning. No other proposal by City Admin in 4 decades has so upset and angered every Calgary friend and neighbour we have talked with.

We demand that City council uphold democracy and repeal this misguided, damaging upzoning law.

Robert & Barbara Runnalls
Collingwood Community, NW Calgary



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First name [required] Michele

Last name [required] Barrett

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What meeting do you wish to comment on? (If you are provid- Standing Policy Committee on Infrastructure and Planning

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We were strongly against the blanket rezoning that Gondek pushed through; this essentially forced our household to respond by obtaining a Restricted Covenant on our property. We support repealing the blanket upzoning. We want a reset to previous zoning bylaws, no amendments. We chose to buy into our neighbourhood for the quiet character that exists. We chose to pay more for that, knowing that drastic increases in density would negatively impact the infrastructure and personality of the community. One-size-fits-all zoning disrespects all Calgarians' rights to finding housing/neighbourhoods that best fit their family's needs. Blanket rezoning also threatens property values of existing homes when multiplexes are build next to them. It's urgent that Gondek's blanket rezoning fiasco is repealed ASAP before more neighborhoods are irreversibly destroyed.

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First name [required]

Kelly

Last name [required]

Goobie

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid-

Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Kelly Goobie
7132 Bow Crescent NW
Calgary, AB
T3B 2B9

March 18, 2026

City of Calgary Clerk's office
PO Box 2100, Postal Station "M"
Calgary, Ab
T2P 2M5

Thank you for your letter: Notice of Public Hearing On Planning Matters. I received it today.

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

We have no concerns in returning to the zoning of residential properties back to what existed before the City-wide rezoning for housing in 2024, as long as when our property sells, the buyer can remove the house, foundation and garage as it exists and build a completely new structure.

There is hearsay from individuals on Bow Crescent NW, that if we go back to low den-

sity residential zones, that existing building foundations would have to remain and new structures be built only on the existing foundation. We are opposed to this.

Furthermore, I would like restrictive covenants to be easily removed to remove trees as that pose a risk to personal and structural safety.

Thank you,

Kelly Goobie





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First name [required] Jose

Last name [required] Celdran

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

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First name [required] Lanna

Last name [required] Petterson

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Hello,

I appreciate the opportunity to submit comments to the public record.

I am a citizen of Ward 14 and I am in opposition to the repeal of RCG.

We are currently in a housing crisis. Young people, families, seniors, and other hard working people in Calgary are struggling to pay for rent, to find an appropriate house that they can afford, or to find the type of home that they need. It is not in our interest to add a layer of red tape to meet this need.

It is financially irresponsible to repeal blanket rezoning. We currently have a ring of communities that are being subsidized by the property taxes of the more dense inner and outer city. We need our tax dollars to be, instead, going to pay for the billions of infrastructure costs that Councillors have noted are coming down the pipeline. Additionally, if we pull back upzoning in the city, we risk forgoing around 800 million in federal funding. Alberta gives a lot of money to the federal government. We can not miss out on an opportunity to receive money back. This money is needed to support affordable housing in the city and to expand and complete or transit system.

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

We need greater density and less sprawl if we hope to achieve our climate goals. When the city is sprawled with areas of low density, people use their vehicles more, It



is difficult to have a well functioning public transit system when the population is spread in this way. I am not saying that we need to take away people's cars. However, some people would like to use public transit or use it more often. It is difficult to do so when the system is inefficient. We have created a situation where we value parking spots and road ways over people. I do not think this is the right value to hold as a society.

Also, we cannot continue the low density sprawl without burdening our infrastructure. Our sprawl has contributed to problems with the waterways that we are currently facing. When we have sprawling infrastructure without the property tax from a dense population, we are always going to have problems.

I hope that you reconsider repealing. If you do repeal please ask administration to propose a replacement that will meet the goals of the Home is Here Housing Strategy.

Thank you,
Lanna



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First name [required] **Mary**

Last name [required] **Horner**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) **Calgary**

What meeting do you wish to comment on? (If you are provid- **Council**



Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The blanket rezoning policy needs to be changed



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First name [required] Susanita

Last name [required] de Diego

How do you wish to attend? In-person

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) No

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The Calgary Real Estate Board (CREB®) is submitting this request regarding its participation in the upcoming public hearing on the proposed city-wide rezoning change.

CREB® respectfully requests the opportunity to have two presenters, myself, CREB® Board Chair (or Alan Tennant, CREB® President and CEO) and Ann-Marie Lurie, CREB® Chief Economist.

Our intention is to provide both the CREB® REALTOR® perspective and an economic analysis of housing supply and market conditions, which we believe will be helpful to Council as it considers the proposal.

Please note that Ms. Lurie has limited availability due to prior commitments and is unavailable to present March 24 or March 26. If possible, we would greatly appreciate any scheduling accommodation that would allow both presenters to participate.

In addition, we would welcome the opportunity to be scheduled adjacent to members of our community coalition, including Sano Stante, Stephen Shawcross, Terry Wong and Lisa Poole, whose submissions address related considerations regarding blanket rezoning. Alternatively, CREB® would be pleased to participate as part of a collaborative panel alongside these presenters.



Public Submission

CC 968 (R2026-03)

Thank you for your consideration.



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First name [required] Jennifer

Last name [required] Vieira

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) No

What meeting do you wish to comment on? (If you are provid- Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

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[required] - max 75 characters

Repeal Blanket Upzoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing the blanket rezoning, resetting to the previous zoning bylaws. The people buying up small homes to subdivide into multiple units are only thinking of their profits and not affordable housing. The neighborhood I live in is small and trying to put multiple units in only creates new problems with regard to parking utilities and density. This was not thought out and it shows. We need actual meetings on small home communities. Affordability for new buyers. Safety of communities. It isn't worth changing for change sake. So please repeal the blanket zoning. Thank you.



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First name [required] Catherine

Last name [required] Lawless

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Public Hearing Meeting of Council scheduled for Monday, March 23, 2026.

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Request for Full Repeal of Blanket Upzoning and Return to Community Based Planning.pdf

ATTACHMENT_02_FILENAME

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

To: Mayor Jeromy Farkas and Members of Council

Cc: Councilor Rob Ward

Subject: Request for Full Repeal of Blanket Upzoning and Return to Community-Based Planning

Date: March 18, 2026

Dear Mayor Farkas and Members of Council,

My name is **Catherine Lawless**, and I live in **Lakeview, Ward 11**, represented by Councilor Rob Ward.

I am writing to respectfully request that Council **fully repeal the Blanket Upzoning (BUZ) bylaw**, reinstate the Land Use Bylaw as it existed immediately prior to blanket upzoning, and reset the planning and densification process by re-engaging Calgarians through an expedited, transparent, and inclusive **Local Area Plan (LAP)** and **corridor-based planning** approach.

Public Trust and Democratic Legitimacy

Calgarians have already expressed strong opposition to blanket upzoning, both through the public hearing process and at the ballot box. Approximately **70% of speakers at the 2024 public hearing opposed blanket upzoning**, and a **majority of Council elected in 2025 did so with a clear commitment to repeal it**. As a citywide default imposed without sufficient community support, BUZ lacks social license and undermines public trust in planning decisions. Maintaining such a bylaw despite clear public opposition weakens confidence in local governance and the democratic process.

Fairness Across Wards and Community Impact

Blanket upzoning does not result in equitable growth across the city. Market-driven infill continues to cluster disproportionately in inner-city communities such as **Marda Loop and Killarney**, where development has proceeded at a pace and scale that has strained infrastructure, eroded neighbourhood character, and diminished livability for residents. These communities offer clear, lived examples of how blanket rules disproportionately benefit developers—who are the primary financial beneficiaries—while long-term residents absorb the impacts.

This same pattern now threatens **Lakeview**. Blanket upzoning places our community's character, infrastructure capacity, and stability at risk without a locally informed plan to manage change. Our homes represent the **largest financial investment most of us will ever make**, and that investment is being steadily eroded by speculative, profit-driven redevelopment that is disconnected from local context and community input.

Citywide blanket rules cannot account for differences in infrastructure readiness, mobility constraints, or neighbourhood form. In contrast, **intentional corridor planning and Local Area**

Plans allow growth to occur where it is best supported, fairly distributed, and transparently planned, with meaningful community engagement.

The Need for Full Repeal

There will be pressure on Council to amend the bylaw rather than repeal it. However, minor rule changes do not address the core governance flaw: **blanket upzoning establishes a citywide default that bypasses local conditions, context, and meaningful consultation.** Full repeal is not anti-change, it is about proper sequencing. Restoring a stable baseline first allows for thoughtful consultation and targeted redesignation through Local Area Plans and corridor planning, with appropriate notice and public hearings.

I respectfully request that Council **fully repeal the blanket upzoning bylaw** and return to a **planned, community-based growth framework** that restores trust, fairness, transparency, and accountability in Calgary's planning system.

Thank you for your consideration.

Sincerely,

Catherine Lawless

Lakeview, Ward 11



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First name [required]	Mairin
Last name [required]	Husak
How do you wish to attend?	Remotely

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid-	Council
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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I have serious concerns over current proposals that are under review, namely one that has been submitted for a property in Palliser. I feel that the development of this property is not being done in the spirit of affordable housing but rather greed and the opportunity to capitalize on policy before it is repealed.



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First name [required] **Niran**

Last name [required] **Weerasinghe**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) **Calgary**

What meeting do you wish to comment on? (If you are provid- **Council**



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am a property owner and I support the proposed reversion to R-1N zoning. I value the existing character of my neighbourhood and prefer the stability that single-family zoning provides.



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

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First name [required] **Brad**

Last name [required] **Davis**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- **Council**

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

don't want rezoning of single family homes

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] Angela

Last name [required] Stanton

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) No

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The citywide rezoning approved under Gondek was widely unpopular. A record number of people attended the public hearings, the majority of speakers and submissions disapproved, yet council still went ahead. This is wrong. The changes to communities since then have been negative, with communities getting crowded, parking being congested, and the feel and look of communities changing to high density without plan or good integration. People do not know what their communities will look like in a few years from now. This is NOT what Calgarians want. They spoke loudly last time but were ignored. Please restore previous zoning and build density in a well thought out planned way. Thank you.



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First name [required] Chris

Last name [required] Morgan

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Proposed changes look like a sensible compromise to allow more development without ruining the feel of neighborhoods. Parking should be at least 1 space per unit. Also consider development of underused industrial land and transit oriented developments. Reduce city sprawl. Add park and ride stations for transit.



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First name [required]	Atin
Last name [required]	Prakash
How do you wish to attend?	Remotely
If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)	No
What meeting do you wish to comment on? (If you are provid-	Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Globally the world is moving towards higher density urban areas due to a number of reasons - affordability, environmental sustainability, reduced energy requirements, cultural vibrancy, efficiency of public services like health and transit, among others. With Calgary positioning as a desirable, globally competitive city trying to attract and retain talent, it is essential to adopt this global trend of increased density in urban areas. As a Calgary resident, it is



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First name [required] Gail

Last name [required] Evans

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I purchased and chose to live in a single family neighbourhood and submit a request that it remain so. My area was rezoned under the former mayor. There is no parking in the cul de sac as it is. The City was not wrong in it's original planning for single residential areas and have created roads to accommodate a certain amount of traffic. The surrounding area is already congested with numerous condos and multi-family dwellings. I suggest we revert back to leaving single family dwellings, single family and not change the entire face of the City into Multi dwellings. That's just not fair to the home buyer who has planned to live and spent a lot of money to secure a single residential property. We need to revert back to the old plan.



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First name [required] **Leslie**

Last name [required] **Kramer**

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What meeting do you wish to comment on? (If you are provid- **Council**

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My name is Leslie Kramer and I live at 122 8 Ave NW. It is a block the city of Calgary has designated as a "Heritage Guideline Area". Unfortunately, the City does not appear to respect its own designations. My neighbours and I went through a long appeal process to have changes made to a house being constructed at 120 8 AVE NW. The design should have been automatically rejected by the City's Planning Department as not compliant with the guidelines. It was instead given the green light, and we had to launch an appeal to have changes made to the design and setback of the house, neither of which complied with the City's Heritage Guidelines. The point of my story is to show you how the City has been completely ignoring the concerns of communities, which are watching as the idea of a "home" area is destroyed as it green-lights developers looking to profit off massive structures squeezed into small lots in those neighbourhoods. They are destroying the feeling of "community" the idea of knowing your neighbours is being destroyed. The neighbourhood aesthetic is being lost, and we are losing more and more of our important tree canopy as developers use every centimeter of land for "house". And the City's claim of providing more "affordable" housing is laughable. These homes are NOT affordable. Some of the new builds which have been given the City's blessing in our area are selling for between 8 hundred thousand and 2 million dollars. How is that helping anyone but the developers? In closing I would demand the City Administration take more responsibility for what it is doing to the City Of Calgary and the people who live here. Do you know how much history is being lost when you allow developers to bulldoze historic homes in the



old Village of Crescent Heights, or buildings on the streets of Ingelwood? This is a replay of what happened in the city's core when all the beautiful buildings that reflected the history of the city were knocked down and replaced with sky scrapers many of which sit half empty today. I ask you all to THINK about the people who live in the communities you are now allowing to be destroyed, and repeal blanket rezoning in the City of Calgary.



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First name [required] **Ronald**

Last name [required] **Brookes**

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- **Council**



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of repealing the Blanket Upzone Bylaw. Single family detached housing zoning should be maintained so that there is room for green space and parking.



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First name [required] **Crystal**

Last name [required] **Hustak**

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- **Council**

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

REPEAL blanket rezoning for Calgary. Does not make sense to brush all of Calgary with one brush that was done with the blanket rezoning. Little thought given to residents in the neighborhoods affected, only benefiting developers who have driven up the price for a single house so that they can build 8 equally unaffordable units. Little consideration for parking and the issues it is causing in neighborhoods when most families have 2 cars and we are only requiring 0.5 spots/house.



Collection Notice:

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First name [required] Poonam

Last name [required] Kaur

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) NA

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I am in favour of repealing blanket rezoning. Below is an email that I went to Councillor Wong last year outlining my issues:

"Dear Councillor Wong,

I am writing to express my deep concern and disappointment regarding the proposed 8-plex and 9-plex development on the 2100 block of Broadview Road NW. This project, which seeks to introduce multi-unit structures into a predominantly single-family and duplex community, threatens to disrupt the character and cohesion of our neighborhood.

While multi-unit developments are appropriate in more heavily trafficked areas like 5th Avenue or 19th Street in West Hillhurst, they are completely out of place on Broadview Road, a quieter, residential street. The proposed increased density could lead to overcrowding and place undue pressure on parking, roads, and other infrastructure. There are also no new schools being built in the area, which means developments of this nature (high density) would put additional strain on already existing educational facilities that are already near or at capacity.

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

The architectural scale and design of an 8-plex would clash with the current homes in the area, potentially lowering property values and diminishing the aesthetic appeal that

attracts people to this community. This development could also negatively impact privacy, increase noise levels, and add further traffic to an already busy street. .

There is no shortage of land in Calgary where new housing can be developed without disrupting the integrity and character of pre-existing communities. Preserving the current zoning is essential to maintaining the quiet, family-oriented atmosphere that makes Broadview Road and the surrounding area such a desirable place to live.

I urge you to consider the long-term impact that this development could have on our neighborhood's stability and the quality of life for existing residents before moving forward with approval.

Thank you for taking the time to consider my concerns. I look forward to your response.

Thanks,

Poonam"



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First name [required] Aaron

Last name [required] Phillips

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Calgary

What meeting do you wish to comment on? (If you are provid- Council

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Mar 26, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I am writing to express my opposition to the proposed bylaw and to highlight broader concerns with how residential rezoning has been implemented. Sadly, this letter was not delivered until May 17th.

The issue is not density in principle, but the pace and execution of change without corresponding infrastructure planning. In my neighbourhood, single properties are frequently being redeveloped into four to six units. This level of intensification is occurring rapidly and simultaneously across multiple sites, without upgrades to parking capacity, street design, or local services.

The result is a clear mismatch between land use policy and on-the-ground infrastructure. On-street parking is already saturated, creating spillover effects that impact accessibility, safety, and day-to-day functioning of the area. These are predictable outcomes of increased density that have not been adequately managed.

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

In addition, recent siting decisions for higher-impact uses have been layered onto this rapid densification without clear coordination or mitigation strategies. This compounds the effects on neighbourhoods and suggests a lack of integrated planning.

More broadly, the rapid implementation of citywide rezoning followed by consideration of reversal raises concerns about policy stability and planning discipline. If adjustments



Public Submission

CC 968 (R2026-03)

are needed, they should be targeted and evidence-based rather than broad and reactive.

A more effective approach would include phased densification aligned with infrastructure capacity, clearer parking and mobility strategies, and a more coordinated approach to land use decisions at the neighbourhood level.

For these reasons, I do not support the proposed bylaw in its current form.

Aaron Phillips
2514 7 Ave NW
Calgary, AB T2N 1A4
aaron.phillips.ubc@gmail.com



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First name [required] **David**

Last name [required] **Thomson**

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- **Council**



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I want residential zoning to be returned to the way it was prior to the change approved by Council on May, 2024. I think it was an error for Council to make the change, and it has been extremely unpopular with homeowners in neighbourhoods in all parts of Calgary.



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First name [required] **Gwen**

Last name [required] **Giese**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) **no**

What meeting do you wish to comment on? (If you are provid- **Council**

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Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My husband and I have lived at 2908 - 7 Avenue NW since August 1991. We renovated our home 10 years ago, adding a second level to the existing bungalow. We considered this an investment to our nest egg in a neighbourhood we love. Last year, an application was made to build a 4-unit development with secondary suites at 2904 - 7 Avenue NW (corner lot at 28th Street and 7th Avenue, on the east side of our property). We oppose the development for a number of reasons. The plans are such that three units would have an overview of our back yard so we would lose privacy, there would be a significant increase in neighbours (one assumes that not all units would have single people living in them), noise, vehicles, and a strain on already aging infrastructure. We expressed our opposition to the City during the comment stage of the process and we engaged a lawyer as we and the neighbouring property have the same restrictive covenant. The lawyer issued a demand letter stating our opposition and our intent to uphold the restrictive covenant. Subsequently, the developer applied for a land-use change to restrict 2904 - 7 Avenue NW to only allow row houses. Our assumption is that this action was taken as a mitigation strategy against the restrictive covenant, meaning that if the City were to approve the land-use application, the restrictive covenant would then be in conflict with the newly achieved land use.

In addition, a second 4-unit development has been applied for, two properties to the west of us, at 2916 - 7 Avenue NW. This property does not have a restrictive covenant so harder to fight but we oppose this as well.



In my opinion, the current blanket zoning is creating unnecessary conflict, placing the onus on neighbours and communities to step into a process that is time consuming, a steep learning curve and potentially quite costly in order to protect their own investments. In our scenario, I don't see how the new zoning has created any efficiency. The process has taken months since the initial development permit application notice was posted last summer. And, as we proceed with upholding the restrictive covenant on title at 2904 - 7 Avenue NW, the process will be extended and costs will continue to mount. If a proposal had been made that was more contextually aligned with the location, we would be in a different situation, but the City has allowed willy nilly building without due consideration for each unique situation and location.



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First name [required] Alynn

Last name [required] Hunter

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Repeal City wide rezoning

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

In favour

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ATTACHMENT_01_FILENAME

blanket rezoning final.docx

ATTACHMENT_02_FILENAME

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

March 15, 2026

Alynn Hunter
56 Chancellor Way N.W.
Calgary, Alberta T2K 1Y2

City of Calgary City Council
Re: Repeal of blanket rezoning

Please repeal the current blanket rezoning in favour of a more realistic planned approach to our city's growth.

I am confused. The city claims to support communities and healthy, happy living of its citizens. It says that its tree canopies are important. A current focus on pedestrian safety seems to be a sham when there is too much traffic and parking now on our residential streets. Is safety really important to this council? The current rezoning overshadows these opposing goals.

The city administration has a goal to convert 50% of inner-city community homes to multifamily. Did the citizens vote and approve this goal.

We started out in a basement suite, then moved to an apartment. We finally moved to our quiet community in the 1990s after buying a duplex as our first home, and then diligently saving to move up and buy a 1000 sq.ft. bungalow. Nothing fancy but over the years we renovated a few times as we loved the community. Our yard is our sanctuary with just enough space for a sunny deck, bbq, big apple trees, and a garden. Birds sing all day long; bees buzz; squirrels frolic in the trees. Not every one wants to live in a high density busy noisy urban setting. Our street has a good mixture of young families and seniors. We also have duplexes, four plexes and walk-up apartment designed with appropriate land and parking.

Across the street, first the many 50 foot trees came down. Then the birds and squirrels left. As the building went up we lost sight of the sky from our picture window. There is a proliferation of garage bins. There are frequent near accidents as people rush around the corner. Cars are parked everywhere.

Now the single-family home across the street has become a huge ugly three storey eight plex. That's an 800% increase of occupancy. Why can the rezoning not be capped at something more reasonable. This building does not fit in our community. The traffic has exploded, parking on the street is non-existent as the 4 parking spots onsite barely fit cars the size of an Austin Mini. To be able to afford these new homes, you need more people to pay the mortgage, creating more people and cars per unit. There was a time we knew everyone by name on our street. The process for this conversion was substandard as the city asked for our feedback, but never once communicated back with us. The appeal process was useless. We had community meetings; did the city come; no they did not.

Did they correspondingly increase the amenities, and school capacity in our affected neighbourhoods?

I also question the qualifications of the construction crew; never did I seem them wear hard hats or tie down straps as they straddled the floor joists. Who is monitoring these things?

This new building is designed so there is a very small public green space nestled in the shadow of the building. Along the entire fence line, next to this green space, are 24 smelly garbage bins. Would you

ever use this space - dark and stinky. The basement suite windows are all below grade. Ultimately this is undesirable living.

One former Counsellor was so proud to steward the redevelopment of Bridgeland. Well, long-term residents there are disgusted by the increase in density, traffic, noise and crime. One guy says he moved there long ago so he could ride his bike downtown, but he says he no longer risks his life as it too dangerous on the streets, dodging parked cars and impatient drivers and their exhaust. People there do not make it a community as it is a place where people reside, but then they come home in the evening, order Skip, and hide in their apartments or condos. Another friend who lives in Bridgeland says he goes out and walks his dogs every night and has not yet met one person from his building in two years. Not everyone wants their community to be like that, cold and impersonal. When is densification just over crowding?

Another negative impact of this building is value of our homes. One neighbour has put their home for sale and could not even get one offer, not even a low ball one. My math tells me that is an 100% reduction in value.

Lastly, I am very concerned that by destroying and removing bungalows as a housing choice, it will mean seniors will no longer have a choice to stay in their community, let alone Calgary, leaving us the only option to move to expensive seniors residential multi unit complexes. Not everyone wants to do this, nor can they afford it. Please keep our bungalows. (We seniors can not live in these new 3 storey homes and walk up the stairs.) I am disgusted by the narrative some people say that we seniors are greedy and should squish aside to give us some our land. We have worked hard, saved, and contributed to Calgary but now feel like we are being treated like second class citizens. Young people need to manage their expectations.

We are begging you to increase housing capacity not at the expense of our communities but by building low-cost apartments in the right places not by tearing down perfectly fine homes just to get at the land. Developers have a job to do but not at our expense. A proliferation of these units is not creating low-cost solutions for people just getting started. Sometimes I also just feel this a tax grab for the city.

Leave our trees and gardens. Leave our friendly quiet neighbourhoods. The seniors, families and youth in the future will appreciate our resistance to this change.

Recommendations:

1. Council must get control of this administration as it seems to me the tail is wagging the dog. The administration says they are so happy that blanket rezoning has removed red tape but it also removed checks as balances, and meaningful community engagement. We need to return to the idea that communities drive their destiny. We need to have meaningful two-way dialogue.
2. There once was a day that city had to approve architectural streetscapes and how buildings fit into the neighbourhood. Return to this type of preview as now there is proliferation of odd building profiles. Just take a drive in Crescent Heights and you'll be overwhelmed how these infills negatively dominate the street. Some of these buildings are double stacked front to back with dark undesirable space between the units, and some facing back alleys; some so tight to the property line; there are no balconies; no green space.

3. Instead of being so proud of how many units went up quickly last year we should be restricting this so it is more controlled densification.
4. Restrict the densification to communities (formerly neighbourhoods) like Highland Park, Tuxedo and Crescent Heights that are already too far gone.
5. Decrease targets that are artificially set by administration. Rethink the max structures to built on a single lot to a more reasonable, two plus two suites, and include two parking spots for each unit. Each family should have a right to some usable outside space, to refresh and relax from the stresses of the day.
6. Create a plan where bungalows are not in the shadow of these monolithic buildings that are overwhelming the street.
7. The right place for density is on high traffic streets, next to public transportation not on our quiet streets.
8. Stop creating low quality overcrowded ghettos.
9. Another false target the city administration has set is around bicycle usage. The current densification plans allocate valuable space to store bicycles. This is an administration pipe dream as most people can only realistically ride bicycles for a few months per year. It seems that the hopeful philosophy is “build it and they will come” It isn’t working.
10. A more realistic plan must be included to manage the perforation of garage bins.
11. It seems like this administration is focused on Indigenous housing, related grants and funding. I think it is great idea as long as it is prorated to the percentage of that population against the overall population. This will allow reallocation to some of these public funds to other groups that also need help.
12. Do not allow our tree canopy to be removed.

Thanks for your attention to my thoughts and ideas.



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First name [required] Sarah

Last name [required] Geddes

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

Public Hearing.pdf

ATTACHMENT_02_FILENAME

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

March 15, 2026

Dear Mayor and Members of Council,

I'm writing as a Ward 8 resident to share my perspective ahead of the upcoming vote on the repeal of the blanket upzoning bylaw.

Like many Calgarians, I paid close attention during the last election, and it was clear that concerns about blanket upzoning were front of mind for the strong majority of voters. Many candidates were elected on commitments to repeal this approach. Following through on those commitments matters—not just for this issue, but for maintaining trust between Council and the people you represent.

Although our Ward Councillor, Nathaniel Schmidt, did not campaign on repeal, the broader sentiment across the ward reflected a desire for a different approach. More votes were cast for candidates who campaigned to repeal than were cast for him. Given his previous advocacy and support for upzoning, I hope he enters the Public Hearing willing to genuinely consider the concerns being raised and the direction many residents are asking for and that he remain open to persuasion. There's a strong expectation in Ward 8 that this vote reflects an open and balanced review.

The bylaw has not achieved what it was intended to do. Expanding zoning permissions citywide has not resulted in more accessible or affordable housing in any meaningful way. Instead, it has created uncertainty without any clear evidence of benefit to those who are actually struggling to find affordable options.

I'm also concerned about the practical implications for established neighbourhoods already being seen across the City. Many areas simply were not built to support a rapid increase in density. Infrastructure such as water systems, sewer capacity, roads, and schools are already feeling pressure, if not already at capacity. Without coordinated investment and planning, increasing density risks compounding these challenges.

More broadly, applying a uniform zoning approach across the entire city overlooks the differences between communities. Calgary's neighbourhoods each have their own character, capacity, and planning considerations. A one-size-fits-all model removes important nuance and makes it harder for residents to understand or anticipate how their communities will evolve when making the largest investment they will make for their family and financial portfolio.

For these reasons, I respectfully ask Council to repeal the blanket upzoning bylaw and return to the previous zoning framework without amendments.

Thank you for your time and consideration.

Sincerely,
Sarah Geddes
Ward 8 Resident



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First name [required] Adam

Last name [required] Wendt

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Standing Policy Committee on Infrastructure and Planning

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I'm a homeowner and I still support rezoning. Cost of living is already out of control, and restricting housing supply just makes it worse. More density means more homes, and research consistently shows that adding supply helps stabilize or lower rents over time.

This isn't just about price, it's about building better communities, more walkable, more vibrant, and better for local businesses and transit. Cities that embrace density thrive, while those that block it get more expensive and spread out.

NIMBYism protects a small group of homeowners at the expense of everyone else. We shouldn't be shaping policy to protect the top %, we should be making Calgary accessible for the majority.



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First name [required] Debra

Last name [required] Bosnak

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Calgarians overwhelmingly voiced their opposition to the blanket rezoning. The previous mayor and council went against that opposition and implemented blanket rezoning. Marda Loop, Altadore etc., etc., etc., have been destroyed by rezoning. As a property owner, taxpayer and Calgarian I am against blanket rezoning.



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First name [required] Joy
Last name [required] Bowen-Eyre

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

26.03.18 SWAC Rezoning Support Letter.pdf

ATTACHMENT_02_FILENAME

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

This is being submitted by Joy Bowen-Eyre, Chair of the Social Wellbeing Advisory Committee, on behalf of the entire committee.



Mayor and Members of Council
The City of Calgary
800 Macleod Trail SE
Calgary, AB T2P 2M5

March 18, 2026

Subject: **Letter of support for the continued implementation of rezoning**

Dear Mayor Farkas and Members of Council,

On behalf of the Social Wellbeing Advisory Committee (SWAC), we are writing to express our support for the continued implementation of city-wide rezoning within the **Home is Here** Strategy.

The Social Wellbeing Advisory Committee is a Council BCC (Board, Commission or Committee) composed of community volunteers with expertise, including lived experience, on a range of social needs. It also includes representatives from other City advisory committees. Guided by the Social Wellbeing Principles of Equitable Services, Truth and Reconciliation, Culture, and Prevention, we advise on how to meet the service needs of diverse demographics and identities.

We recognize and appreciate Council's leadership in advancing housing solutions that respond to Calgary's rapid growth and evolving needs.

Access to housing is a key lever to advance Calgary's **Enough for All** poverty reduction goals. **Home is Here** has increased supply, improved affordability, and has provided housing options for Calgarians at different stages of life. Increased supply of rowhouses, duplexes, and secondary suites allow ageing Calgarians to downsize and stay in their neighborhoods, new homebuyers to purchase homes within their means, and renters to access an increased rental supply at a reduced cost.

City-wide rezoning has proven itself to be an efficient and successful tool. It has allowed our city to grow more efficiently and sustainably, and it has accelerated the permitting process, helping to position Calgary as a national leader in homebuilding:

- 28,000 new homes added, over double the 10-year average of 13,000.
- 1,836 non-market housing development permits were issued in 2025, five times the 10-year annual average, and over double the 893 permits in 2024.
- 6,200 secondary suites added, compared with the 10-year average of 1,658; and
- Rents at a three-year low: down by 5.7% in January 2026.

These early positive trends can be directly attributed to good policy decisions made by City Council.

At the same time, we recognize that the scale of need remains significant. While progress has been made, there is still work to do. Over 7,000 households remain on Calgary Housing's waitlist, and over 3,000 Calgarians are experiencing homelessness. These trends point to the necessity of continuing momentum with all possible levers that drive housing affordability. City-wide rezoning contributes to affordability overall and secures critical funding from other orders of government for deeper affordable housing measures.

As we head towards a city of 2 million, we need housing policies that reflect this reality. We recommend Council maintain city-wide rezoning within a broader commitment to implement the **Home is Here** Strategy in full and continue building a Calgary where there is enough for all.

Sincerely,

Joy Bowen-Eyre

Joy Bowen-Eyre
Chair, Social Wellbeing Advisory Committee

Shawna Curry

Shawna Curry
Vice-Chair, Social Wellbeing Advisory Committee



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First name [required] robin

Last name [required] mcleod

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

City Clerk

City of Calgary via email
 Robin McLeod
 City Council C202-0153: Proposed City-wide Rezoning Change
 March 23, 2026

In favour of the Proposed City-Wide Rezoning Change
 General Support

I fully support the densification of Calgary communities including R-C1 districts. However blanket rezoning in established communities was a drastic solution, poorly thought out and executed.

Outcomes of R-CG Zoning in Established Communities

The outcome has resulted in a lack of sensitivity, a disrespect of the contextual form and character in many neighbourhoods, an abrupt transition from a 1-unit lot to as many as 15 units per lot and an uneven application and effect of rezoning on certain communities. Citizens feel that some communities have become sacrificial goats to maximal densification while other communities are sacrosanct. Communities deserve to have a say on how their community develops, not developers. Finally, the new zoning has failed to provide affordable or non-market housing which was and is the real crisis in Calgary.

Comments - please refrain from

Effects of Densification on Children's Health



providing personal information in this field (maximum 2500 characters)

I am also concerned about children's health. The increase in building coverage and hardscaping and the loss of mature trees result in meagre and inadequate amenity spaces unsuitable for children's play, safety and well-being.

Support of Densification in R-C1 Communities

As an owner of a former R-C1 lot I welcome secondary suites and/or backyard suites in the neighbourhood. Increasing densification by a factor of 3 in a former R-C1 community is a significant contribution to the City's housing problem. Higher densification belongs to nodes and corridors where accessible public transit, connections and amenities exist.

Call to Council

I urge Councillors to vote for the proposed city-wide rezoning at Council, March 23, 2026. As a community member I have spent hundreds of hours at design charettes, planning meetings, reviews and consultations to have my work and those of thousands of other volunteers thrown out in favour of blanket rezoning. Get the planners back to work to ensure that our communities are planned, liveable, interesting, affordable, and diversified for the benefit of all citizens.

Respectfully,

Robin McLeod
1628 50 Ave SW
Calgary T2T 2V9



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First name [required] Rosanna

Last name [required] Smith

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

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[required] - max 75 characters

Proposed citywide rezoning changes

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support a full repeal with no amendments
Stop ruining my city with RCG.
Blanket rezoning in Calgary has never demonstrated that it delivers affordability. Simply increasing zoning capacity does not automatically translate into lower housing costs—especially when new builds often target higher price points.

What it has done is put increasing pressure on infrastructure that was never designed for this level of density. We're already seeing the impacts: traffic congestion, strain on water and sewer systems, and added pressure on local amenities and green spaces.

Housing policy cannot be looked at in isolation. Without coordinated investment in infrastructure, services, and planning, blanket rezoning shifts the burden onto existing communities while failing to guarantee affordability.



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First name [required] warren

Last name [required] matheos

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Standing Policy Committee on Community Development

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[required] - max 75 characters

Repeal blanket rezoning

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

In favour

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

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First name [required] Douglas AND Tannis

Last name [required] Helmcken

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

We are asking Council to fully REPEAL the blanket upzoning bylaw

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

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

We live in PARKHILL and have endured 25 years of redevelopment and multiple changes to our ward boundaries (from Ward 7 to 11 and 8). We are asking Council to fully REPEAL the BLANKET UPZONING BYLAW, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning, and restart the planning and densification process by re-engaging with Calgarians through an expedited, transparent and inclusive Local Area Plan and corridor planning process. Blanket upzoning is unlikely to have any effect in Calgarys newer communities but it has detrimental impacts on inner city wards and we have HAD ENOUGH already. Please represent us and fully repeal the upzoning and return to community based planning



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First name [required] John

Last name [required] Nelson

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) No

What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Would like to see blanket upzoning repealed and new zoning conducted on specific areas that would be more conducive to re-zoning.



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First name [required] **Julie**

Last name [required] **English**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- **Council**

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[required] - max 75 characters

Public Hearing Meeting of Council about Proposed Citywide Rezoning Changes

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

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I want to thank the current council for listening to the public in regards to this serious matter, to implement the removal of the previous council's zoning changes and return it back to what it once was. This is extremely important to me and my husband in regards to our property and how our city listens and plans forward. We purchased our single family home in 2021 in Douglasdale whereby our community and homes were built as single family with that value intended. With great relief, we do not need to worry about what could have happened if the current zoning stayed. The community is beautiful with streets to accommodate the number of current residents. With nature being in our back door, we could only imagine the implications of multi residences and increase people and traffic. As mentioned, thank-you for listening and know that the value of this is important to this resident.



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First name [required] Dwight

Last name [required] Jack

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) No

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am in favour of restoring the prior zoning structure. The prior zone structure was developed over many years to ensure that development was done in a consistent and thoughtful way considering the residents of the communities. Without a structure there is chaos. Calgary is a large geographic city with low density. People like living here as it is not a densely populated city like NYC. If we are trying to make the city more enjoyable, mixing multi family house next to single family homes is not the way to go. People make housing decisions based on what a community is zoned for and taking that certainty away is not fair to them or the people living in those communities. Changing a contract with the citizens, when 90%+ were not in favour of the change, without a plebiscite was just irresponsible. It is no surprises that very few of the previous councillors involved in that decision are still on council. I understand that densification is required however the City should not just open up zoning without a vote of the people. Social engineering by city council is not appreciated.



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First name [required] Maria Virginia

Last name [required] Castillo Toro

How do you wish to attend? Remotely

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Calgary

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Rezoning and Capital legitimation in Calgary

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

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to learn from the City about capital legitimization in the construction sectors, multiple developments are intended for rental with not affordability criteria compare to existing condominium offer. Construction activities needs better audits to avoid unethical practices.
In addition, City Council needs to share the detrimental outcomes of May 2024 approval, the low pacing of services Vs the densification goal, urban canopy impact with no investment recovering natural assets that helps with life quality.
Provincial engagement to improve access to health care, school resources and police.



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First name [required] dewangi

Last name [required] kode

How do you wish to attend? In-person

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Calgary

What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Ward- 12. Transparent evaluation of neighbourhood infrastructure capacity, such as water, sewer, roads, transit, schools, and emergency services, is essential when planning housing growth. Calgary's housing strategy should strengthen existing communities while carefully considering the long-term financial and environmental costs of continued suburban expansion. Thoughtful, balanced planning will help ensure affordability, sustainability, and responsible use of public resources. Repealing is going backwards instead of forward.



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First name [required] Carolyn

Last name [required] Heathcott

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed citywide reasoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] Ken
Last name [required] Williamson

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

There are many obvious reasons to stop the blanket upzoning plan that was instigated by one of the worst city administrations in Calgary's history. The one thing that speaks very loudly against it is that when the public feels the need to get involved on something that is so poorly thought out the answer to the issue is obvious. The new city Council must make the common sense decision to repeal this bylaw



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First name [required] **brenda**

Last name [required] **rogers**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- **Council**

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Question is unclear. I want city council to discontinue the current blanket rezoning and revert to the previous rezoning prior to 2024.



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First name [required] J Frederick

Last name [required] Kozak

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) none required

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I live in a heritage neighbourhood (Rosedale). It is a beautiful part of the city with big trees and a peaceful character even though it has high traffic volume on 13th Ave NW. It has an exceptional quality of life that will be ruined by overdensification.

I support a full repeal of the RCG with NO amendments.

Stop trying to ruin our city with RCG - it is an ill-conceived concept that is already marred the character of many streets and corners and only enriches the pockets of developers and landholders flipping properties for a quick buck. Just look at the ugly 4-unit buildings being constructed on corner lots. They create nothing but eyesores and parking issues because of the legitimate garages that are all but useless and can really only accommodate a tiny car.

Let the communities have a say, not some bureaucrat that doesn't live there!



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First name [required] David

Last name [required] Baker

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council



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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Unless it is a transit corridor or a street with a yellow center line ALL parcels on that street, including street corners, must be returned to their previous zoning.



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First name [required] Tristan

Last name [required] Aurini

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) No

What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Rezoning in the community of Bowness before this change has had poor planning in regards to infrastructure. Houses built in the 50s and replaced by multi unit town houses has resulted in decreased gas pressure affecting heating. All future rezoning should come with an infrastructure analysis and upgrade before higher density units can be built.



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First name [required] Anne

Last name [required] Smith

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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Mar 26, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

Neither

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I wish to comment on a few issues that I see as a complication to the increase of density in our suburbs. If the entire lot is being used for the structure of the buildings where are the owners/tenants parking? And where will their garbage and recycling bins be located and stored? And will each unit, potentially 8, have a set of three bins?



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First name [required] Allen

Last name [required] Johnson

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Calgary

What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am against blanket rezoning and support the repeal currently being considered. Calgary has clearly spoken against blanket rezoning yet the prior city council supported it against the wishes of the people. The recent civic elections sent a additional clear message that blanket rezoning is not supported by voters.

The Federal Government of Canada created the housing crisis through inappropriate management of immigration. Motivating cities to approve blanket rezoning against the will of the voting public is inappropriate and undemocratic. In many cases public officials who did not respect the wishes of their constituents have been appropriately removed from office. Communities should have significant freedoms to determine the character of their communities without local government heavy handed intervention. Blanket rezoning has had significant negative impact on existing communities character and livability. Communities should not have to bear the cost of lost property value and reduced livability of their community.

Please repeal blanket rezoning



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First name [required] **Kim**

Last name [required] **Johnson**

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What meeting do you wish to comment on? (If you are provid- **Council**

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Mar 23, 2026

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[required] - max 75 characters

proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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Please repeal blanket rezoning



Public Submission

CC 968 (R2026-03)



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First name [required] Val

Last name [required] Tobler

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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Mar 20, 2026

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[required] - max 75 characters

Stop Rezoning Stop Row Housing

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Please stop destroying neighborhoods!

No more row housing. The builds are not not near affordable and are not a proper living space to make a home!!!

We have in Mt Pleasant within 3 corners 1 Avenue approx 60 units?? Where will they park. Where doe's traffic go? Where is the safety of a Home??

Stop the Mass Building!!!!



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First name [required] Orane

Last name [required] Boucher

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) no

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

rezoning-testimonial.pdf

ATTACHMENT_02_FILENAME

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

In favour of repeal and/or changing the blanket rezoning policy (question above is misleading)

I Supported Density. *Not This.*

A Calgary resident on why the blanket rezoning policy needs to be repealed.

I want to be clear about something from the start: I am not anti-density. I understand why Calgary needs to grow inward, and when the blanket rezoning policy was first proposed, I was willing to give it a chance. I believed the City's intentions were sound. I no longer believe the outcome has been.

What I have watched unfold in my neighbourhood — a mature, established community with narrower streets, mature trees, and a real sense of place — is not thoughtful densification. It is an open door for developers who have no connection to these communities, no accountability to the people who live in them, and every incentive to extract as much profit as possible before moving on.

"The policy didn't create community — it handed a tool to people with no interest in community at all."

I have watched city-owned trees — one of Calgary's most distinctive and beloved features — removed one by one to make way for construction. I have

seen projects begin and then sit abandoned, leaving neighbours to live beside derelict lots indefinitely. I have seen multiplexes rise to heights that are entirely out of scale with the surrounding streets and the infrastructure that was never designed to support them.

The parking situation alone should be disqualifying. Multiplexes are being approved with as little as 0.5 parking stalls per unit. The result is predictable and it is dangerous: vehicles parked on both sides of narrow residential streets, parked on corners, blocking sightlines at intersections that were already tight before construction began. Garbage collection has become a logistical problem. Emergency access is compromised. And the people absorbing all of this are the long-term residents who had no meaningful say in any of it.

This week, I personally witnessed a pedestrian being struck near my home. I am not attributing it to any single cause, but I will say this without hesitation: visibility at our street corners has deteriorated significantly, and anyone who has driven or walked these streets lately knows it. This is not a hypothetical risk. People are being hurt.

Repealing this policy is not a vote against growth. It is a vote for getting growth right — with proper infrastructure assessment, genuine community consultation, meaningful design standards, and consequences for developers who treat our neighbourhoods as nothing more than a ledger entry. The blanket approach has proven that good intentions without guardrails do not protect communities. They abandon them.

Calgary deserves better than this. So do its residents.

Calgary Resident

Mature Neighbourhood, Northwest Calgary

March 2026



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First name [required] Matthew

Last name [required] Gibbs

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Calgary

What meeting do you wish to comment on? (If you are provid- Council

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Hello, I am writing to ask you, please do not scrap the citywide rezoning. It has been an effective tool to reduce red tape in developments, particularly in the central urban neighbourhoods. The greatest outcry is from those in the furthest suburbs of the city where such developments either have never happened or have only single instances. If council were to placate those by removing the zoning from the entire city it would have a negative influence on everyone. Calgary is nearing two million people and we must decide if we want to continually expand out into farmland unsustainably or to densify. Are we a city looking forwards or backwards? As the Prime Minister said recently, "Nostalgia is not a strategy."



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First name [required] Kathleen

Last name [required] DOUGLAS

How do you wish to attend? In-person

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I would like to express my strong support for the proposed Rezoning Repeal; however, I must emphasize that 8919 - 48th Avenue NW should NOT be exempt from this process. Instead, this property should be restored to its original R-C1 zoning, which is consistent with the majority of properties along 48th Avenue NW. While Development Permit DP2024-08425 initially received approval from the Development Authority, it was subsequently and completely overturned by the Subdivision and Development Appeal Board on August 26th, 2025 (SDA2025-0031).

Allowing 8919-48th Avenue to retain a higher-density R-CG designation would be both ethically and morally unjust to neighbouring residents. Many in our community have invested significant emotional and financial resources to oppose the development of two large buildings with a total of 20 bedrooms and 16 bathrooms on this historic stretch of Bowness, directly across from Bowness Park. To maintain the higher-density zoning, despite the clear decision to overturn the development permit, undermines our efforts and disregards the community's concerns.

Therefore, I respectfully urge Council to amend the exemption criteria so that properties with refused or overturned development permits are include in the repeal. I also request that 8919 - 48th Avenue NW be returned to R-C1 zoning along with the other affected parcels.



Public Submission

CC 968 (R2026-03)

Additionally, I wish to register my intention to speak at the public hearing on March 23, 2026.

Thank you for your attention to this important matter.



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First name [required] Timothy J

Last name [required] O'Hara

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) N/A

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

This is a submission of Timothy J.docx

ATTACHMENT_02_FILENAME

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

Please see attachment

This is a submission of Timothy J. O'Hara.

I am a barrister and solicitor practising in downtown Calgary.

I live in Springbank Hill. I have previously lived in Marlborough, Rundle, Northwood, University, Downtown, Bankview, Lower Mount Royal, and the Beltline.

In the past I have studied urban development and I take a particular interest in the development of Calgary. I have also lived in Toronto and a number of small towns. I am the fifth generation of my family to live in Alberta.

With regard to the redevelopment of Calgary, it must be said that until Calgary got big enough to butt up against Tsuu t'ina, there was no impediment to traffic and the development in the city of Calgary and now they are allowing residential development on the Tsuu t'ina which means that there is no impediment whatsoever in the city of Calgary. It should have the best access it should have the easiest access it should be the it should be the best developed town in the world which is perfect for a city wanting a high profile tourism. With proper planning the transit would be profitable and could run 24 hours. There would be no bottlenecks. The ancillary benefits would be across the board of urban development.

Instead, Calgary has been developed almost solely on the concept of NIMBY not in my backyard. I think that the issue of blanket redevelopment should be used to address all of the past errors in this regard and put in place a fundamentally sound development plan. As I understand it, the federal government wants the blanket development in order to facilitate the housing shortage in the country of Canada. Consequently, I believe we have this opportunity to re-define development in the correct pattern which will give ample opportunity for development in the correct areas which should satisfy the federal government and correct all the errors that have been made in the past because of Nimby.

In that regard, it is basic city planning and development to put higher density and allow commercial development along main arteries, (and as an aside, those main arteries should be finished because there's a whole bunch that are half finished because of NIMBY.) Then in the block behind the higher density would be lower, but not single-family density, and then within the neighbourhoods further back from the high density would be single-family dwellings, (which we have already determined, should have legal suites in them, which is a real recognition of my Modern societies where you must accommodate multigenerational families in each dwelling) And this must be the standard of existing and future development. It must be standard, because you cannot let every individual say not in my backyard. If a standard development plan is put in place this would allow for the increase in house permits, which would satisfy the federal government which would not stop funding which would add which would make the development of Calgary really good. No one wants the Coste house torn down and a luxury hotel and no one wants a five Plex next-door to their large lot house...except of course the people who want to abuse the development process and it is the people who want to abuse the development who cause the blanket development to be acceptable. Do not pander to those people. Do the Right thing. Do the correct developing. Design Calgary better.

Thank you that is my submission.



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First name [required] Lisa

Last name [required] Loewen

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council



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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required] Susan

Last name [required] Cheshire

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am strongly in favour of "Full Repeal" of Blanket Rezoning. We absolutely need to return to normal community and city growth. I have lived in the neighbourhood of Capitol Hill in Northwest, Calgary for 40 years and watched over time the unfair 'desecration' of this once lovely community. As I drive around from north to south and east to west, I do not see other neighbourhoods being torn apart like our area has been. To-date, the idea now is bulldoze one house on one property and build up to 8 dwellings on the same property. These dwellings are not 'affordable'. They have almost no provision for parking. They have up to 24 garbage/recycle/compost bins in the alley. Most trees/bushes etc are stripped to accommodate the new dwellings. When the rezoning started, it was one house down and two side-by-side built. This was barely acceptable. Now, the City is allowing whatever the developers can squeeze onto the property without any thought at all.....absolutley no rules or guidelines on property useage.

Our roadways in Capitol Hill are torn up monthly and are horrible as they are left patched up until the next house is demolished. I can well guarantee that not one City Councillor lives in the Capitol Hill or surrounding area or they would have not voted for 'blanket rezoning'.. Unfortunately, it is too little, too late for the likes of my neighbourhood. The violent damage has been done BUT to think that maybe, just maybe, building like this will stop in my area and some other areas will be spared what we have been going through is all I can hope for.



Public Submission

CC 968 (R2026-03)

Please, repeal 'blanket rezoning' completely.

Thank you.



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First name [required] Ben
Last name [required] van der Lee

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Bring back zoning before Jyoti in council DID NOT LISTEN TO THEIR constituents!! ,RETURN IT BACK PRE 2024 Change!! Do not make adjustments



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First name [required] Maria
Last name [required] Marinelli-Reichert

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) No.

What meeting do you wish to comment on? (If you are provid- Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support the cause to repeal the City of a Calgary blanked upzoning bylaw. Parking issues, loss of access to sunlight, and increases in noise, public disturbance, and privacy are why I favour the repeal. Calgary's core inner-city communities should not be re-densified, and should continue to remain established single family plots wherever possible.



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First name [required] Rhiannon

Last name [required] Fox

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

2026-03-16 CAPE Submission re Calgary Rezoning - No Repeal Without a Strong Replacement.pdf

ATTACHMENT_02_FILENAME

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



March 16 2026

RE: Maintain Calgary's Residential Zoning and Protect Urban Tree Canopy

Dear Mayor Farkas and Members of Calgary City Council,

As physicians and health advocates, we are writing to urge you to maintain Calgary's current residential zoning (R-CG) and to oppose its repeal without replacement at the upcoming public hearing on March 23, 2026. Calgary is facing a housing crisis, and the current zoning policy is a critical tool for addressing it, while also reducing sprawl, lowering greenhouse gas emissions, protecting nature as critical infrastructure, cutting infrastructure costs, improving affordability, and fostering walkable, climate-resilient communities.

Health and Climate Co-Benefits of Preventing Urban Sprawl

Urban infill directly supports healthier, more sustainable communities. Walkable neighborhoods with diverse housing options reduce car dependency, leading to shorter commutes, lower greenhouse gas emissions, and improved air quality. [Research](#) shows that residents in walkable areas have lower rates of obesity, diabetes, and cardiovascular disease due to increased physical activity and reduced exposure to vehicle pollution. By allowing more housing on quiet streets, we reduce [health disparities](#) faced by renters and low-income residents, who are often consigned to noisy, polluted arterial roads. Compact, dense cities also reduce per capita infrastructure costs and make public transit more viable, easing the financial burden on households and the city.

Density and Green Space Must Grow Together

While some valid concerns have been raised about loss of urban green space, the best way to protect and expand these areas is to prevent sprawl by focusing development within existing communities. [Sprawl](#) consumes forests, wetlands, agricultural land, and biodiverse native grasslands at the city's edges, increasing the financial burden on taxpayers for new roads, pipes, and utilities. Well-planned infill, on the other hand, can enhance livability and reduce long-term infrastructure costs. Calgary has already lost [90% of its wetlands](#) along the Bow River; we cannot afford to lose the remaining green infrastructure that keeps our city livable.

Green spaces, including trees, parks, and natural areas, play a critical role in improving air quality, reducing heat islands, and promoting public health. These spaces make neighborhoods more attractive and reduce strain on our healthcare system. Wherever possible, existing green infrastructure should be preserved during development. When changes are necessary, replacement policies should ensure that new plantings are low-maintenance, climate-appropriate, and benefit all Calgarians, especially in underserved neighborhoods.

No Repeal Without a Stronger Replacement

If this rezoning is repealed, it must be replaced with a policy that explicitly:

- **Encourages urban infill** to prevent sprawl and protect peripheral ecosystems.
- **Mandates tree preservation and/or replacement**, ensuring that new development contributes to our urban forest.



- **Prioritizes equitable access to tree cover** so that all Calgarians, regardless of income or neighborhood, benefit from the health protections that trees provide.

The current policy has already proven its value: since its implementation, Calgary has seen a [59% increase](#) in development permits for new homes in established areas, including a [163% rise](#) in townhouse and rowhouse applications. Repealing it without a robust replacement would deepen the housing crisis, increase greenhouse gas emissions, and exacerbate health disparities, particularly for renters and low-income residents who are most exposed to pollution and heat.

A Call for Climate-Smart Housing Policy

We ask you to:

1. **Retain the current zoning (R-CG)** to continue enabling diverse, affordable housing in walkable neighborhoods.
2. **If the rezoning is repealed, ensure any replacement policy is developed through inclusive community consultation**, integrating housing diversity, transit improvements, and infrastructure investment to support dense, sustainable neighborhoods.

Calgary's future must be one where affordable housing, health, and nature thrive together. We respectfully demand that you vote against repealing the current zoning without a strong replacement, and commit to policies that build a cooler, greener, and more equitable city.

Sincerely,

Stephen Wilton, MD
Cardiologist and Associate Professor
Associate Director of Planetary Health
Cumming School of Medicine, University of Calgary
Co-Chair, CAPE Alberta Regional Committee

Kirsten Sjonnesen, MD MSc FRCPC
Pediatric Neurologist, Calgary, Alberta

Claire Barber MD PhD FRCPC
Rheumatologist
Associate Vice Chair Planetary Health Department of Medicine,
Cumming School of Medicine, University of Calgary

Philip Barber MB ChB, MD, FRCP (Ed), FRCPC
Professor of Neurology,
Cumming School of Medicine, University of Calgary



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First name [required] John

Last name [required] Costello

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Return to the prior zoning of R-1 in the district of Rosedale---pls do not destroy our beautiful community---it is entirely unsuitable for multi plexes and greater density



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First name [required] **Matthew**

Last name [required] **Stewart**

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What meeting do you wish to comment on? (If you are provid- **Council**

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Don't listen to the complainers.. Calgary was a nationwide leader with the citywide rezoning change, and now, because of the propoganda of lies and mistruths, want to repeal it with no plan in place, while at the same time open itself up to lawsuits and pulled funding. Mindboggling. Is it perfect, no, so get to work and fix the pain points. Don't be dumb.



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First name [required] Susan

Last name [required] Lincoln

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed City wide rezoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am and have always been opposed to the blanket zoning bylaws and hope the right thing will be done to get rid of it. The housing that has been built in the majority of communities is far from affordable for most people. The developers are asking big money and quality of the product is poor. A single family homes with mature trees are being turned into a 6 or 8 plex, units the size of a shoebox with no parking no yards and no trees. The integrity of communities are being destroyed. Infrastructure is crumbling streets in communities are so congested only 1 vehicle can drive down the street at a time.
We need more homes with yards and trees to help counter act the heat dome effect of all the cement of over crowding. I hope council will listen to the citizens of Calgary and Stop this ridiculous Zoning policy!!



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First name [required] **Betty**

Last name [required] **Kalvee**

How do you wish to attend?

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Reversal of the current zoning is not in the best interest of both the residents and the City. How long can we afford to continue to expand our City limits to build new communities at the detriment of upkeep and maintenance to the aging intercity infrastructure? Utterly ridiculous!



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First name [required] **BARBARA**

Last name [required] **THORSON**

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- **Council**

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Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am not in favour of blanket up zoning. My biggest concern is with regard to infrastructure capacity. We have seen this happen in Oakridge with the roads. We do appreciate the ring road however 90 Ave has taken a beating and I strongly feel this will happen with water, sewer, electrical etc.



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

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First name [required] **Lillian**

Last name [required] **Wong**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- **Council**

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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



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First name [required] Gordon

Last name [required] Yee

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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First name [required]	Scott
Last name [required]	Miller
How do you wish to attend?	In-person

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid-	Council
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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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Submission was filed previously.



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First name [required] **Cindy**

Last name [required] **Wilkieson**

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) **No, English is fine**

What meeting do you wish to comment on? (If you are provid- **Council**

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning. The issue that matters most to me is densification in my area. We came from a big city purposely to get away from the extreme densification that is still happening there. We love our area just as it is here. We are not fighting for parking spots on the street or bumping into people as we walk our dog in this quiet area. We have mature trees in our area and a community park for all to enjoy. When you start cramming people in one area by destroying the land by adding more people, that's when the problems start. We know our neighbours and chat when walking by them with a Hello! In our last city, there was none of that. It was all taken away by densification. Roads are congested, people were uptight, and the community spirit was gone. Nobody knows anybody anymore including our neighbours. It was not like that when we were growing up. Please stop, so we can cherish what we have around us now. We really don't want to loose that. Thank you Calgary Council for listening to my concerns regarding this issue and I do hope that you act accordingly and repeal this unwanted legislation.



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First name [required] Barbara

Last name [required] Jessiman

How do you wish to attend? In-person

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Calgary

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

It's unfortunate that we find ourselves in the position - once again - of - once again engaging in a costly public hearing on blanket rezoning. We did that two years ago...and resoundingly said "NO". Now here we are again, after two years of massive upheaval across Calgary communities. Is there more housing as a result of the proliferation of infills? Yes. Is that new housing 'affordable'? Hardly. Much of it - from row homes to duplexes - runs in the \$600,000 up to \$900,000 range. Single family homes are typically a million-plus. So much for that "missing middle" we were told would come as a result of blanket rezoning. My community - Bowness - no longer looks like Bowness after two years of the blitzkrieg.



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First name [required] Timothy

Last name [required] Smith

How do you wish to attend?

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What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Repealing blanket rezoning will exacerbate Calgary's biggest problems of infrastructure and affordability. We need density or gentle density in our city so that we aren't having to spend so much on services and infrastructure maintenance. Repealing the rezoning is not a responsible thing for council to do. The partial repeal option presented by the city seems to address many of the unpopular aspects of blanket rezoning and keep the important aspects of increasing density and maintaining the almost \$1B in federal funding. It can't be fully repealed.



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First name [required] Jane

Last name [required] Nicholson

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Council

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The blanket rezoning approved in 2024 was rammed through regardless of what the public really wanted. Blanket zoning ignored: (1). Infrastructure capacity - roads, water & sewer, electricity & schools - built in the past with less density. Infrastructure upgrades were delayed or completely underfunded, but surprisingly we funded The Arts & a hockey arena! Previous Councils did not set-up sinking funds over the decades to replace & upgrade old infrastructure - total incompetence. (2). Insufficient parking (the city's war on cars continues). (3). Ugly institutional looking multi-units built with great speed on tiny tiny lots. Whatever happened to architecture? (4). Ruining existing neighbourhoods - if I had wanted to live in a dense area, I would have bought downtown. Throw out your WEF agenda & start paying attention to the wonderful people who live in Calgary.

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I currently live in Coventry Hills and it has become unsafe for my children to play in their front yard. The amount of cars and people driving on our side road is so dangerous and my kids have almost been hit numerous times. We have no parking, no privacy and the quality of life has decreased because of the amount of people in this community. Accidents everywhere, children being hit by cars, trees being hit, businesses being driven in to. This was a safe neighborhood but it is not dangerous. I am a born and raised Calgarian and am so disappointed with how the community was rezoned and how it has impacted all of us.



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First name [required] Linda

Last name [required] Davison

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters) Linda Davison

What meeting do you wish to comment on? (If you are provid- Council

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[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Briar Hill was Zone R1. It is an established inner city neighbourhood with million and multi million dollar homes a number of which are on escarpments with views. This is not an area that should be part of the blanket zoning.



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Reminder:

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

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

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

First name [required] Cheryl

Last name [required] Cohen

How do you wish to attend?

If you are providing input on the Proposed Citywide Rezoning Change, please indicate if you require language or translator services. (max 75 characters)

What meeting do you wish to comment on? (If you are provid- Standing Policy Committee on Community Development

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" (Note: Written and audio-visual submissions for the March 23, 2026 Public Hearing on Rezoning must be received no later than March 16, 2026 at 12:00 p.m. (noon) pursuant to Section 41(a) of Procedure Bylaw 42M2025.)

Mar 23, 2026

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).) (If you are providing input on the Proposed Citywide Rezoning Change, please write "Proposed Citywide Rezoning Change" below)

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

The matters to be considered at the 2026 March 23 Public Hearing of Council are set out in [advertising](#). For further information about the Proposed Citywide Rezoning Changes, you may also review [Understanding the proposed citywide rezoning change](#).

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My name is Cheryl Cohen and I live in Mount Royal. I am asking Council to fully repeal the blanket up zoning bylaw, reset and reinstate the Land Use Bylaw that existed previously prior to blanket up zoning and re-engage Calgarians through a transparent, democratic, planning process. Blanket up zoning does not equate to affordable housing. Higher density means less green space, less trees, more congestion, more cars and traffic, more noise, less parking etc. I respectfully request full repeal and a return to a democratic community-based planning.

From: noreply@calgary.ca
To: [Public Submissions](#)
Subject: Request to speak
Date: Wednesday, March 18, 2026 2:23:16 PM
Attachments: [Public Submission to City Clerk's Office.pdf](#)

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Public hearing item: Proposed Citywide Rezoning Change

Name: Clay israelson

Phonetic spelling:

Preferred pronouns: he/him/his

Email: clay@collectivedesign.ca

Are you speaking on behalf of a group or Community Association: No

What is the group that you represent:

What do you wish to do: Request to speak

For Public Hearing items only - are you the applicant: Not Applicable

How do you wish to attend: Remotely

Require Language/Translator Services: no

What meeting do you wish to comment on: Council

Date of Meeting: 2026-03-23

What agenda item do you wish to comment on: Proposed Citywide Rezoning Change

Are you in favour or opposition of the issue: In opposition

Comments: Over the past 7 years I have been involved in designing over 200 multi family developments which have provided hundreds of new homes for Calgarians. Calgary is trying to solve problems which are now 40+ years old. Urban sprawl, declining populations in inner city communities, making use of existing infrastructure, and closing schools, just to mention a few. Calgary needed change, and the rezoning

provided that change. Now, could it have been done in a better way? Perhaps controlled and managed better? I think so. That said, repealing the rezoning, and undoing the much needed step forward in providing density and housing, not the right decision. Not only will that decision, and the immense effort already undertaken, cost Calgarians millions in wasted tax dollars, we now won't even reap the benefits. Some say the rezoning has not impacted rental rates or reduced the price of housing. Yet rental rates have continually declined for almost an entire year. And no one questioned it? Calgarians need the truth, and that can only be provided by an in depth study of the housing market, not a hap hazard change to zoning paired with bylaw changes which have not even been tested by industry.

The best possible solution, which has been available this entire time, is revising local area plans to control where multi family can be located. That's it. Simple. Done. No need to roll back the rezoning and waste tax payer dollars, no wasted time at city Council for the thousands of land use amendments per year that will occur because of the repeal, and huge cost savings for all Calgarians looking to develop their property by avoiding a 4-6month land use amendment which typically costs 15k+. Why is this not being considered? The reason is that we have a group of councillors who think they were elected to roll back the rezoning. Most of those councillors were elected to wards which don't even have R-CG developments.

I urge you, do not repeal the rezoning. Let city administration do their job and revise the local area plans to control R-CG. This shouldn't be about repeal, it should be about responsibility. If you do decide to repeal the rezoning, do not implement the bylaw changes which have been proposed. These revisions show a true lack of understanding of how this industry works and are extremely rushed.

You were all elected to lead our city. Make the decision that is best for Calgarians. Do not repeal. Implement change through local are plans.