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

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First name [required] Peter

Last name [required] Fischer

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

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 am in favour of repealing blanket rezoning. There should be no amendments but a complete restoration of the wording prior to August 6, 2024. Please implement as early as possible.



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First name [required] Brenden

Last name [required] David

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

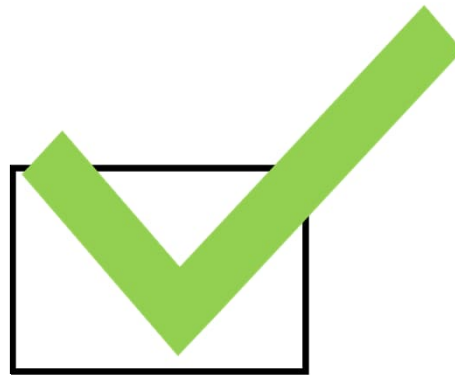
2026.03.16.Brenden David - Public Hearing Presentation-Amend R-CG.pdf

ATTACHMENT_02_FILENAME

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

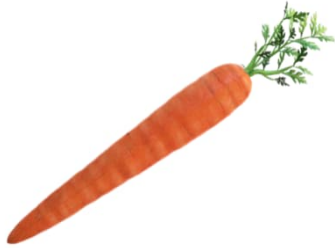
I am speaking in favour of moving forward with the proposed amendments to the R-CG zoning vs. repealing the citywide zoning.

APPROVE Proposed R-CG Changes*



AMEND Citywide Zoning R-CG / R-G/ H-G0
CONTINUE TO SUPPORT MISSING MIDDLE DENSITY

BETTER RULES = BETTER OUTCOMES



CARROT = REWARD
(INCENTIVE)



STICK = PENALTY

A FIELD FULL OF CARROTS

Parcel Coverage
534 (1) *deleted*

15P2016
62P2018

(2) Unless otherwise referenced in subsection (3), the maximum cumulative **building coverage** over all the **parcels** subject to a single **development permit** containing a **Contextual Semi-Detached Dwelling**, **Contextual Single Detached Dwelling**, **Cottage Housing**

6

Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:

62P2018, 56P2022

- (a) 45.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of less than 40 **units** per hectare;
- (b) 50.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** 40 **units** per hectare or greater and less than 50 **units** per hectare;
- (c) 55.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 50 **units** per hectare or greater and less than 60 **units** per hectare; or
- (d) 60.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 60 **units** per hectare or greater.

We don't need to incentivize DENSITY to this extent. Increased DENSITY IS THE CARROT.

What happened to our other goals around housing?

OK ↔ GOOD

PPP: Big wall of Stucco. (1) rotated doorway. Is this REALLY the best you could come up with?



- Reasonable Scale
 - ~matches prior 90-00s infills
 - taller than post-war bungalows
- Architecture & build quality = meh
 - conventional. code built.
- Individual rezoning removed contextual requirements.
Ex. of LAP/hearing failure.
- ZERO INCENTIVE to do anything more than bare minimum

BETTER



- Reasonable Scale
 - ~matches newer semi-d infills
 - taller than post-war bungalows
- Architecture & build quality
 - Contextual setbacks & form
- More Balanced design (subjective of course)
- Tree retention + high replacement ratio

BEST



- Reasonable Scale
 - Good fit into the existing dwellings
 - Still taller than post-war bungalow
- Architecture & build quality
 - Local Builder. Familiar with & based in Community.
- High Energy Efficiency Standard
 - *measured and verifiable targets
- Market + below Mkt Rents



CARROTS ANYONE?

EXAMPLE:



SOLUTION: INCENTIVIZE OUR OTHER GOALS

- EFFICIENCY, BARRIER-FREE DESIGN, BELOW-MKT PRICE, HERITAGE PROTECTIONS, TREE PROTECTION

NOT GOOD – Where's the STICKS?



SOLUTION: Vacant Lot Tax (w/ STEEP increase year-over-year after yr. **X**)

ADDRESSING CONCERNS

SF "R" Zoning doesn't guarantee the existing Form

APPROVED UNDER PRIOR ZONING RULES w/ LAP IN PLACE!



...and it won't save your garden from shading

GUESS THE NEIGHBORHOOD?



Architecturally significant? Sure. But
PEOPLE MAKE THE COMMUNITY

MISSED OPPORTUNITIES

2013-2018: Highland Village Green Dev at Highland Golf Course

- Technical issues + strong community opposition

2010-2018: Blanket Secondary Suite Permitted Use – over 8 years to make change.

Different projects, same outcome..

don't like the community planning that's come before? Just change the board.

Oppose all progress for the many. Rinse. Repeat.

Ongoing: Banff Trail – South side of 24 AVE NW

- Two LRT stations; university walking distance, highschool Yet SFH should be prioritized into the future?

1950s-?Ongoing: Glenmore Landing

- Could density get more "surgical"?
- Scale could be argued, sure

SOLUTIONS SUMMARY



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First name [required] Michael

Last name [required] Salomons

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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

Submitted by: A Resident of Scarboro

I am a resident of Scarboro writing in support of the repeal of blanket rezoning and the restoration of prior RC-1 and RC-2 zoning designations.

Scarboro is one of Calgary's historic inner-city communities and contains a significant concentration of heritage homes and historically sensitive streetscapes. Many residents chose to live in Scarboro specifically because of its established single-detached character and the care taken over decades to preserve the neighbourhood's architectural and historical integrity.

Blanket rezoning disregarded these distinctions and applied a one-size-fits-all policy to communities with vastly different histories, built forms, and planning considerations. In neighbourhoods like Scarboro, where the historic fabric of the community is an important part of Calgary's identity, this approach was particularly inappropriate.

I would also note that my professional background is in commercial real estate finance, specializing in CMHC-insured multifamily housing. I work regularly with developers and infill builders and support well-planned density in appropriate locations. Calgary needs more housing and more rental housing. However, thoughtful densification requires careful planning, infrastructure consideration, and community input — not blanket



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

policy applied uniformly across every neighbourhood.

Even many experienced infill builders have commented that the blanket rezoning approach was poorly structured and overly broad. Planning tools should guide growth intentionally, focusing density where it can be best supported by transit, infrastructure, and community design.

This is not an argument against density. It is an argument for good planning and maintaining choice in Calgary's neighbourhoods.

Calgarians should still have the ability to choose communities that maintain a predominantly single-detached character, just as others may prefer areas that are designed for greater density.

I respectfully ask Council to:

Repeal the blanket rezoning and restore prior RC-1 and RC-2 zoning designations.

Commit to a more thoughtful planning approach that evaluates density on a community-by-community basis with meaningful public engagement.

Calgary can support growth while still protecting the historic character of neighbourhoods like Scarboro. Good planning should balance housing needs with the preservation of the communities that make Calgary unique.

Submitted with respect.



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First name [required] Ahmad

Last name [required] Wattoo

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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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As a young Calgarian, the housing crisis as a major constitutive feature of the broader affordability crisis is having a quantifiable impact on my future and aspirations. All my career, education, and fiscal choices are always mitigated and contingent on this crisis and rezoning is a KEY and NECESSARY part of rectifying this issue.



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First name [required] Elsie

Last name [required] Ross

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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 opposition

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ATTACHMENT_01_FILENAME

Repeal public hearing .docx

ATTACHMENT_02_FILENAME

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

I am a long time resident of Crescent Heights and on the east side of Centre Street where I live there has been a fair amount of development. I don't have a major problem with that as I understand the need for density, especially in the inner city.

However, I believe major changes are needed to the RC-G zoning and I am concerned that repeal would delay that work which should begin immediately. My major concern is the high site coverage provision which results in the loss of tree canopy.

At the same time, I'd like to see the city maintain and expand the secondary suite and laneway housing programs which will enable increased density, albeit at a lower scale.

To help encourage housing for lower-income households, I also would urge the city to establish a Community Land Trust. Unutilized city land could be leased to the trust under a long-term lease, removing the land cost. Homes could then be sold or rented to income-tested residents below market value.

The property would then be resold to the trust at cost

plus a cost-of-living adjustment, ensuring continued affordability.

To initiate the trust, the city should identify and make available city-owned parcels under lease.

,



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First name [required] Lyndsay

Last name [required] Anderson

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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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The original rezoning created an increase in housing cost and decreased square footage. Properties were bought for 799,000 and then split into two with duplex's built and then sold for 1 million plus.



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First name [required] Wayne

Last name [required] Newby

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

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 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

Developers with No Trees.pdf

ATTACHMENT_02_FILENAME

Object: Grounded Opposition to Blanket Rezoning and Need for Responsible Development in Calgary
 I am writing to express my opposition to blanket rezoning as a policy tool for addressing housing affordability in Calgary. My comments are directed both to City Council and City Administration, with the intention of encouraging a more balanced, responsible, and enforceable approach to growth and development.
 My observations are based on direct experience, community-level review, and data I have personally compiled over several years. I would be pleased to share this information with Council or Administration upon request.
 - Focus on Core Municipal Responsibilities
 City Council and Administration should prioritize running the City efficiently and maintaining core municipal services and assets, rather than relying on the private development industry to deliver affordable housing through blanket rezoning.



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

Affordable housing is a public policy objective and should be addressed primarily through public land, public investment, and clear contractual arrangements, not by broadly upzoning established neighbourhoods without adequate safeguards or enforcement. More on this will be explained below.

- Community Concerns Are About Quality, Not Density

No community I am aware of is opposed to increased density in principle. Communities are,

however, consistently opposed to reckless development that fails to respect:

- neighbourhood character and scale
- existing infrastructure capacity
- transit access
- parking availability
- garbage and recycling logistics
- tree canopy and green space

Blanket rezoning removes the ability to assess these factors on a site-specific basis and shifts the

burden of poorly planned development onto residents and already-stretched city services.

- A More Effective Approach to Affordable Housing

The City of Calgary owns and controls significant land holdings. These lands should be used

strategically to deliver affordable housing.

A more effective model would include:

- using city-owned land for affordable housing projects
- entering into agreements with private developers to build to city-defined specifications
- guaranteeing developers a reasonable, defined rate of return upon successful completion and handover
- ensuring long-term affordability through city ownership or control

This approach would produce predictable outcomes, protect neighbourhoods, and ensure public accountability.

Developer House Locations

Count	House Number	Street / Avenue	Trees Planted by Developer	City Trees in Boulevard or 1m from sidewalk	Planted by Owner	Comment
1	1806	Broadview Road	Y			
2	1808	Broadview Road	N		Y	
3	1810	Broadview Road	Y		Y	
4	1831	Broadview Road	N			
5	1833	Broadview Road	N		Y	
6	2227	Broadview Road	N		Y	Bushes and small trees
7	2229	Broadview Road	N		Y	Bushes and a poplar tree
8	1807	Bowness Road	N	Y		
9	1811	Bowness Road	N	Y		
10	1813	Bowness Road	N	Y		
11	1933	Bowness Road	N	Y		
12	1935	Bowness Road	N	Y		
13	2019	Bowness Road	N	Y		Under Construction
14	2024	Bowness Road	Y		Y	
15	2026	Bowness Road	N	Y	Y	
16	2113	Bowness Road	N	Y		
17	2115	Bowness Road	N	Y		
18	2212	Bowness Road	N			Under Construction
19	2214	Bowness Road	N			Under Construction
20	2329	Bowness Road	N			Future Development - house not demo yet
27	2206	1 ST Avenue	N			
28	2208	1 ST Avenue	N			
29	2214	1 ST Avenue	N		Y	
30	2208	1 ST Avenue	N			
31	2214	1 ST Avenue	N		Y	
32	2216	1 ST Avenue	N		Y	
33	2208	1 ST Avenue	N			
34	2214	1 ST Avenue	N		Y	
35	2216	1 ST Avenue	N		Y	
36	2302	1 ST Avenue	N			
37	2304	1 ST Avenue	N		Y	
38	2310	1 ST Avenue	N		Y	

39	2312	1 ST Avenue	N		Y	
40	2020	2 ND Avenue	N			
41	2022	2 ND Avenue	N			
42	2024	2 ND Avenue	N		Y	
43	2026	2 ND Avenue	N			
44	2235	2 ND Avenue	N	Y		
45	2237	2 ND Avenue	N	Y		
46	2238	4 TH Avenue	N			
47	2240	4 TH Avenue	N	Y		Side yard, old pines from the original house
48	2202	4 TH Avenue	N		Y	
49	2204	4 TH Avenue	N		Y	
50	2302	4 TH Avenue	N		Y	
51	2304	4 TH Avenue	N	Y	Y	
52	2326	4 TH Avenue	N	Y	Y	
53	2828	4 TH Avenue	N	Y		
54	1724	6 TH Avenue	N	Y		
55	2218	6 TH Avenue	N		Y	
56	2220	6 TH Avenue	N	Y	Y	
57	2320	6 TH Avenue	N			
58	2328	6 TH Avenue	N			
59	208	16 TH Street	N			Under Construction
60	210	16 TH Street	N			Under Construction
The boundaries of the area I have looked at are: North - 7TH Ave, Juniper Road and 8TH Ave, East - 14TH Street, South - Parkdale Blvd & Memorial Drive, West - 28TH Street						
61	1609	Broadview Road	N	N	N/A	
62	1702	Broadview Road	N	Y	N/A	
63	1707	Broadview Road	N	N	N/A	
64	1735	Broadview Road	N	N	N/A	
65	1822	Broadview Road	N	N	N/A	
66	1926	Broadview Road	N	Y	N/A	
67	1929	Broadview Road	N	Y	N/A	
68	1932	Broadview Road	N	N	N/A	
69	1938	Broadview Road	N	Y	N/A	
70	2028	Broadview Road	N		N/A	
71	2030	Broadview Road	N		N/A	
72	2032	Broadview Road	N		N/A	
73	2034	Broadview Road	N		N/A	
74	2110	Broadview Road	N		N/A	

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75	2112	Broadview Road	N		N/A	
76	2116	Broadview Road	N	Y	N/A	
77	2120	Broadview Road	N	Y	N/A	
78	2130	Broadview Road	N	Y	N/A	
79	2201	Broadview Road	N		N/A	Unknown address. Building has been under construction for years
80	2225	Broadview Road	N		N/A	
81	2228	Broadview Road	N	Y	N/A	
82	2234	Broadview Road	N	Y	N/A	
83	2238	Broadview Road	N	Y	N/A	
84	2310	Broadview Road	N	N	N/A	
85	2312	Broadview Road	N	Y	N/A	
86	2320	Broadview Road	N		N/A	
87	1725	Bowness Road	N	Y	N/A	
88	2310	Bowness Road	N		N/A	
89	2312	Bowness Road	N		N/A	
90	2706	Parkdale Boulevard	N		N/A	
91	2710	Parkdale Boulevard	N		N/A	
92	2716	Parkdale Boulevard	N		N/A	Bush
93	2720	Parkdale Boulevard	N		N/A	
94	2728	Parkdale Boulevard	N		N/A	
95	2834	Parkdale Boulevard	N		N/A	
96	621	Westmount Drive	N	Y	N/A	
97	623	Westmount Drive	N	Y	N/A	
98	2310	Westmount Drive	N	N	N/A	Paved over at the front (Part of a duplex)
99	2312	Westmount Drive	N	N	N/A	Paved over at the front (Part of a duplex)
100	2320	Westmount Drive	N	N	N/A	Paved over at the front (Part of a duplex)
101	2319	Westmount Drive	N	N	N/A	Paved over at the front (Part of a duplex)
102	2624	1 ST Avenue	N		N/A	Under construction
103	2716	1 ST Avenue	N		N/A	
104	2821	1 ST Avenue	N		N/A	
105	2832	1 ST Avenue	N		N/A	
106	2619B	1 ST Avenue	N		N/A	Paved over
107	1757	2 ND Avenue	N	Y	N/A	
108	2533	2 ND Avenue	N		N/A	Under construction
109	2535	2 ND Avenue	N		N/A	Under construction
110	1759a	2 ND Avenue	N	Y	N/A	
111	1759b	2 ND Avenue	N	Y	N/A	
112	2326	3 TH Avenue	N	N	N/A	

The boundaries of the area I have looked at are: North - 7TH Ave, Juniper Road and 8TH Ave, East - 14TH Street, South - Parkdale Blvd & Memorial Drive, West - 28TH Street

113	2330	3 TH Avenue	N	N	N/A	
114	2638	3 TH Avenue	N		N/A	
115	2528	4 TH Avenue	N		N/A	
116	2530	4 TH Avenue	N		N/A	
117	2805	4 TH Avenue	N		N/A	
118	2806	4 TH Avenue	N		N/A	
119	2909	4 TH Avenue	N		N/A	
120	2911	4 TH Avenue	N		N/A	
121	2920	4 TH Avenue	N		N/A	
122	2012	5 TH Avenue	N		N/A	
123	2016	5 TH Avenue	N		N/A	
124	2112	5 TH Avenue	N		N/A	
125	2126	5 TH Avenue	N		N/A	
126	2128	5 TH Avenue	N		N/A	
127	2309	5 TH Avenue	N		N/A	
128	2329	5 TH Avenue	N		N/A	
129	2333	5 TH Avenue	N		N/A	No tree at front door, however there are four (4) on the same.
130	2631	5 TH Avenue	N		N/A	
131	2632	5 TH Avenue	N		N/A	
132	2634	5 TH Avenue	N		N/A	
133	2704	5 TH Avenue	N		N/A	
134	2706	5 TH Avenue	N		N/A	
135	2715	5 TH Avenue	N		N/A	
136	2716	5 TH Avenue	N		N/A	
137	2717	5 TH Avenue	N		N/A	
138	2720	5 TH Avenue	N		N/A	
139	2721	5 TH Avenue	N		N/A	
140	2722	5 TH Avenue	N		N/A	
141	2730	5 TH Avenue	N		N/A	
142	1712	6 TH Avenue	N	Y	N/A	
143	1714	6 TH Avenue	N	N	N/A	
144	1714	6 TH Avenue	N	N	N/A	
145	1714	6 TH Avenue	N	Y	N/A	
146	1763	6 TH Avenue	N	Y	N/A	

The boundaries of the area I have looked at are: North - 7TH Ave, Juniper Road and 8TH Ave, East - 14TH Street, South - Parkdale Blvd & Memorial Drive, West - 28TH Street

147	1765	6 TH Avenue	Y	Y	N/A	
148	1767	6 TH Avenue	N	N	N/A	
149	2537	6 TH Avenue	N		N/A	Under construction
150	2539	6 TH Avenue	N		N/A	Under construction
151	2605	6 TH Avenue	N		N/A	Small tree
152	2608	6 TH Avenue	N		N/A	
153	2621	6 TH Avenue	N		N/A	
154	2703	6 TH Avenue	N		N/A	
155	2724	6 TH Avenue	N		N/A	
156	2727	6 TH Avenue	N		N/A	
157	2840	6 TH Avenue	N		N/A	Under construction
158	2842	6 TH Avenue	N		N/A	Under construction
159	2911	6 TH Avenue	N		N/A	
160	2915	6 TH Avenue	N		N/A	
161	2918	6 TH Avenue	N		N/A	
162	1763	7 TH Avenue	N	Y	N/A	
163	1765	7 TH Avenue	Y	Y	N/A	
164	1767	7 TH Avenue	N	N	N/A	
165	2113	7 TH Avenue	N	Y	N/A	
166	2115	7 TH Avenue	N	N	N/A	
167	2227	7 TH Avenue	N		N/A	
168	2310	7 TH Avenue	N	Y	N/A	
169	2311	7 TH Avenue	N	N	N/A	New construction
170	2520	7 TH Avenue	N		N/A	
171	2522	7 TH Avenue	N		N/A	Under construction
172	2524	7 TH Avenue	N		N/A	Under construction
173	2526	7 TH Avenue	N		N/A	Under construction
174	2528	7 TH Avenue	N		N/A	Under construction
175	2542	7 TH Avenue	N		N/A	Small tree and bush
176	2566	7 TH Avenue	N		N/A	Bush, paved over
177	2612	7 TH Avenue	N		N/A	Under construction
178	2614	7 TH Avenue	N		N/A	Under construction
179	2726	7 TH Avenue	N		N/A	Paved over
180	2730	7 TH Avenue	N		N/A	Paved over

The boundaries of the area I have looked at are: North - 7TH Ave, Juniper Road and 8TH Ave, East - 14TH Street, South - Parkdale Blvd & Memorial Drive, West - 28TH Street						
181	2736	7 TH Avenue	N		N/A	On property line, shared
182	2919	7 TH Avenue	N		N/A	
183	1703	8 TH Avenue	N	Y	N/A	Small trees
184	1745	8 TH Avenue	N	Y	N/A	
185	1753	8 TH Avenue	N	Y	N/A	
186	111	16 TH Avenue	N		N/A	
187	109	15 TH Street	N	Y	N/A	
188	111	15 TH Street	N	Y	N/A	
189	126	15 TH Street	N	Y	N/A	
190	204	15 TH Street	N	Y	N/A	Small trees
191	206	15 TH Street	N	Y	N/A	
192	210	15 TH Street	N	Y	N/A	
193	212	15 TH Street	N	N	N/A	
194	404	15 TH Street	N	Y	N/A	
195	409	15 TH Street	N	Y	N/A	Small trees
196	411	15 TH Street	N	Y	N/A	Small trees
197	416	15 TH Street	N	Y	N/A	
198	418	15 TH Street	N	Y	N/A	
199	408	16A TH Street	N		N/A	Small bushes
200	304	16A TH Street	N		N/A	
201	111	16 TH Street	N		N/A	
202	119	18 TH Street	N		N/A	
203	211	18 TH Street	Y		N/A	One small tree shared by both lots
204	213	18 TH Street	Y		N/A	One small tree shared by both lots
205	215	18 TH Street	N		N/A	
206	223	18 TH Street	N		N/A	
207	305	18 TH Street	N		N/A	
208	307	18 TH Street	N		N/A	
209	424	18A TH Street	N		N/A	
210	427	18A TH Street	N		N/A	Shared tree
211	429	18A TH Street	N		N/A	
212	1925	18A TH Street	N		N/A	
213	503	18A TH Street	N		N/A	Paved over
214	505	18A TH Street	N		N/A	Paved over

The boundaries of the area I have looked at are: North - 7TH Ave, Juniper Road and 8TH Ave, East - 14TH Street, South - Parkdale Blvd & Memorial Drive, West - 28TH Street

215	705	19 TH Street	N		N/A	Bushes only
216	707	19 TH Street	N		N/A	Small bushes
217	551	20 TH Street	N		N/A	
218	553	20 TH Street	N		N/A	
219	555	20 TH Street	N		N/A	
220	610	24A TH Street	N		N/A	Under construction
221	515	26 TH Street	N		N/A	
222	625	26 TH Street	N		N/A	
223	515	28 TH Street	N		N/A	Under construction



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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] Marshall

Last name [required] Toner

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

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

A Resident of St. Andrews Heights, on behalf of concerned community members

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)

Public Hearing – Blanket Rezoning Review Submitted by: A Resident of St. Andrews Heights, on behalf of concerned community members

I am a resident of St. Andrews Heights, writing on behalf of myself and a number of concerned neighbours in support of the full repeal of blanket rezoning and the restoration of RC1 and RC2 zoning designations.

I live in St. Andrews Heights because I valued the RC1 character this neighbourhood offered. Blanket rezoning has eliminated that choice for all Calgarians — there is no longer a single neighbourhood in the city where single-family character is protected. The impact on our community is already being felt. St. Andrews Heights has no side-by-sides — it is historically entirely RC1 — yet we are already facing two proposed 10-plex developments. Our community successfully challenged one through a provincial appeal, in part because the City failed to adequately account for how housing units are counted. That residents must resort to a provincial process to be heard by their own municipal government reflects a serious failure of this policy.

The democratic mandate is clear. The prior Council did not listen to Calgarians before imposing blanket rezoning. The last election delivered an unambiguous verdict: the incumbent mayor finished third behind two candidates who both campaigned on repeal.

Our position is reasonable. We are not opposed to density, we support thoughtful developments. However, we oppose a blanket policy that makes does not provide Calgarians a choice about the type of community they want to live in.



We respectfully ask Council to:

1. Fully repeal blanket rezoning and restore prior RC1/RC2 designations.
2. Commit to a community-by-community process with meaningful resident engagement.

Calgary needs thoughtful housing policy — not the erasure of neighbourhood identity. We ask this Council to restore that balance.

Submitted with respect and in the interest of all Calgarians who value community-centred planning.



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

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First name [required] Mark
Last name [required] Rubensohn

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- 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

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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] **Jill**

Last name [required] **White**

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

In Support of Repealing Blanket Upzoning.26.pdf

ATTACHMENT_02_FILENAME

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

Thank you!

Dear Mayor Farkas and Calgary City Council:

Thank you for considering a motion to repeal blanket upzoning in Calgary. I am strongly in support of that.

A few things make the blanket upzoning decision of 2024 most concerning to me:

1. The infrastructure in all of Calgary's neighborhoods, especially the older ones, wasn't developed for the amount of densification that blanket upzoning has been presenting. And it hasn't yet been entirely upgraded to do so, either. Just a few years ago, the city had to rip out a section of road in front of our house so that they could replace the lead pipes that were still servicing our neighbor's house across the street. Calgary's existing fresh water and waste water infrastructure needs to be significantly repaired then improved for the city as it currently exists. Densifying existing areas before the system is upgraded to handle what we have plus added density seems like asking for more problems. The social service infrastructure is not set up for blanket densification, either. We are currently short of school space everywhere. Densification plans should always consider these things up front, not after the area densifies. But even when it is planned and prepared for, school development/ redevelopment takes so much time.
2. Blanket upzoning is a breach of contract. People make their home investment decisions based on zoning and the area feel and amenities that zoning provides. Zoning changes can affect everything, and make people feel displaced in their own homes. Increased densification should come with significantly reduced individual taxation, then, since the densified land will have many more people living there to pay taxes. Would it be worth it, in the end, especially with the added infrastructure costs of adequately preparing these areas for such densification?
3. Blanket upzoning has inflated land prices and forces individuals and families to compete with corporations and developers when attempting to purchase residential properties. This has only inflated the cost of housing, no matter the type, so it has reduced what people can afford to buy or created a situation for many in which they cannot afford to buy at all. Of course, this affects the rental market as well, so all residents and potential residents are affected by increased costs of housing. This only sabotages the issue that is supposed to be at the centre of this.

Repealing blanket upzoning will allow us to reset to the previous zoning bylaws and review/ revise local planning in thoughtful ways. Thank you again for revisiting this very important issue.

Sincerely,

Jill White



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First name [required] Melissa

Last name [required] Best

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 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

City of Calgary Blanket Zoning Submission 16Mar26.pdf

ATTACHMENT_02_FILENAME

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

Written Submission to Calgary City Council
In Favor of the Motion to Repeal Blanket Up Zoning
from Melissa Best
March 16, 2026

My name is Melissa Best. I'm a single-family homeowner in Ward 8, where single family homes make up only 18% of the riding.

I represent my family, neighbors, friends and our adult children, who are also now homeowners, all of whom strenuously object to the short sighted, naïve decision to embrace blanket zoning as a solution the housing crisis.

Born and raised in Calgary, I was taught the Alberta Advantage: advancement through integrity, education, hard work, and giving back to the community. No one bought me a house, subsidized it, nor did I expect it.

I became a single parent when my children were ages 2 and 6. I worked like a dog and saved for years to buy a small house in a lovely, safe neighborhood, with good schools and, importantly, a short commute to my job downtown.

Like most homeowners, my house is one my most valuable assets: an investment in lifestyle for my family and in security for my future. Like most homeowners, I've invested in maintaining my home to ensure that it keeps its value with the goal of aging in place for as long as I can.

My neighbors and I struggled financially to restore our homes after the severe damage of the 2013 flood. Insurance didn't cover our costs and our homes lost value. Yet we stayed because we love our quiet streets, our sun filled backyards and our marvellous trees: all of which will vanish with blanket zoning.

Property taxes in our neighborhood have always been high. Yet, in the 33 years that I've owned a home in Calgary, I have never missed a property tax payment: never even appealed an assessment notice, despite the fact that taxes keep going up beyond inflation year after year, with minimal explanation or direct benefits.

I'm a financial professional so forgive my insistence on **math that works**, with hard data and **good governance**, with respect for stakeholders.

Let's start with the math. Surely even the most financially illiterate amongst you understands that a developer would have to pay top dollar for the land in any inner-city neighborhood, plus incur the enormous costs of labor and materials, such that their minimum breakeven amount per unit will be well over \$1M. Please explain how my math differs from your math when you tell me that blanket zoning can solve the affordability issue.

The only financial benefits of blanket zoning will accrue to developers and, by extension, some City councillors, where they are given carte blanche to devalue existing homes and neighborhoods. Taxes go up as densification overwhelms infrastructure, roads, schools, emergency services, recreation facilities, everything. If I'm missing something here, there are no financial wins for the citizens of Calgary; only for developers.

Marda Loop is the poster child for a densification experiment gone horribly wrong, where the City has shamelessly pandered to unscrupulous, unbridled developers. The character and workability of the surrounding neighborhoods have been ruined as a result of quick and dirty development project with no forethought about the burden on already aging infrastructure.

The City has had to patch up one problem after another with long-term road closures, forever traffic congestion and practically no parking. This has forced many hard-working small business owners to close their doors. And guess what? Single and multi-family homes in Marda Loop are more expensive than ever.

I would love to see some hard data on how your math has worked in Marda Loop. Elbow Park could turn into the same mess, or even worse because it's that much closer to downtown, unless you repeal blanket zoning.

The federal government has flooded our cities with newcomers who neither bring money for housing nor money to pay their fair share of taxes for schools, roads and other municipal infrastructure, like my neighbors and family have done for decades. I feel badly for these people because they have been sold a bill of goods, by our federal government, regarding affordability and jobs.

It's high time that Council start paying attention to Calgarians who are decades long investors in the city, paying high taxes and making community contributions before bending over backwards to accommodate newcomers, who have never had skin in the game.

I'd also like to address those on Council who, over the past few years, have been openly disdainful when hearing our concerns about blanket zoning: branding us selfish or spoiled, for trying to protect the value of our most important assets, the quality of our neighborhoods and our fine city: shame on you!

I remind you of a quote from Margaret Thatcher, "The problem with socialism is that eventually you run out of other people's money."

On this basis, I request a full repeal of blanket up zoning and a return to planned, community-based growth.



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First name [required] Sally

Last name [required] Mountjoy

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 favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required] Larissa

Last name [required] Riemann

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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Proposed Citywide Rezoning Change I am in favour of changing the rezoning back to what it was before it was changed in 2024. I live in the Mount Pleasant community and moved there because of the heritage and previous zoning. The city with help of developers have been eroding the fabric our the community. I moved to this community for its livability and hoped to be able to age in this community. The development happing since the 2024 zoning changes has done the opposite. The community has now become very much a transient with more and more rentals and high density developments. Little respect for the residents that made Mount Pleasant a nice place to raise a family. Revert back to the old zoning and help save the community from the developers.
601 19 Ave NW



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First name [required] **Kelsey**

Last name [required] **Gallagher**

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

Proposed Citywide Rezoning Change

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

In favour

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First name [required] Sharon

Last name [required] Chu

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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)

Low-density housing is not a fiscally responsible form of housing. The individuals do not pay nearly enough property taxes to cover the eventual 20-30 year upkeep maintenance of infrastructure. That short-sighted attitude is what caused the Bears paw South Feeder Main break to occur twice within 6 months. Low-density housing also fails to attract the following:

- demand for alternative modes of transportation (transit, bike lanes, etc.)
- low housing costs
- walkable/accessible/pedestrian-safe areas
- amenities within a short distance

If anything, low-density housing encourages and exacerbates the use of vehicles to access amenities. This creates a vicious positive-feedback cycle that encourages physical isolation, vehicle usage which endangers pedestrians, and wasted space. This also encourages the amenities to make accommodations for vehicles, when that space could be used for mixed use buildings and other services. What appears to be a cultural phenomenon is really only backed up by policy. We simply cannot afford to keep expanding outwards until we start incorporating Airdrie, Chestermere, and other municipalities. We must build housing with a responsible and mindful approach.

Thank you.





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First name [required]

Dale

Last name [required]

Phillips

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

Blanket rezoning

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)

As a city of Calgary private home owner I am opposed to blanket rezoning and wish the city of Calgary administration and certain councillors would abide by the overwhelming majority that do not want blanket rezoning that is ruining our neighborhoods!



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First name [required] Andrei

Last name [required] Evdokimoff

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.)

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

APE - Public Submission Regarding Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing City-Wide Residential Rezoning).pdf

ATTACHMENT_02_FILENAME

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

Subject: Public Submission Regarding Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing City-Wide Residential Rezoning)

To Calgary City Council,

I am writing to provide feedback regarding the amendments to Land Use Bylaw 1P2007 implementing city-wide residential rezoning.

I appreciate that Calgary is facing real housing affordability and supply challenges, and I recognize that increasing housing options is an important part of addressing those pressures. However, I have serious concerns about the use of a blanket, city-wide rezoning approach rather than a more measured and locally responsive strategy.

Having reviewed multiple development permits that have come up on our street in the last two years, my primary concern is how the blanket rezoning interacts with the expanded secondary suite bylaw. Together, these policies have enabled rapid densification in some neighbourhoods, where single lots are being redeveloped into multi-unit buildings with multiple suites.

In practice, many of these projects appear designed to maximize unit counts and financial return rather than livability. The resulting buildings often have minimal green space, limited parking, and little consideration of privacy, traffic, shadowing, or the cumulative impacts on surrounding properties. While increasing housing supply is important, the current framework risks incentivizing the most intensive form of redevelopment without sufficient attention to and respect for neighbourhood fit or long-term community planning.

Another concern is the potential erosion of community trust in the planning process. When zoning changes occur without the opportunity for neighbourhood-specific review, residents feel that their ability to participate meaningfully in shaping their communities is reduced. Maintaining transparent and locally responsive planning processes is important for sustaining public confidence in municipal decision-making.

I would respectfully ask Council to consider one of the following options:

1. Repeal the blanket city-wide rezoning approach and instead pursue targeted upzoning tied to transit corridors, main streets, and activity centres.
2. Implement a phased approach that allows neighbourhood-specific consultation and infrastructure assessment before rezoning is applied.
3. Introduce clearer design, parking, green space, and scale guidelines to ensure that new development integrates well and has a view on safety, sustainability, and aesthetic appeal with existing neighbourhoods.
4. Re-examine how the secondary suite bylaw interacts with blanket rezoning to ensure that cumulative density on individual lots remains reasonable and compatible with surrounding properties.

I support efforts to increase housing supply and diversity in Calgary. However, I believe this can be achieved in a way that is more deliberate, transparent, and responsive to the varying needs of Calgary's communities.

Thank you for considering this feedback.

Sincerely,
Andrei Evdokimoff
West Hillhurst / Ward 7
Calgary, AB



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First name [required] Fred

Last name [required] Prior

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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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 personally have not been negatively impacted by the existing Rezoning situation but my daughter and her family who reside on Cochrane Road in Banff Trail have been radically impacted by this horrific change. They live across the street from a k to 7 French Emerson school. The small bungalow located two doors down was sold to a "developer" who is now constructing an 8 plex on the single lot!!! Parking and student safety have been totally disregarded with this thing being approved. Hopefully this by law will be changed asap to prevent this kind of mess from happening again in other established city communities.



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First name [required] Arnold

Last name [required] Brownlees

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 16, 2026

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[required] - max 75 characters

Proposed city wide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

Blanket Re-zoning letter for submission - March 15, 2026.pdf

ATTACHMENT_02_FILENAME

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

March 15, 2026

City Council
City of Calgary
700 Macleod Trail SE
PO Box 2100, Mail Code 8007
Calgary, AB
T2P 2M5

RE: Full Repeal of Blanket Rezoning Implemented by June 1, 2026

Dear Mayor Farkas and Members of City Council

I am a resident of Tuxedo Park, an inner-city neighborhood that has been significantly impacted by the current Blanket Rezoning policy. I feel this impact has been mostly negative as there has been a notable reduction in the number of development permit applications for single family homes both attached and detached in our community. There were already ample areas where previous zoning allowed for and encouraged multi-residential development, particularly on or within a block of the main thoroughfares through the neighborhood (Centre Street and Edmonton Trail). This trend will ultimately lead to fewer families choosing to make Tuxedo Park home with it becoming a community of younger adults at the stage of life before children. One of the most attractive attributes of the community is the diversity of people in different stages of life.

Since the introduction of R-CG and H-GO land-use districts, the impacts of densification on established communities have been significant and deeply felt. Communities have witnessed the loss of mature urban canopy, the demolition of older and naturally occurring affordable housing, and rapid land-use change occurring without meaningful Planning grounded in local context. In numerous cases, adjacent residents report an erosion in quality of life. For many Calgarians, these changes have eroded trust in the Planning process and created uncertainty within their neighborhoods.

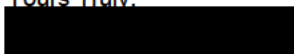
The scale of public interest surrounding this issue has been significant. During the 2024 Public Hearing, hundreds of residents participated through written submissions and in-person presentations, and 6101 letters were received, 88% in opposition. The outcome of the recent municipal election further demonstrated that concerns about blanket upzoning remain significant for many Calgarians. Regardless of individual viewpoints, these signals highlight the importance of reinforcing civic legitimacy through honest and responsive decision-making.

I respectfully urge Council to vote for a full repeal of blanket rezoning. I further ask Council to refrain from introducing last-minute amendments that have not been transparently shared with or meaningfully reviewed by the public. Instead, Council should restore the previous bylaw 1P2007, in its entirety, to ensure the zoning framework (ie R-C1, R-C2,) and key provisions such as contextual front setbacks and 45% lot coverage are reinstated to provide clarity, predictability, and stability for communities across Calgary.

The Local Area Plan process also requires reconsideration. There is deep dissatisfaction among residents regarding both the process and resulting outcomes. I request a comprehensive review of R-CG and H-GO rules to ensure that they are genuinely contextual and responsive to neighborhood conditions. Key issues requiring stronger consideration include lot coverage, heights, setbacks, shadowing, privacy, tree canopy protection, infrastructure capacity and load, waste management, and parking. Additionally, Administration should be clearly directed that relaxations are intended for exceptional circumstances — not as routine tools to override reasonable, well-founded community concerns.

A full repeal should not be viewed as a rejection of growth. We recognize the need for housing solutions and thoughtful densification. Rather, repeal provides an opportunity to move forward with a more balanced and collaborative approach, one grounded in authentic engagement, transparent decision-making and co-design with Calgarian to develop a made-in-Calgary planning framework that reflects local realities and priorities.

Yours Truly,


Arnold J. Brownlees
Member of Tuxedo Park Community





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First name [required] Carol

Last name [required] Rau

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 to blanket rezoning

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 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 opposed to blanket rezoning



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First name [required] Neeki

Last name [required] Ryder

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 cities blanket upzoning has not achieved positive results. In fact this policy has destroyed many factors that were positive attributes in Calgary.

1. Upzoning has not created more affordable housing.
 - land costs are higher
 - former entry level priced homes (especially in older neighbourhoods) are being replaced by high cost multiplex homes (on a former one family residential lot there are often 8 separate families) are being replaced by high cost homes each of which is often more expensive than the single unit is priced.
 - developers have gained the most advantage by multiplying there profits on individual lots (instead of one home , there are 8 to 10 homes.)
2. Infrastructure Capacity is being challenged
 - Many neighborhoods (especially in older neighbourhoods that are being subjected to massive rebuilding) cannot support the increased density. The neighbourhood was not originally designed for congestion and crowding.
 - Water system stress - reduced water pressure in homes
 - Little parking availability - most streets allow for 2 car parking in front of home. (Where will 8 families on one lot find parking when most homes often have 2 vehicles per residence?)
 - Sewer system is being stressed by over use from additional units, often whole lengths of sewer piping requires replacement.
 - Electrical grid over use



- Road flow in established neighbourhoods has not met new increased traffic. Congestion creates irritable drivers that do not have quick direct routes; school zones surrounded with increased traffic are creating unsafe school communities; pedestrian safety is challenged

3. Previous Local Planning

- is being ignored
- ruining the harmonious architectural character of the area
- tall, wide multifamily units (often upwards of 8 families) are being inserted into formerly single family bungalows, bi-level, duplex lots
- overshadowing of neighbouring caused by high buildings. There is presently a disregard for the model of home next door. (Often views from windows being blocked, site lines and style of buliding)
- green landscaping for beautification and soil stability is being limited or ignored often creating a lack of visible pride in home
- trees are being torn out stripping natural Urban beauty

Thank-you, Neeki Ryder



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First name [required] Jolene

Last name [required] Zimmer

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) We do not want our lots to be subdivided!!!!!!!

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

Rezoning for housing

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 am not in favor of our house lots to be subdivided. I am in favor of the city bringing back the old bylaw, that was before the city recently changed the rezoning for housing. (I didn't know which to select so I put neither).



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First name [required] Marnie

Last name [required] Darroch

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]

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 for the City to revert back to the Local Area Plans for zoning changes as those were long processes that relied on community engagement and supported defined densification in identified areas. The citywide rezoning resulted in applications for densification in areas that did not make sense - for example a 4 plex with basement suits in the middle of a block on a cul-de-sac not close to transit networks or commercial property. Local area plans emphasized density near major roads, mass transit or large commercial areas like malls in order to provide more walkable, affordable options over single family homes. Please use these instead and in the future and introduce density where it will have the greatest positive impact for environmental and financial impact for those living there. Also not clear how knocking down a single family home and building units that cost more than the original home is helping with the affordable housing crisis.



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First name [required] Robert H

Last name [required] Pearson

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 we donot

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 3, 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)

I would like to see rezoning changed. Our letter has been sent in



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First name [required] Rebecca

Last name [required] Davidson

How do you wish to attend?

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Mar 23, 2026

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[required] - max 75 characters

proposed cityside 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 proposed repeal of citywide rezoning is short sighted, and does not reflect an educated and balanced perspective on municipal growth and urban development strategies. The basis and reasoning behind the desire to repeal is inherently emotional and rooted upon a "NIMBY" perspective rather than a thoughtful approach to growth - from both an infrastructure and housing availability perspective. While I agree that the patterns of development are problematic and do little to relieve cost pressures as developers max out absolutely every inch of square footage - the overall language in the bylaw is not where the problem lies. The city simply cannot sustain endless sprawl, and nor can the infrastructure and tax base support the existing patterns of development. The complaints regarding construction, servicing, and cost of housing are all solvable to create vibrant and liveable communities. The idea that an entire community's "culture" is rooted in being a bedroom community is simply not relevant in this day and age. I cannot support the repeal of blanket zoning, and the financial implications of doing so (both from a funding already issued as well as future growth and servicing costs). I don't believe that this is something that people should be allowed to lobby for without some education and experience on the matter. I support smart growth, I support responsible densification and mixed use communities, I support government funded and supported housing projects.





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First name [required] Stanislava

Last name [required] Trotsiuk

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 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

Proposed Citywide Rezoning

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)

Why not postpone this vote and come up with an improved plan first? It makes no sense to do otherwise



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First name [required] **Connie**

Last name [required] **Garnett**

How do you wish to attend?

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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 single family dwelling homes is going to cause even more issues than what we are already dealing with. There are too many people, cars, pedestrians, garbage and drug use. Creating fear, crime, unsafe neighborhoods, poor infrastructure no privacy in your own home and yard to enjoy with your family. My husband and I have worked hard to buy our home to be able to park in front of our home, enjoy our yard and our privacy. That now may be taken away more than what has already been taken away. Please reconsider allowing the Rezoning it will have a negative impact. Thanks Connie



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First name [required] Michael

Last name [required] Setters

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

Blanket 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)



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First name [required] **Mahmood**

Last name [required] **Moussavi**

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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 not in favour of blanket rezoning (R-CG), and would like the zoning of my property in Christie Park Community back to what existed before the city-wide rezoning (R-C1 single home) for following reasons

1. Strain on existing infrastructure, and city services particularly the overloaded water system beyond its capacity, which might lead to disruptions and failures.
2. Unnecessary increase in traffic and causing commuting issues.
3. Changes in neighborhood aesthetic
4. Disruption of community harmony and character of neighbourhoods.



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First name [required] SC

Last name [required] Wu

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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 do not think that the proposed "Blanket Upzoning" in Calgary is warranted under the current socioeconomic atmosphere.

Housing demand is not as serious as in previous years with increased housing supply, greater vacancy rates and affordability across different types of housing in Calgary. Decreased immigration and lower influx of people from other provinces (partly because of decreased housing prices across Canada) may have already eased the housing situation.

More importantly, I found that the occupancy situation has changed in my neighborhood in the past few years. Instead of the traditional family household, many occupants now are just tenants sharing a rental property. This creates some problems not encountered in the past. My greatest concern is the parking situation as each of the adult tenants has his/her own vehicle(s) (usually more than an average family in combined). This has negatively affected our quality of life in these years.



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First name [required] **Connie**

Last name [required] **Thurrott**

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 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 support of reconsidering blanket Rezoning as initiated by city council.
I am in favour of increasing city housing stock, but strongly feel it should be done in a measured way, with thought given to existing streets and neighbourhoods vs build anything anywhere.
Great neighbourhoods make great cities.
Y



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

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First name [required] Lyman

Last name [required] Zollinger

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 City Wide Rezoning

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] Pranav

Last name [required] Bakaraju

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 needed

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)

Calgary is an extremely spread out city geographically. This means that public services are delivered very inefficiently. It means more cost to lay waterpipe, collect garbage, maintain roads, build schools, and more. It means less housing in central or high-demand areas in the city. It means transit needs to be stretched further or higher fuel costs for people as new houses continue to build out, not up. It's basic economics that we need more affordable housing. It's basic economics that the further we build out, the more inefficient our public services get, and the further Calgarians have to travel to work. Affordable housing tends to come through higher density apartments, not single family homes with big lawns. This doesn't mean that single family homes should be outlawed, but where there is demand and a private developer willing to build a high-density apartment to build more affordable housing in an appealing area in the city, then that should be allowed. Not every neighbourhood will have massive development applications, not every developer wants to build. So blanket rezoning doesn't FORCE high-density builds, it just creates the opportunity for it, where criteria is met (high demand from prospectiver renters/buyers, appealing neighbourhood, private developer wants to build). Let's allow development to occur where the market wants and needs it to happen, instead of catering to people who live in single family homes that don't want to share their space or spread the wealth of this city to new people who are looking for a place to live that is in a central area of the city.



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First name [required] Evelyn

Last name [required] Main

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- 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

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

City Rezoning Submission.docx

ATTACHMENT_02_FILENAME

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

In our SW community of Elbow Park, blanket upzoning has not improved housing affordability. We have only seen developers scoop up moderate-sized lots, tear down older homes and replace them with very expensive two or more new homes. (And in the case of one 6th St lot, it came with the destruction of two +100 year old fir trees. A tragedy.)

Density? Yes. Affordable? Not a chance.

Our community's infrastructure is old and operates near or at capacity. Street parking is at a premium. On some streets, including the street I live on, when cars are parked on either side of the street the garbage and recycling trucks are unable to come down the street and collect the bins. What would happen if there was a fire? The same is true in many communities in Calgary.

Any effort to increase density must come after a serious review of our infrastructure capacity, which we've all experienced with the water restrictions, is tapped out. Putting at risk the delivery of essential services to existing homeowners and communities is unacceptable.



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First name [required] Tina

Last name [required] SLAPA

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)

Dear Mayor and Members of Council,

My name is Tina Slapa, and I am a resident of Cranston. I am writing regarding the proposed rezoning application for my property.

I understand the City is working to address housing needs across Calgary, and I support thoughtful ways to increase housing options. However, I am concerned that the proposed rezoning to R-2 may remove the ability for me to build a detached garage with a suite above it (a backyard suite).

My long-term plan for the property was to build a garage suite that could provide flexible housing for family members or potentially a small rental unit. This type of housing can help address several challenges many families face today, including housing affordability for adult children, the ability for aging parents to live independently while remaining close to family support, and more opportunities for multi-generational living.

Backyard suites represent a very modest and respectful form of additional housing. They allow gentle density while maintaining the existing character of a neighbourhood, as they are typically located in the rear yard and have minimal impact on the streetscape.



I respectfully ask that Council consider how the proposed rezoning may limit this type of small-scale housing option for existing homeowners like myself.

Thank you for your time and consideration.

Sincerely, Tina Slapa Cranston Resident



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First name [required] Marie

Last name [required] Tremblay

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

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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 opposed to repealing the city-wide rezoning for two main reasons:

1) We absolutely must densify our city to address the climate crisis. We need a more compact city form, allowing for more sustainable transportation options (e.g. transit, walking, cycling, etc) that will cut down on single-vehicle use and associated costly infrastructure. Despite a lack of focus on the climate crisis by our various governments, this crisis is not going away and is only getting worse (and more costly) the longer we ignore it. We owe it to our kids and their kids to do everything in our power to leave them with a liveable planet.

2) Affordability - we need to allow for construction of more affordable homes in desirable neighbourhoods. As a parent of two young adults, it is clear that owning a single family home in Calgary will never become reality for them. We need to allow for/ encourage the building of the 'missing middle' housing types such as duplexes, and row housing, which young families might be able to afford.

A final note: More attention needs to be paid to retaining and/or enhancing our tree canopy - regardless of zoning. In my neighbourhood of Lakeview, by far the most pervasive development trend are bungalows that are torn down and replaced with oversized 2 story mansions that have a much larger footprint. When this happens, mature trees are often torn down to make room for the much larger building. Arguments



against rezoning often include concerns around increased building height and footprint, and loss of canopy cover. Please be aware that this is happening in our neighbourhood through extreme upsizing. Repealing the rezoning and reverting back to R1 will NOT resolve the issues of increased height & footprint and loss of tree canopy.



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First name [required] **Marlene**

Last name [required] **Schoell**

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)

Dear Mayor Jeromy Farkas, City of Calgary Councillors and Administrators,
 We are in favour of repealing the blanket upzoning. It was extremely frustrating and disappointing when Calgary City Council, in May of 2024, had seemingly ignored public input and decided to redesignate our property from R-C1 to R-CG. That change was to accommodate the building of high density housing in well established neighbourhoods where many people have bought and paid for R1 zoning. Contrary to some opinions on council, at the time, home ownership is an asset and most homeowners want to protect their investment and quality of life! A councillor implied that 350,000 homeowners in Calgary are among the "selfish few" for wanting a plebiscite on the "Blanket Rezoning" issue.
 The plebiscite which was voted down by City Council eliminated our hopes for a vote on a contentious issue. The Public Hearing on April 22, 2024, had no hope of achieving that level of input. How many people can afford to take a day off of work to sit through such a divisive matter? Is this why Council, under Mayor Gondok's leadership, rezoning proponents had chosen to ignore a legitimate, democratic process? The same eight councillors who voted to reject the plebiscite voted for zoning redesignation thus forcing this divisive, residential property change, upon Calgary homeowners who purchased their homes under R-C1 zoning. We felt the rezoning issue then displayed a lack of respect for homeowners who pay increasing taxes only to have zoning rules changed undemocratically. In our opinion, there are ample, unused buildings and empty lots(City owned) along major transit corridors where "affordable" or below



market high density housing should be built.

The municipal election in Oct. 2025 was a turning point! We both voted for a councillor and mayor who were in favour of repealing the mistake of the previous council. Much has come to light since 2024. It was found that entry level homes were replaced with higher priced builds and now, CREB reports housing prices and rents are declining. There was also a false funding fear with regard to receiving federal funding only if rezoning to high density was allowed everywhere. A one-size-fits-all zoning ignored neighborhood context caused animosity amongst neighbours due to lack of consideration for appropriate parking, garbage bin space, privacy issues, infrastructure issues, and a diminished quality of life.



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First name [required] John

Last name [required] Oldring

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 support full repeal of blanket rezoning.

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] **Mark**

Last name [required] **Whiteman**

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

TCA Repeal of Blanket Rezoning Letter.pdf

ATTACHMENT_02_FILENAME

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



Triwood Community Association

2244 CHICOUTIMI DR NW CALGARY, AB T2L 0W1



TRIWOODCOMMUNITY.COM



EXECUTIVEDIRECTOR@TRIWOODCOMMUNITY.COM



403-282-2677

City Council, City of Calgary

800 Macleod Trail SE

Calgary, Alberta T2P 2M5

March 16, 2026

Re: REPEAL OF BLANKET REZONING

Dear Mayor Farkas and Members of City Council,

Triwood Community Association would like to confirm its support to repeal the “Blanket” Rezoning bylaw.

It needs to be emphasized that Triwood is not against increased density within the community but feels that it needs to be undertaken in a more thoughtful and targeted way. Focusing on sound planning principles such as transportation corridor and transit-oriented development, walkable community strategies, commercial and residential integration, higher traffic roads and intersections the community feels it can maintain both the character of the neighbourhood while also helping with current city housing challenges.

While Triwood continues to support basement and backyard suites, well-planned duplexes and infills, it does not support row houses and multiplexes (3+ units) in the middle of neighbourhoods consisting of single detached houses. Multiplexes specifically along with their decreased parking requirements and generally decreased setbacks significantly impacts the neighbourhood character while also negatively impacting many residents.

Triwood would support a more measured approach with a greater sensitivity to the existing neighbourhood character. Better aligning any rezoning with a well thought out LAP (Local Area Plan – with significant community input) would address many of the challenges and is something Triwood would strongly support and would look forward to participating in.

Sincerely,

Mark Whiteman

President, Triwood Community Association Board of Directors



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First name [required] Stephen

Last name [required] Bennett

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) t3e2b5

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 returning to the pre 2024 zoning of residential properties.



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First name [required] Shaun

Last name [required] Orell

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 Rezonong 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)

Please stop the upzoning project. It doesn't make any sense and many neighborhood do not have the necessary infrastructure to support it.



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First name [required]

Dale

Last name [required]

Boehm

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 required

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

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[required] - max 75 characters

Repeal Blanket upzoning / rezoing

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

In favour

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ATTACHMENT_01_FILENAME

RZB Repeal -Calgary 16-Mar-2026.docx

ATTACHMENT_02_FILENAME

RZB Repeal -Calgary 16-Mar-2026.docx

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

1. There is no longer a housing or affordability crisis.
 - Calgary's rental vacancy rate rose from 1.4% in 2023 to between 5–5.8% by the end of 2025—74% higher than the national average.
 - Vacancies now exceed demand by almost 6%, contributing to improved affordability. Average rents dropped from ~\$1,721 to ~\$1,450 (a 16% decrease).
 - January 2026 housing data shows 2,785 new listings vs. 1,234 sales, with 4,391 active listings. New listings outpace sales by 225%; prices have dropped ~4.7%.
 - Most homes built in 2025 were already in the mid market price range. Declining rents and home values show affordability has improved.
2. Blanket rezoning is inappropriate for established low density areas. Former single family zones now permit buildings over 30 ft tall, including infills, duplexes, 4 plexes and even 8 plexes beside bungalows. This significantly impacts property values, sunlight access, and on street parking. A single home lot becoming a 4 plex can quadruple vehicles competing for limited curb space. Parking enforcement delays (up to 7+ weeks) worsen the issue.
3. Infrastructure impacts — especially water systems. Increasing density on a single lot without upgrading pipe capacity forces higher water pressure through pipes not designed for it. Greater pressure and velocity increase friction, accelerating wear, leaks and breaks. Adding thousands of homes in higher elevation areas without corresponding pipe upgrades has strained the system, contributing to current failures.



4, Federal funding is not “free money.”

If Ottawa wants reduced red tape, new development areas are the appropriate place to streamline approvals. The federal funding being used as justification still comes from taxpayers. Lower taxes may support homeownership more effectively than reallocating tax dollars.

5. Public opposition has been clear.

In the previous public hearing, approximately 70% of speakers opposed blanket rezoning—more than 2 to 1. Choosing to proceed regardless undermines democratic representation. Council is elected to serve residents, not override them.

Basically, stop ruining our established neighbourhoods and start listening to the people/tax payers.

Below is a factual basis for confirming why all council members should vote to fully repeal the blanket rezoning bylaw:

1. There is no longer a housing crisis, either in terms of the inventory of rental units or homes for sale. Evidence that confirms this statement to be true:
 - Rental vacancy rates in Calgary have increased 1.4% in 2023 to between 5 and 5.8% as of December 31, 2025. Which is 74% higher than the national average.
 - FACT: Rental vacancies exceed demand by almost 6% - well above demand which has caused rents to go down which improved affordability – Avg rent dropped from \$1721. To \$ 1450. Jan 2024 to Jan 2026 – 16% reduction!
 - Homes Sales: Jan 2026 – New Listings – 2785. Sales -1234 Units. Inventory of Listings: 4391. New listings – 225% above sales. Inventory – 356% above sales. Prices down – 4.7%. Jan -2026 versus prior year.
 - Majority of homes built in 2025 were at the high price end of the average house price segment.
 - As the dramatic drop in avg. rents and value of homes confirms, **there is also no longer an affordability crisis.**

2: BLANKET REZONING HAS NO business being injected into established areas - in areas that were zoned single family with a smattering of duplexes, homes are now being built that are over 30 feet high right next to a bungalow or single-story duplex, be that an infill, side by sides, 4 plex's and even 8 plex's! If you don't know what that does to property values of those single-story homes, let me make clear so you can't say, "I didn't know that!" IT DESTROYS THEIR PROPERTY VALUES AND IT DESTROYS THEIR QUALITY of life by literally casting a huge shadow over their property AND creating horrendous parking issues. The Math: If you have a 4 plex with two cars versus a single home means you have quadrupled the number of cars on the street fighting for a fixed number of spots. *Don't believe parking is an issue?* Many people are parking their spare or broken-down units on the street, so much so that it takes **7 plus weeks** to get **a parking enforcement officer** out if a vehicle has not moved within 72 hours!.

3. Now let's like talk about what this has done to infrastructure like our water pipes. If you build a 4 plex on former single family home lot, you are quadrupling the water required for a single plot of land. How can you do that if you are not increasing pipe capacity ? The primary option is to increase water pressure so you can force more water through a fixed diameter pipe. As pressure/velocity rises, friction increases which can cause seals and pipes to wear prematurely and burst. And if you are trying to move the water on an incline,

the need for increased pressure goes up exponentially. Sound familiar? Do you think maybe adding thousands of homes to the North Hill in Calgary without adding pipe capacity caused the mess we are in today? I think the answer to that is very obvious. I believe with certainty any bad decisions have been made and one of the doozies is adding capacity without adding infrastructure.

Additional Comment:

I feel I should charge the city for sharing this info as it has always been clear to me what happens when you try and put 10 pounds of sausage in a 5-pound casing...it splits at the seams. So now I believe you also cannot say you didn't know how rezoning has contributed to a destroying our water distribution system.

Point number 4: If Federal Funding contingent on eliminating red tape and the market changes to back to a seller's market again, the solution is simple: **Build this housing in new developments and eliminate red tape in that way. That way new buyers know what they are getting into and City Council doesn't steal the value people have invested to create higher property values!** And also keep in mind, the money from the Feds is not "FREE MONEY". A large chunk of that comes out of our pockets and maybe it is actually better to lower taxes so people have more money to buy a house versus bribing us with our own money where they take 2 dollars and give us a dollar back.

Point Number 5:

In the prior public hearing, 70% of the people that were heard on this matter are against blanket rezoning - more than 2 to 1 but council chose to set aside democracy by going with a dictatorial approach of "we will tell what you will get based on our desires". Do I have to remind council you are here to serve us and not the other way around? The serfs in England in the 11th to 14th century were enslaved by local governments. Your decision whether or not to accept the will of the people will become crystal clear whether your desire is for us to revert back to those times where democracy is set aside and we will be enslaved or whether you prepared to listen to the voice of the people even if it is not what you think should happen. How you deal with will be a resounding demonstration of whether you are here to serve or you are an Autocrat who will dictate policy and very officially take us back to the time of serfdom where Dictators became our Masters.

In conclusion, let's stop making decision based on emotions and make them on facts! Let's bring back democracy and give the people what THEY want.



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First name [required] Steven

Last name [required] Kelly

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

KELLY - Submission on Blanket Rezoning - March 2026.pdf

ATTACHMENT_02_FILENAME

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

We are 35-year residents of Upper Mount Royal. We write to register our support for the repeal of the current default Land Use zoning of R-CG, commonly referred to as "blanket upzoning". The change which was made to the default zoning across much of the city in 2025 negatively affects us and our property. For the following reasons, we submit that the R-CG zoning redesignation should be repealed in Council's March 23 meeting. Please note that this is an abridged version of a simultaneous submission we filed in support of the repeal motion.

As currently implemented, the R-CG redesignation:

1. Exerts significant and irreversible negative impacts on neighbourhood character and cohesion.
 2. Fails to address the housing issues the City claims it is seeking to solve.
 3. Increases the strain on city services and infrastructure.
 4. Accelerates threats to the natural environment in inner city neighbourhoods.
 5. Reduces certainty as to investment decisions in housing by individuals and families.
 6. Exposes inner-city neighbourhoods to an as-yet unproven social experiment.
- In addition to the above detrimental outcomes, Council must now accept that the process by which the R-CG policy change was implemented lacked due regard for democratic principles. Simply stated, blanket rezoning should have been put to a public plebiscite. Not doing so was an overreach by an administration and Council who had forgotten who they are accountable to. It is never too late to do the right thing.



Public Submission

CC 968 (R2026-03)

For the above reasons, we urge Council to vote YES, and repeal default R-CG zoning in its upcoming meeting.

March 16, 2026

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

Attention: Office of the City Clerk
Subject: Proposed Citywide Rezoning Change
Copy to: Office of the Mayor, All City Councillors

Dear Sir:

We are 35-year residents of Upper Mount Royal. We write to register our support for the repeal of the current default Land Use zoning of R-CG, commonly referred to as “blanket upzoning”. The change which was made to the default zoning across much of the city in 2025 negatively affects us and our property. For the following reasons, we submit that the R-CG zoning redesignation should be repealed in Council’s March 23 meeting.

As currently implemented, the R-CG redesignation:

- 1. Exerts significant and irreversible negative impacts on neighbourhood character and cohesion.** Neighbourhoods in Calgary have evolved over decades, to reflect unique attributes of history, culture, geography and commerce. This natural evolution created the diverse character of our neighbourhoods within a vibrant city. It is precisely this diversity that citizens value and seek out when they choose where to invest in a home and raise their family, just as we did years ago. Implementation of R-CG has thrown all of this away, for what are best described as ideological reasons, and in an unexplained effort to homogenize our neighbourhoods.
- 2. Fails to address the housing issues the City claims it is seeking to solve.** We hear incessantly about a lack of affordable housing supply and high housing prices. By implementing R-CG as a default zoning designation, the City abdicated their rightful control over planning decisions to developers, who do not share their objectives. As a result, we see unaffordable housing units being squeezed into inner-city lots. Similar examples are now found across Calgary (for example, the ongoing debacle that is Marda Loop), where developers construct row upon row of tasteless multi-unit housing blocks. Initially envisioned as condominiums, many of these units are unmarketable, and are being re-branded as “luxury rentals”. In short, R-CG has given developers a green light to shoehorn unaffordable boxes wherever they please.
- 3. Increases the strain on city services and infrastructure.** There is no reason Calgary cannot achieve its objectives of densification within the constraints of its existing development programs. In Ward 8, thousands of high-rise units have already been added to the housing stock. How much more densification is needed? If major corridors are sensibly developed in step with transit capacity, we can accommodate the needs of Calgary’s growing population. Instead, we see R-CG zoning place ever-greater strain on utilities, parks, waste and recycling, on-street parking, and other services. One need look no further than the catastrophic feeder main failures that have paralyzed the city for past two years.
- 4. Accelerates threats to the natural environment in inner city neighbourhoods.** Citizens of many Calgary neighbourhoods (including Mount Royal) are rightly proud of their local environment, including a lush urban tree canopy. Planning and development review processes at the community level ensured that these characteristics were actively defended and preserved for future residents. R-CG zoning tramples

these processes in pursuit of densification, which by its very nature increases lot coverage and threatens an already fragile urban tree population.

5. **Reduces certainty as to investment decisions in housing by individuals and families.** For most citizens, their home is the biggest investment they will make in their lifetime. We recognize that the needs of individuals and families will change as they progress through different life stages. Contrary to the narrative advanced in support of the R-CG zoning change, R-C1 zoning in inner-city neighbourhoods worked well and would have continued to do so. R-C1 provides stability and predictability to those contemplating substantial investments. The Calgary housing market is large enough and diverse enough to ensure that the full range of housing options are always available. The grassroots opposition to blanket upzoning in 2025 spoke volumes for the confidence many citizens have in a system that served Calgarians well for decades. Council should trust the free market to work.
6. **Exposes inner-city neighbourhoods to an as-yet unproven social experiment.** “Missing middle” housing strategies are widely touted across North America. We hear too often that we should “trust the science” and that the “evidence is clear” as it pertains to densification strategies in inner-city neighbourhoods aimed at housing affordability. However, the truth is that no concrete evidence was ever provided by advocates of these policies to demonstrate their effectiveness anywhere. Indeed, it appears that the whole exercise was promulgated to ensure access to federal housing funds, even as evidence from cities such as Victoria and Toronto was mounting that the experiment was a failure. The risks are simply too great to allow this dubious policy to continue in Calgary.

In addition to the above detrimental outcomes, Council must now accept that the process by which the R-CG policy change was implemented lacked due regard for democratic principles. Simply stated, blanket rezoning should have been put to a public plebiscite. Not doing so was an overreach by an administration and Council who had forgotten who they are accountable to. It is never too late to do the right thing.

For the above reasons, we urge Council to vote YES, and repeal default R-CG zoning in its upcoming meeting.

Sincerely,

Steven & Deborah Kelly
Calgary, Alberta



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First name [required] **Mark**

Last name [required] **Boonstra**

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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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]

Neither

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ATTACHMENT_01_FILENAME

Bylaw Letter.docx

ATTACHMENT_02_FILENAME

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

Dear City Clerk & City Council

Please consider my following **Proposed Citywide Rezoning Change** comments.

1) Mixed Commercial and Residential Development

From observation, the City continues to permit development of commercial only properties, particularly single-story strip malls. This underutilizes land within Calgary and foregoes further opportunity to support pedestrian friendly community spaces. These can be simple two-story additions above the commercial space: no elevators, no unit specific green space. Older communities in Canada have many examples of such (e.g. Bloor Street, Toronto). This permitting change would connect increased employment with increased accommodation.

2) Use of City Properties for New Homes

The City owns numerous golf courses. Given the observed population pressure, are golf courses still the best use of public land? The City should explore conversion to one third(?) public rental housing at market rates and two thirds open park. This would achieve meaningful housing additions that incorporate additional social services (schools, daycares, retirement homes), business services, and infrastructure (transit, utilities) and provide open access to green space. Rental income to the City would offset the property tax revenue requirement.

There may be other City owned properties that may also have better socio-economic value as City owned public housing.

3) Infrastructure Capacity

The May 2024 Bylaw did not seem to pay attention to systematic effects of density increases to community infrastructure if rezoning were pursued at scale. Utilities, transit, parking, schools etc are difficult and expensive to expand yet the direct and indirect costs of such seem to have landed on City ratepayers and not developers (correct?). Every community should have infrastructure capacity baseline set so that developer community improvement fees can be set.

Of particular concern is drinking water supply. No development should be permitted that does not leave sufficient reserve supply under seasonal, annual, and long-term low supply cases. The City has acknowledged a potential 2026 drought and longer-term projections of lower Bow and Elbow summer flows. This constraint on development is not avoidable and requires agreement with all watershed users. A big topic but one that development permitting is enmeshed with.

4) Housing Affordability

The affordability crisis seems to be viewed as one of costs, of which housing is a big part. However, the other key aspect is wages. This is way beyond the scope of the City but it does suggest that the City cannot solve housing affordability, only help availability. Affordability is a Federal problem. Direct and indirect subsidization by the City will be ultimately ineffective. The City should instead focus on making Calgary the best city globally in order to attract and retain productive, creative, community-aware businesses and workforce. This does not mean growth nor 2 million residents. For instance, Banff is a jewel yet does not have a million people.

Start with a well-defined objective and constraints, and work the details and bylaws that achieve that. The bylaws should clearly demonstrate alignment with that bigger picture. The 2024 Bylaw seems to lack that core.

I apologize if the above has already been addressed within the public record. I also recognize the difficulty and effort of planning – the above may miss critical considerations and inter-connections.

Thank you.



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First name [required] **Debbie**

Last name [required] **Young**

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)

Despite the "urban sprawl" that Calgary is experiencing, the current Re-Zoning bylaws can & will destroy various beautiful, established neighborhoods. Also, if allowed in older neighborhoods, the existing infrastructure & parking cannot accommodate an increase in usage/#'s. I think the best alternative is to totally repeal the Citywide Zoning - Option #1 - Bring back the low density residential zones that existed prior to the Citywide Rezoning that was approved (May/2024).



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First name [required] Catherine

Last name [required] Good

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 , but please note that i sent this in this am and sent to wrong place ,

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)

Please know that as a Knob Hill resident, I fully support the REPEAL OF BLANKET UPZONING !

Our community has had many dealings with developers, builders, speculators coming into our area, which has always been single family housing with COVENANTS and attempting to build multi, unaffordable housing units on a single family lot.

They have succeeded in some place (ie 22nd St SW) despite our community going to court and then going through SDAB for an appeal.

The housing development has resulted in the street being dug up due to water issues (3 single family lots turned into a 28 unit RENTAL apartments) parking issues, and at this time, because the rent is not affordable, there are many empty units.

This community is very supportive of urban renewal, done in a manner that supports the culture of the community and actually does consulting with the community – any “community engagement” events put on by the developers have been insulting, and condescending.

This community has many examples of different housing models that are successfully integrated with the community.

Please repeal blanket upzoning and work with the residents in the city to provide solu-



Public Submission

CC 968 (R2026-03)

tions to the housing issues, thoughtful city growth, and work with us to build better neighborhoods, communities and relationships for today and for the future.



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First name [required] Murray

Last name [required] Douglas

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 needed

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

Letter_Murray Douglas_2026-03-15.docx.pdf

ATTACHMENT_02_FILENAME

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

% City Council
City of Calgary
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

March 15, 2026

sent via email and uploaded to the Registration link for the 2026 Public Hearing

Re: IN FAVOUR OF FULL REPEAL OF BLANKET REZONING

Dear Calgary City Council :

Coming from a high density townhouse complex to purchasing our own single family use bungalow in Fairview 40 years ago, my wife and I understood at that time what this community offers us - an area in the city that was close to work, schools, shopping, and green spaces. A place where we could raise a family comfortably and safely.

We understand that there is a need for affordable housing in Calgary and do wish new families the same opportunities that we had so many years ago but not at the expense of jeopardising all that we worked hard to achieve.

A big concern is that new high density residential housing would put a strain on existing infrastructure. Our house was built in 1966 and along with residential building came development of new infrastructure that was created to support these single family low density housing communities.

Now 60 years later, adding to that same infrastructure would put a strain on our water / sewage supply, electrical grid, and create road and parking chaos!

Today the city is dealing with an aging infrastructure and all the problems that go along with that, so adding to this tense situation could be catastrophic down the road!
Please do the right thing! Fully repeal the Blanket Upzoning bylaw.

Yours Sincerely,
Murray Douglas

Member of the **Fairview Citizens For Thoughtful Planning**

7211 Fountain Rd. S.E.
Calgary, AB T2H 0W9
Home ph# - [REDACTED]
Email: [REDACTED]



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First name [required] BM

Last name [required] Croft

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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 oppose to blanket rezoning. I am also opposed to the alternative plan that retains blanket rezoning with some amendments. Both the original and amended proposal remove thoughtful planning, or any planning. Council should have listened to the vast majority of Calgarians in the first place, and this time around should listen to the vast majority of Calgarians who voted in a new council based significantly on this issue. Council has no mandate to do otherwise.



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First name [required] **Kathleen**

Last name [required] **Andrews**

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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

Feb. 24, 2026 Letter in opposition to BUZ.docx

ATTACHMENT_02_FILENAME

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

Feb. 24, 2026

To Whom it May Concern,

As a concerned citizen of Calgary I am requesting a **full repeal of blanket upzoning (BUZ)** and the return to planned, community-based growth.

I am requesting that City Council firmly repeal the BUZ that is occurring in Calgary.

I am concerned about **rule tweaks and amendments to BUZ that do not address the core governance flaw**: that BUZ is a *citywide default* that bypasses local input and context. Full repeal is not “anti-change.” It’s **sequencing**: restore a stable baseline first, then do thorough community consultation and **targeted redesignations** through local area plans and corridor planning with proper notice and hearing.

- **Repeal does not stop housing.** Almost all of Calgary’s Housing Strategy actions can proceed and are proceeding without BUZ.
 - **Density is not affordability.** BUZ allows expensive redevelopment but does not require affordable housing. **I have seen this personally in my community where an affordable rental home with a basement suite has now been approved as an 8 plex costing \$750,000 per unit to purchase and \$3000-4000.00 to rent. The parties who are benefitting from this approach are developers and increased taxes.**
 - **Lower-cost homes are being lost.** Older, modest and less costly houses are being replaced with high-priced infills and multi-unit developments.
 - **Families face unfair competition.** BUZ helps developers who benefit from low-cost, sometimes forgivable financing, which allows them to outbid families for homes. **My family extended family and friends have experienced this situation many times over the last 2 years where developers have outbid young families wanting to purchase in an older community.**
 - **Housing conditions have changed.** Record housing starts show the market is responding to rental economics, population trends and a favourable investment environment – NOT BLANKET UPZONING. This allows us a shift from the prior Council’s perceived “emergency” policy back to deliberate planning.
- Calgary has had the most number of housing starts in Canada over the last three years, we are NOT in an emergency situation.**

Full repeal of BUZ restores a stable planning baseline so growth can proceed **thoughtfully, locally, and lawfully** with local community input and fulsome planning considerations. **This is my third attempt to be heard by city council and I am hopeful that with supportive councilors and city council, Calgary will become a leader in how to manage housing.**

To quote Jane Jacobs “The point of cities is multiplicity of choice”

Let’s hope that Calgarians will be offered a choice about their neighborhoods after Mar. 23, 2026.

Sincerely,

Kathy Andrews



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First name [required] Marion

Last name [required] Douglas

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

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](#).

ATTACHMENT_01_FILENAME

Letter_Marion Douglas_2026-03-15.docx.pdf

ATTACHMENT_02_FILENAME

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

% City Council
City of Calgary
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

March 15, 2026

Re: IN FAVOUR OF FULL REPEAL OF BLANKET REZONING

Dear Calgary City Council :

I am in **favour of the repeal**. I request a full repeal of blanket upzoning and the return to planned, community-based growth.

My husband and I came from a high density townhouse complex to purchase our own single family use bungalow in Fairview 40 years ago. We understood at that time what this community offers us: an area in the city that was close to work, schools, shopping, and green spaces. A place where we could raise a family comfortably and safely.

We understand that there is a need for affordable housing in Calgary and do wish new families the same opportunities that we had those many years ago but not at the expense of jeopardising all that we worked so very hard to achieve.

A big concern is that new density residential housing is permitted even before properly assessing existing infrastructure. Our house was built in 1966, along with residential infrastructure that supports these single family low density housing communities. Redevelopment would reduce our green spaces and parks, and put strain on our water sewage, electrical grid, and create road and parking chaos.

I urge you to do the right thing! Fully repeal the Blanket Upzoning bylaw.

Yours Sincerely,
Marion Douglas

Member of the Fairview Citizens For Thoughtful Planning

7211 Fountain Rd. S.E.
Calgary, AB T2H 0W9
Home ph# - [REDACTED]
Email: [REDACTED]



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

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First name [required] Michael

Last name [required] Sandberg

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 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

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)

To Whom it may Concern:

I own and have lived in the same house for the last 35 years. It is in an older neighbourhood, mostly developed in the '50's and early '60's. It consists mostly of bungalows and some 2 storey homes, with some rental development. Lately, all around us new monstrosities are sprouting up, some with high pitched roofs, some with rooftop balconies, many of them three stories high and taller. They do not fit into the neighbourhood style, they block sunlight, disrupt privacy, and fill the alleys with garbage cans and extra cars. New proposals on our block want 3 story apartment buildings with 10 units; that equals 20 cars, 30 garbage cans - where does all this go?

Please be respectful of our neighbourhoods and the people who already live there. We have already been told by someone with clout that if we don't like it, we can move. Ridiculous comment!

I would like to see a full repeal of blanket upzoning and a return to planned community based growth.

Thank you.



Michael Sandberg



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First name [required] Megan

Last name [required] Douglas

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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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

Letter_Megan Douglas_2026-03-15.docx.pdf

ATTACHMENT_02_FILENAME

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

% City Council
City of Calgary
800 Macleod Trail SE
Calgary, Alberta
T2P 2M5

March 15, 2026

Re: IN FAVOUR OF FULL REPEAL OF BLANKET REZONING

Dear Calgary City Council :

I am in **favour of the repeal**. I request a full repeal of blanket upzoning and the return to planned, community-based growth.

My husband and I came from a high density townhouse complex to purchase our own single family use bungalow in Fairview 40 years ago. We understood at that time what this community offers us: an area in the city that was close to work, schools, shopping, and green spaces. A place where we could raise a family comfortably and safely.

The one-size fits all 'blanket' bylaw ignores and dishonours neighbourhood diversity. A main concern is that new density residential housing is permitted before evaluating infrastructure capacity, parking, sewage, water and electrical grid. Also, redevelopment would reduce our green spaces and parks, and put strain on our infrastructure.

I ask that you fully repeal the Blanket Rezoning bylaw.

Yours Sincerely,
Megan Douglas
Member of the **Fairview Citizens For Thoughtful Planning**

7611 Farrell Rd. S.E. Calgary, AB T2H 0T7

Cell.: [REDACTED]

Email: [REDACTED]



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First name [required] Michael

Last name [required] Macdonald

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)

My family bought in St. Andrews Heights in 2022 as a place to start our family. With two new proposed projects (both being appealed) in the works, we fear our community will become another community overrun with parking issues, and safety concerns with the increased traffic flow. These builders are coming in and doing the bare minimum in hopes of making a buck. Previously there was new development in the community, but it was people coming in to build their forever homes. The blanket rezoning has invited something completely different. I struggle to see how the city had previously felt thoughtful planning was so important that even secondary suites needed special approval, to removing any barriers what so ever. This does not and never did make any sense. My family strongly hopes this newly elected council will do what the voters have been asking and repeal the blanket rezoning immediately.



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First name [required] Janet
Last name [required] Pennington-Zoller

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

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

I am writing to urge you to vote against repealing Calgary's current residential zoning and to pause further outward expansion until the city's infrastructure challenges are under control.

Calgary has the capacity to add homes in existing communities, and doing so is more fiscally responsible than continuing the legacy of costly and environmentally damaging urban sprawl. Calgary is already struggling to maintain aging roads, pipes, and public infrastructure. Expanding further outward while existing infrastructure requires repair places additional long-term costs on taxpayers and strains city services. Approving additional outward growth that requires new infrastructure investment is financially irresponsible when the city should be focused on maintaining what already exists.

Maintaining Calgary's current residential zoning supports investment in established neighbourhoods, reduces pressure to develop greenfield land, and helps preserve wetlands and agricultural areas at the edge of the city. Repealing these policies would work against Calgary's own environmental goals by pushing new development to the city's fringes, increasing traffic congestion, and placing more cars on the road.

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

Calgary has also made commitments through its federal Housing Accelerator Fund agreement, which will wrap up this year, with the final payments in November. Maintaining the current citywide rezoning framework is essential to fulfill those commitments



and protect the nearly one billion dollars in federal funding tied to housing and infrastructure. Walking away from these commitments now would risk critical funding and undermine public trust in the city's governance.

Repealing zoning without a clear replacement policy would create uncertainty for residents, builders, and the city itself. If Council believes changes are necessary, amendments would make far more sense than repeal until the Housing Accelerator Fund agreement has been fulfilled and the city has completed its obligations.

The Calgary I want to live in is a city that welcomes families, seniors, working professionals, and low-income residents while protecting the natural spaces that make this place worth living. Responsible growth means investing in existing communities, maintaining infrastructure, and building housing where it makes the most sense.

For these reasons, I respectfully urge City Council to retain Calgary's current base residential zoning as it is and vote against repeal.



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First name [required] Bill

Last name [required] Zheng

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

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

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

I'd like city council to maintain the current policy for affordability reasons. One of the most overlooked aspects of this policy is how many basement suites that has been created. These basement suites are almost always rented, and are often among the most affordable rentals in many communities. Basement suites are also more pet-friendly than many apartment buildings, and allow tenants to have access to yard spaces. A significant number of the multi-unit "r-cg" units are financed by federal programs that mandate that a percentage of units are rented at below market rates and developers often designate basement suites to meet this requirement. These basement suites are critical to Calgary's affordable housing supply and Council should not put up more barriers to create them. As well, because I work in the homelessness sector - these basement suites are oftentimes the only affordable options my clients can afford. If we want to move people out of chronic homelessness due to affordability issues, we need to create a continuum of housing and ensure people are not stuck on the housing list - which has more than two thousand people right now waiting for various housing programs.



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First name [required] JOHN

Last name [required] DUL

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)



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First name [required] **Sasha**

Last name [required] **Kiley-Kubik**

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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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)

I urge you to please keep the existing zoning rules that allows for more housing to be built. I want to live in a city where people like me can afford to buy a home. The point of housing should be for everyone to have a place of their own, not to serve as investment vehicles.

I also think many people misunderstand the current rules. I've heard people say that they worried about a big condo tower being built in a suburban neighborhood, when what were actually talking about is rowhouses and townhouses. I've seen these kinds of developments in neighbourhoods and they fit perfectly while adding more capacity.

Finally, I worry that if don't embrace urbanism we will trapped under more and more debt, as the cost of maintenance for urban sprawl comes back to haunt us. That means higher taxes, less money for things like schools and transit projects, or likely both.

Please do your part to make our city a good place for people to live in



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First name [required] Martha

Last name [required] Pon

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

Rezoning Submission.pdf

ATTACHMENT_02_FILENAME

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

We are Martha and Fou Pon. We live in Lakeview.

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 through an expedited, transparent and inclusive Local Area Plan and corridor planning process that addresses the experiences of Calgarians in various parts of the city.

Two issues that matter most to us are affordability/access to homeownership and planning for healthy living.

Affordability

We have 5 children in their 20's and early 30's. These young adults would like the opportunity to, like the generations before them, use homeownership as a means to build stability and equity for their later years. Young people and families looking to purchase a first home in the BUZ structure are at a financial disadvantage competing with developers. Older, modest and less costly homes that were once seen as "starter homes" are picked up by developers who can afford higher bids with the intention to tear down and replace with higher-priced or higher yield units. This locks these young adults, Calgary's future, into a cycle of either continuing to spend their money on rent or carrying large, expensive mortgages well into late adulthood, making them less able to commit time to care for their own children or their aging parents in years to come. So, the windfall for the current generation of investors will result in shortages for a large part of Calgary's population in the future.

Planning for healthy living

Calgary's communities have traditionally differed in lot size, design character, infrastructure capacity, transit access. This diversity addressed the varying housing needs and priorities of residents across the lifecycle and demographics and resulted in neighbourhoods and communities of varying character and appeal for residents. Blanket rezoning replaces this neighbourhood character with randomness based on the financial priority of the highest bidder. Allowing speculators and developers to determine the most profitable use of individual plots of land will not result in a residence or neighbourhood that enhances quality of life.

We have lived in unplanned cities overseas where large single family homes exist beside apartment buildings or multi-family complexes. Where building footprints cover entire lots and entire neighbourhoods consist of not a single green space. In these places, children don't play outside, people don't walk in the neighbourhood, no one would dare ride a bike through the congestion of parked and moving vehicles. Those who can afford it, get in their cars and go to paid activities, those who can't afford these remain shut in their homes until it's time to go to work or school. There is no community.

We have heard the argument for blanket rezoning: "Everyone deserves to live in a nice neighbourhood." But diverse needs are not addressed by offering blanket chaos. On the other hand, locally-informed area planning for smart, targeted density along main streets, activity centres and major transportation nodes, and realistic parking requirements based on community characteristics can result in a diverse range of communities that address the needs and preferences of residents, while avoiding disagreement or competition for neighbourhood features.

To promote quality of life and community in Calgary, we respectfully request full repeal and a return to community-based planning.



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First name [required] **Bob**

Last name [required] **Cochlan**

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 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 Favour of Repealing BUZ and the Related Bylaw



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First name [required] Patrick

Last name [required] macdonald

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 opposition

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ATTACHMENT_01_FILENAME

Comments zoning law changes final.docx

ATTACHMENT_02_FILENAME

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

Patrick MacDonald

Elbow Park,

Calgary, AB T2T3B6

To Councillors, City Of Calgary:

To whom it may concern. I was born and raised in Calgary before leaving to pursue career opportunities abroad. I returned in 2024, and reside in Elbow park with my family.

When I first heard about the proposed zoning changes, I wrote to the city with the point of view that the zoning law changes were outrageous, primarily because they infringed on the property rights of the existing owners. In general, my argument was that zoning laws should not be implemented as proposed because they would change the experience of the existing homeowners. A quiet street with bungalows is simply not the same as a street with multi story apartment buildings, even if the economic value stays the same. Buyers of homes in our communities should be able to count on the basic characteristics of the community being stable over time, and that where changes are required they are carefully thought out with the property rights of existing owners respected.

My understanding is that upwards of 80% of written respondents agreed with my point of view. As such, I was shocked by the decision of the council at the time to press forward with the zoning law changes in spite of this opposition. Especially egregious was the idea that the free market should be allowed to decide how development occurs in communities, rather than a carefully thought out plan that balances needs of different stakeholders.

With the arrival of a new council, I thought a follow-up note with some additional thoughts on the topic was warranted. In particular, it is perhaps worth reminding ourselves how government works in Canada. A simple google search will reveal the responsibilities of the different levels of government in Canada. The federal government looks after immigration, national defense. The provincial government schools and health care. Local governments insure delivery of utilities police and fire, maintenance of parks, and removal of snow. The role of the local government is not to solve social problems caused primarily by the previous federal government. In the area of zoning decisions, the role of the local government is to insure stable zoning laws and that balanced decisions are made for each development that takes place in the city. Further, developments should not be rubber stamped just because we have a "housing crisis," but carefully worked through to minimize impacts to local residents, and to preserve the character of existing communities.

In my point of view, recent councils have lost focus, and would be well advised to redirect their energy to areas within their mandate. In particular, scrutinizing decision making in the water utility space for example (instead of spending time drafting laws about the price of shopping bags) or focusing on redevelopment plans (like in the area of Marda Loop for example where simple challenges like parking, connectivity to Crowchild, and impacts to local businesses seem not to have been addressed in a logical way) strike me as places where the council could add value.

On the topic of repeal of changes to zoning laws, I would humbly remind ask council members to understand the majority view point in the areas they represent and vote accordingly. After all, this is the foundation principle of representative democracy.

Please repeal the changes to zoning laws, and make sure that in the future the needs of developers are balanced with the needs of local residents. Please protect the rights of property owners!

Much thanks for your attention in this matter,

Patrick MacDonald



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First name [required] W. Bruce

Last name [required] Kaufman

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)

1. All of the councillors who ran in the last election to repeal something without having any idea what they nor their constituents wanted is being totally disingenuous and causing a huge waste of time and my tax dollars.
2. We need to have more density. No neighbourhood nor community should be able to use nimby framing - it is too selfish.
3. I feel any development must only be given the go ahead with proper parking allotment. [approximately 1.5 spots per residence.]



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First name [required] Kathryn

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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Mar 23, 2023

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[required] - max 75 characters

Proposed City Wide Rezoning Changes

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)

Good day, I live in Lake Bonavista, the epitome of a NIBMY neighbourhood. I would like to stand up and promote retaining the mixed use Rezoning changes that occurred with the previous Administration. I believe in having a diverse population throughout Calgary, in EVERY Community, period. I was witness to the calculated and very organized ousting of our Community Board of Directors, who were trying to address the rezoning in a reasoned and thoughtful way, but the pearl clutching minority wanted exclusivity to remain as is. I am ashamed to belong to this minority collection of neighbours. I understand the previous blanket rezoning is connected to Federal housing funding, therefore that IMPORTANT issue and my previous comment that all Communities benefit from diversity, I emphatically oppose repealing the blanket rezoning.



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First name [required] Sonia

Last name [required] Perna

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)

I'm in favour of keeping the R-CG blanket rezoning or a partial repeal. R-CG Land Use requirements are better for tree planting. I support a partial repeal with stronger requirements for tree protection and planting. I'm concerned about tree loss in Calgary and the need for more tree canopy. Zoning changes should include better tree canopy in high density neighbourhoods, especially those that have more low income housing and larger BIPOC populations. Rezoning requires an update to the Land Use Bylaw so this is an opportunity to fix deficiencies regarding the city's goal to double Calgary's tree canopy.



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First name [required] Ron

Last name [required] Hewitt

How do you wish to attend?

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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 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)

You only have to look up 4th St NW to see how blanket rezonings are very damaging to communities. There are over 15 large multiplexes between 16 Ave and 35 Ave NW. Parking is clearly a disaster. The huge increase in density will make noise a very big problem. It's a statistical fact that crime increases substantially with that much increase in density. Many of these buildings are for rental only with no option of purchasing a unit. Renters do not have the same investment in the betterment of the community as owners do. I used to live in that area and am glad I moved when I did. It appears to me that many of the owners of these buildings don't even live in Calgary so they don't care how blanket rezoning damages our communities. They're just in it for the money and they don't care about community here at all.



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First name [required] **Chelsea**

Last name [required] **Salvatore**

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

ProposedCitywide 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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First name [required] Shawn

Last name [required] Willetts

How do you wish to attend?

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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

Repeal Blanket Zoning Letter.pdf

ATTACHMENT_02_FILENAME

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

236 10 Avenue N.E.
Calgary, AB T2E 0W9

March 15, 2026

Office of the City Clerk
City of Calgary
700 Macleod Trail SE
P.O. Box 2100, Mail Code 8007
Postal Station 'M'
Calgary, AB T2P 2M5

To City Council:

Re: Support for the Repeal of Blanket Rezoning

I reside in the community of Crescent Heights and I am writing to express my opposition to the blanket rezoning that was implemented by the previous City Council and my support for reinstating the zoning that existed prior to the citywide Rezoning for Housing in 2024.

Blanket rezoning failed to recognize the distinct characteristics of neighbourhoods and is destroying the character and ambience of established communities. It was enacted despite being unpopular with the vast majority of Calgarians. It has done nothing to address the housing crisis, but has been successful in spoiling communities and angering residents.

My concerns include the following:

1. Blanket rezoning allowed the development of large, multi-unit buildings in single-home neighbourhoods. These large buildings occupy the majority of the lot, and are often two to almost three times the height of neighbouring bungalows. This type of development is incongruous with the buildings in a single-home neighbourhood and deprives the neighbouring lots of privacy.
2. The large, multi-unit buildings and paved surfaces cover 90%+ of the lots on which they are built. This results in an extreme reduction in permeable surfaces. This, in turn, reduces the infiltration of precipitation and subsequent groundwater recharge, increases surface runoff, and increases the hydraulic load to the storm sewer pipes (which, given their vintage, they were not designed to manage).
3. Sanitary sewers in many older neighbourhoods were designed to accommodate flows from single family homes on each lot. They were not designed with the capacity to manage sanitary flows from a four-, six- or eight-plex on each lot. This type of over-development will tax the sanitary system.
4. The tree canopy in established neighbourhoods, which the City claims to value as part of the urban tree canopy, is completely destroyed by these developments. Loss of trees and vegetation degrades the environment for birds and urban mammals; reduces sound dampening (thus increasing noise) and eliminates visual opacity that provides privacy for residents.
5. These developments increase traffic in both the unpaved lane and the streets in the neighbourhood, increasing wear and tear and leading to premature replacement. The increase in traffic is also a safety concern.
6. The multi-unit developments often have inadequate parking. Parking in older neighbourhoods close to downtown is already at a premium, and we residents have to pay for the 'privilege' to park on our

own streets. There are simply no parking spaces left for developments of this size.

I appreciate that higher-density developments may be necessary to accommodate those wishing to move to inner-city neighbourhoods. However, blanket rezoning allows developments that ruin the character and feel of the neighbourhood that attract people in the first place. Higher-density developments such as this are better suited for corner lots where suites exit on to streets and there are longer curb lengths available for parking; they should not be allowed on any lot on the block.

I and my family object to the over-development of residential lots in our heritage neighbourhood that has been allowed by the blanket rezoning bylaw. We look forward to the swift repeal of this poorly conceived bylaw. Therefore, we support repealing blanket rezoning as soon as possible.

Shawn Willetts





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First name [required] Daron

Last name [required] Torrens

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 favour

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ATTACHMENT_01_FILENAME

DTorrens - Rezoning Letter to Council.pdf

ATTACHMENT_02_FILENAME

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

I voted for my Ward 6 council and our Mayor based on their commitment to repeal the city-wide rezoning. Please consider these comments for the record of city council.

Statement to Calgary City Council

Regarding Repeal of the City-Wide Rezoning Policy

March 23, 2026

Mayor and Members of Calgary City Council,

My name is Daron Torrens, and my wife Kelly and I have lived at 7 Wildwood Drive SW since September 2003.

Our decision to purchase in Wildwood was deliberate and informed. Prior to moving here, I lived in a higher-density townhouse development in Coach Hill. That experience reinforced the importance of privacy, street calm, and long-term community stability—qualities that were increasingly absent in higher-density areas.

Wildwood represented something very different.

At the time of purchase, Wildwood was predominantly an RC-1 community characterized by detached homes, wide lots, modest scale, and a cohesive streetscape. Its proximity to downtown combined with its low-density character made it unique—a central neighbourhood without the congestion and redevelopment pressures seen in areas such as Killarney, Altadore, and Marda Loop.

Those neighbourhoods were already undergoing densification when we purchased our home. I intentionally chose not to live there.

Over the past 22 years, our family has invested over \$800,000 into our property, including:

- Construction of an oversized garage
- Full interior and exterior renovation
- Complete landscaping renewal
- Significant curb appeal improvements

These were not speculative investments. They were made because we believed—and still believe—that this is our forever home.

These investments were also made with a broader community mindset. Enhancing our property contributes to neighbourhood pride, visual continuity, and long-term value. We hoped our improvements would encourage similar reinvestment and thoughtful renewal along our street.

Wildwood remains, in character and expectation, a low-density detached housing community.

The city-wide rezoning policy fundamentally changes the planning framework that long-term residents relied upon when making major life and financial decisions.

Our property borders R-2 designated lots across the street, which existed long before our purchase. That zoning formed part of the known and accepted planning framework of the community.

However, the city-wide rezoning now opens the door for three-storey multi-family developments deep within established neighbourhoods, representing a significant shift in planning intent.

We are already seeing the impacts of higher density development nearby, particularly in the form of parking congestion and infrastructure strain.

On-street parking saturation results in:

- Reduced sight lines and pedestrian safety
- Restricted emergency access
- Increased traffic congestion
- Degradation of streetscape character

If multiple three-storey multi-family developments are introduced into blocks originally designed for single detached homes, these impacts will compound significantly.

Equally important is built form compatibility.

Wildwood's existing housing stock consists largely of bungalows and split-level homes with modest massing. Tall, box-style multi-family structures create:

- Overbearing mass and shadowing
- Loss of privacy for neighbouring homes
- Architectural incompatibility
- Erosion of the cohesive neighbourhood character

Thoughtful renewal is not the issue. In limited situations, two-home developments that respect height, scale, and character may be workable.

But blanket upzoning across the entire city removes the ability for communities and council to thoughtfully evaluate where density is appropriate.

Low-density neighbourhoods like Wildwood tend to attract long-term homeowners who invest deeply—both financially and socially—in their communities.

Rapid densification often increases:

- Tenant turnover
- Transient occupancy
- Reduced long-term stewardship of properties

While rental housing has an important role in the city, Wildwood has historically functioned as a stable, ownership-driven community. Dramatic shifts in density risk altering that character permanently.

I would also like to note that many residents attempted to raise these concerns with the previous council during the city-wide rezoning debate.

Unfortunately, many of us felt our voices were dismissed or ignored.

That experience influenced how many Calgarians voted in the most recent election.

I personally supported Ward 6 Councillor John Pantazopoulos and the current Mayor because they publicly supported repealing the city-wide rezoning policy and restoring balanced planning decisions.

This issue is not about resisting all change.

It is about restoring thoughtful planning, respecting community context, and ensuring residents have a meaningful voice in decisions that dramatically affect their neighbourhoods.

Repealing the blanket city-wide rezoning would allow council to return to a more measured, case-by-case approach to growth, where density can still occur in appropriate locations without destabilizing established communities.

Wildwood's identity—and the decisions families made in reliance upon that identity—deserve consideration and protection.

Thank you for your time and for listening to the residents you represent.

Respectfully,

Daron & Kelly Torrens
7 Wildwood Drive SW
Calgary, Alberta

Calgary



WE MEET AGAIN

LET'S GET IT RIGHT THIS TIME

ERIN AVERBUKH

REPEAL THE POLICY. REPAIR THE PROCESS.

- Blanket rezoning was not just a planning decision
- It became a test of whether Calgarians were truly heard
- Repeal is about restoring trust at City Hall

**THIS HEARING IS NOT ONLY ABOUT ZONING.
IT IS ABOUT WHETHER CALGARIANS STILL BELIEVE CITY HALL LISTENS BEFORE IT DECIDES.**

CALGARIANS SHOWED UP IN GOOD FAITH. THE CITY OF CALGARY DID NOT.

- Residents wrote submissions
- Residents attended hearings
- Residents shared neighbourhood knowledge
- Many left feeling ignored rather than heard

**CALGARIANS DID WHAT DEMOCRACY ASKS OF THEM.
THE QUESTION IS WHETHER CITY HALL DID THE SAME.**

DISAGREEMENT IS DIMOCRACY. DISMISSAL IS NOT.

- **Citizens are allowed to question sweeping policy**
- **Asking for nuance is not opposing progress**
- **Community input should not be treated as obstruction**

**COUNCIL DOES NOT HAVE TO AGREE WITH EVERY RESIDENT,
BUT IT DOES HAVE TO RESPECT THEM.**

REPEAL IS A RESET.

RESTART WITH RESPECTFUL PLANNING.

- Repeal is not anti-growth
- Repeal is not anti-housing
- Repeal is a reset toward accountable planning
- Calgarians deserve to be heard before decisions are made
- Consultation must be real
- Participation must matter
- Predetermined outcomes destroy trust
- Trust once lost - is hard to rebuild

REPEAL THE POLICY, REPAIR THE PROCESS AND RESTORE THE TRUST THAT WAS LOST.

IF THE GOAL WAS EFFICIENCY, PROVE IT.

- If it was meant to remove repeated Council approvals - then define rules
- If it was meant to unlock federal housing money then reduce red tape and bureaucracy
- The City of Calgary sold community's voices for \$228 million
- Edmonton's Program and Service Review identified about \$30 million in net savings from 2017 to 2021
- Efficiency should begin inside City Hall before it is imposed on communities

DO NOT TELL CALGARIANS DEMOCRACY IS TOO SLOW WHEN BUREAUCRACY HAS NOT BEEN CHALLENGED WITH THE SAME URGENCY.

ADMINISTRATION REPORTS TO COUNCIL. COUNCIL REPORTS TO THE PEOPLE.

- Council is elected to represent citizens
- Administration is hired to implement Council's direction
- Council answers to the public
- Administration answers to Council
- Full Stop.

COUNCIL ANSWERS TO CITIZENS. ADMINISTRATION ANSWERS TO COUNCIL. WHEN THAT ORDER APPEARS REVERSED, TRUST COLLAPSES.

Calgary



THANK YOU

FOR LISTENING

ERIN AVERBUKH



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First name [required] Wayne

Last name [required] Hedges

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) English

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

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[required] - max 75 characters

Totally want this Proposed Rezoning Change passed.

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

In favour

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ATTACHMENT_01_FILENAME

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First name [required] Adrian

Last name [required] Perna

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

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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_02_FILENAME

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I'm in favour of keeping the R-CG blanket rezoning or a partial repeal. R-CG Land Use requirements are better for tree planting. I support a partial repeal with stronger requirements for tree protection and planting. I'm concerned about tree loss in Calgary and the need for more tree canopy. Zoning changes should include better tree canopy in high density neighbourhoods, especially those that have more low income housing and larger BIPOC populations. Rezoning requires an update to the Land Use Bylaw so this is an opportunity to fix deficiencies regarding the city's goal to double Calgary's tree canopy.



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First name [required] Frank

Last name [required] Giugovaz

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) Opposed to any form of blanket rezoning.

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)

Regardless of federal funding the blanket rezoning must be repealed. No amount of funding is worth destroying the fabric of communities.



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First name [required] **Cathrin-Jade**

Last name [required] **Lan**

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 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 of the proposed citywide rezoning change and in favour of the City Administration's proposed changes to the R-CG district rules, along with stronger tree protection and planting requirements. We are in compounding infrastructure and housing crises, as seen by water restrictions and the new communities that exacerbate our aging infrastructure. Fully repealing citywide rezoning now offers no solutions to our infrastructure and housing crises and will be more costly for Calgarians in the long run. As someone who grew up and lives in a low-density area of Panorama Hills, there were no schools in my community growing up, commuting and transit remain inconvenient, and the community's tree canopy is still one of the sparsest in the city, despite improvements in all of these areas in the past quarter century. The suggested revisions by City Administration to R-CG zones will ensure that more people will live in existing communities that already have this infrastructure in place, rather than push them to Calgary's outskirts. Taking steps to protect and increase our tree canopy is key to ensuring our communities maintain their character and livability.



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First name [required] **Tyler**

Last name [required] **Torrens**

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 16, 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)

We are an inner city household and we recommend that the blanket rezoning be repealed as it affects alot of inner city communities that did not approve when it was put in a few years ago. Note that it is not feasible in neighborhoods that were primarily R1 and will reduce the community i general.



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First name [required] Norma

Last name [required] Hedges

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 have lived in Calgary for over 50 years and am disappointed that our previous council saw fit to dismiss the fact that 70% of people/submissions in 2024 opposed Blanket rezoning. It shows bad faith. I live near a community that is heavily impacted by the Blanket rezoning, there have been many multi-family units built with no regard to street parking. Some nearby businesses and churches now have even less parking available. Most of the units for sale are not affordable and many units appear to be rentals, this does not contribute to the feeling of community. There has been no upgrade to basic infrastructure (e.g., water, sewer, roads) to accommodate this increase in units.



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First name [required] Allison

Last name [required] Guthrie

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)

R-CG needs work. I support it with improvement. I value affordability, which means density; I value a walkable and bikeable city, with tree cover and shade, a city that is pleasant to walk in, a city that is pleasant to exist in and live in even for young people like me who cannot yet afford a car. R-CG requires double the trees per parcel versus a single-detached development (it should be even more ambitious). Tree requirements in Land Use Bylaw should be monitored and enforced. If tree requirement can't be met, then trees should be planted elsewhere in community. I want to have a city where I can walk for work along shaded, comfortable, safe streets, that are ecologically appropriate, drought-tolerant, and provide climate resiliency.



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First name [required] Christopher

Last name [required] Karagianis

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)

I want a city that supports rowth, change and progress. This repeal takes us backwards.



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First name [required] Kimberly

Last name [required] Keller

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

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I am against the rezoning, Thank you



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First name [required] **Kathleen**

Last name [required] **Clark**

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

IMG_9531.jpeg

ATTACHMENT_02_FILENAME

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

Kathleen Clark
272 Woodbriar Cir. SW
Calgary, Alberta
T2W 6B4

March 16, 2026

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100
Mail Code 8007, Postal Station M
Calgary Alberta
T2P 2M5

Re: Repeal of Calgary's recently approved Blanket Upzoning

Dear Sir/Madam,

I write to advise of my strongest support for the repeal of Calgary's blanket upzoning that was approved by City Council in 2024. In addition, I ardently advocate for the return to the zoning and land use bylaws that existed prior to the implementation of the upzoning initiative.

My position is based upon the following:

- Affordability – I believe that an open and free market is the best way for affordability issues to be addressed, not enforced application of a social experiment. I have watched what has happened in neighbourhoods where densification has occurred and see no evidence of more affordable housing being realized. What I do see is no reduction in housing cost and in fact, less desirable housing stock replacing more desirable housing stock.
- Congestion – There is no doubt that upzoning has vastly increased congestion in neighborhoods where upzoning has been implemented. Parking is abysmal, traffic is awful, and the quality of life for residents has deteriorated. While I appreciate that some might argue that congestion being used to reduce traffic is desirable, I do not see that as a realistic or desirable for Calgary.
- Quality of Housing – Calgary's Land Use Bylaws that were in effect prior to the blanket upzoning were the product of the preferences of the citizens of Calgary over the course of decades.

The changes resulting from upzoning have drastically reduced the quality of life in these neighbourhoods;

- housing stock has tiny or no yards for children to play in,
- housing is tall which is a significant challenge for aging home owners that struggle with stairs,
- the height of densified housing blocks natural light and results in dark urban canyons - we get enough dark in Calgary's winter without densification exaggerating this effect,
- the availability of infrastructure and in particular, school space is already stressed, densification will exacerbate these challenges.

The above are just a few of the reasons that I strongly endorse the repeal of Calgary's blanket and the re-establishment of the prior Land-Use bylaws.

Please contact me at [REDACTED] or [REDACTED] should you have any questions.

Yours truly,

[REDACTED]

Kathleen Clark



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First name [required] Kelly
Last name [required] ROBERTSON

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- 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

Complete repeal of blanket rezoning

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)

There must be a complete repeal of blanket rezoning , having a 2 1/2 story building built the entire length of of your home.and yard that has a bulngalow thats 12 ' to the peakof the roof putting the entire home and yard in a complete shadow with windows and decks along the building aswell is a complete atrocity



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First name [required] Qian

Last name [required] Chu

How do you wish to attend?

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

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2026-3-23

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

Rezoning for Housing in Springbank Hills Neighborhood

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

In opposition

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ATTACHMENT_01_FILENAME

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ATTACHMENT_02_FILENAME

Dear Sir or Madam,

We are residents of 55 Timberline Pt and would like to express our strong opposition to further residential development in our community. Our concerns focus on three main areas: traffic congestion, school capacity, and the impact of ongoing construction.

First, traffic conditions have already become unsafe. Roads within the community are narrow, with limited visibility due to curves and slopes, and are further constrained by heavy roadside parking. With increasing population density, congestion has worsened significantly. Major routes such as 85 Street and 17 Avenue are already heavily congested during peak hours, even before newly approved developments are fully occupied. This raises serious concerns about safety, commute times, and overall quality of life, especially for children.

Traffic conditions near local schools, including Griffith Woods, Rundle, and Ernest Manning, are particularly problematic. Drop-off and pick-up times are stressful and often unsafe, with limited parking, frequent congestion, and risky driving behaviors such as illegal turns and lane violations. These conditions pose real safety risks to families.

Comments - please refrain from

Second, school capacity is already insufficient. Our three children attend Griffith



providing personal information in this field (maximum 2500 characters)

Woods School, and two previously experienced overflow placements. At one point, our children had to attend different schools with different schedules, creating significant challenges for our family. Many local children are unable to attend their designated school and must travel farther to less suitable alternatives. With continued population growth, this issue has become even more severe and frustrating.

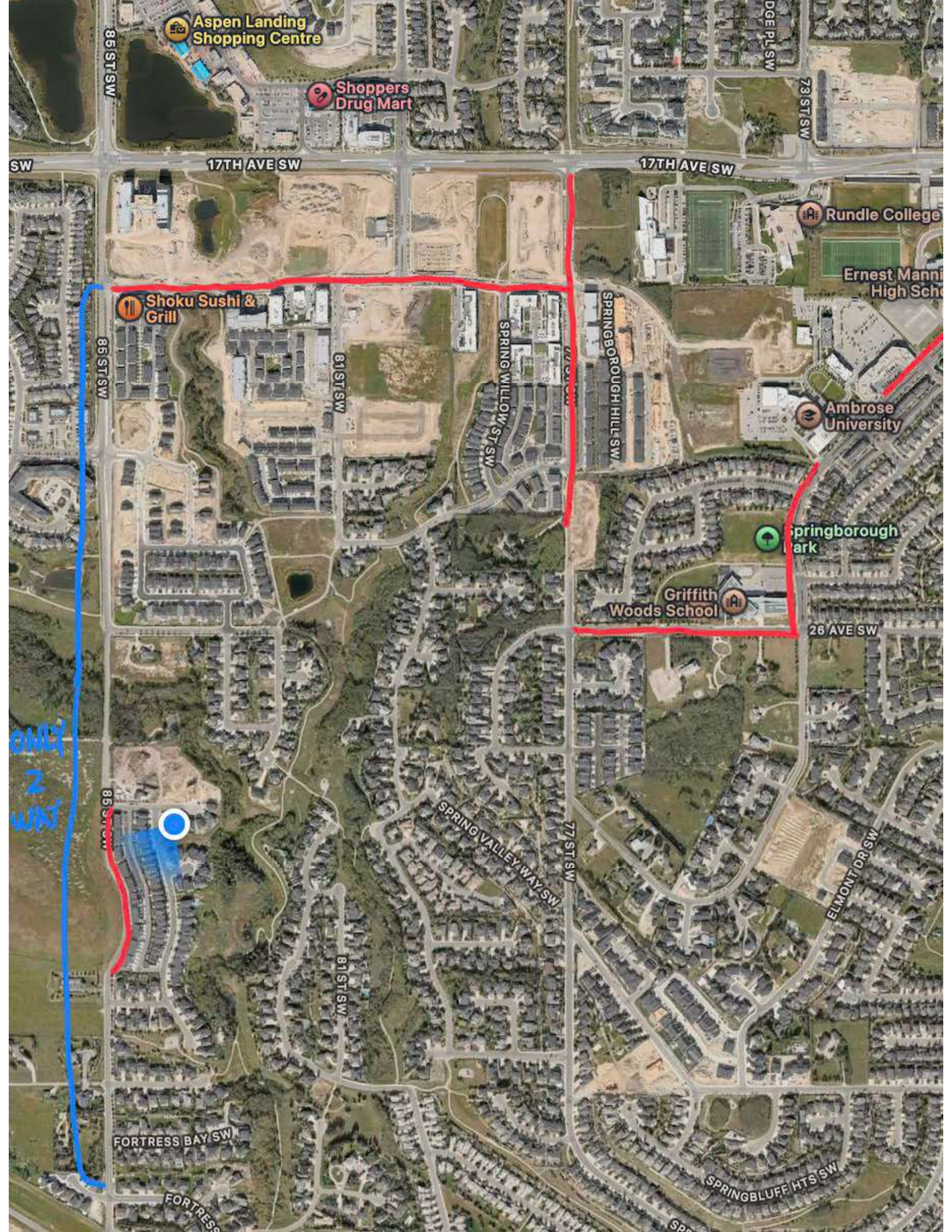
Third, ongoing construction has significantly impacted our living environment. We have experienced constant dust, heavy construction traffic, and persistent noise—sometimes even late into the evening. These conditions have affected our health and well-being, and prior complaints have not resulted in meaningful improvement. The prospect of additional construction is deeply concerning.

We respectfully ask the City to reconsider further high-density development in our community. What we need instead are infrastructure improvements, including expanded road capacity, adequate school spaces, and more green areas etc.

Please help preserve the safety and livability of our neighbourhood. This is our home and we hope it will not continue to deteriorate.

Thank you for your consideration.

Yours faithfully,
Qian Chu & Weiwei Chen



ONLY
2
WAY

85 ST SW

Aspen Landing Shopping Centre

Shoppers Drug Mart

17TH AVE SW

17TH AVE SW

73 ST SW

Rundle College

Ernest Mann High School

Shoku Sushi & Grill

SPRING WILLOW ST SW

SPRINGBOROUGH HILL SW

Ambrose University

Springborough Park

Griffith Woods School

26 AVE SW

85 ST SW



SPRING VALLEY WAY SW

77 ST SW

ELMONT DR SW

FORTRESS BAY SW

SPRINGBLUFF HTS SW



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First name [required] Jolene

Last name [required] Kober

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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

Blanket Rezoning Repeal - In Favour 03 2026.pdf

ATTACHMENT_02_FILENAME

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

Please repeal the citywide blanket rezoning. See attached letter.

A Resident of Calgary
Calgary, Alberta
March 16, 2026

Mayor Jeromy Farkas and Members of Calgary City Council

City of Calgary
P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

RE: Public Hearing — Repeal of Citywide Rezoning for Housing (Blanket Rezoning) — In Support of Repeal

Dear Mayor Farkas and Members of Council,

I am writing as a resident of a formerly R-1 zoned neighbourhood in Calgary and as a parent who has invested financially, emotionally, and practically to building a life in this community. I am writing in full support of the repeal of the 2024 citywide blanket rezoning bylaw at the March 23, 2026 public hearing. My concerns are not rooted in opposition to growth or to housing affordability. They are rooted in the conviction and supported by evidence, both here in Calgary and in comparable cities around the world, that a one-size-fits-all rezoning policy is poor planning that carries real, lasting costs for established neighbourhoods and the families who call them home.

1. A Blanket Approach Ignores the Unique Character of Established Communities

My neighbourhood was developed and sold as an R-1 community. Families purchased homes here with a reasonable and legitimate expectation of what that designation meant: tree-lined streets, single-family homes, manageable traffic, and a scale of development consistent with the existing streetscape. That expectation is not merely sentimental, it was a legal condition of the land use framework at the time of purchase. The blanket rezoning of 2024 changed that framework citywide, without community-by-community assessment and without meaningful democratic input from the residents most directly affected. The opponents of blanket rezoning included nearly a thousand Calgarians who participated in the city's largest-ever public hearing, representing an extraordinary level of civic concern that deserved more weight than it ultimately received.

2. Property Values in Established Neighbourhoods Are at Real Risk

The concern about property devaluation is not fearmongering, it is backed by research. A peer-reviewed study of Auckland, New Zealand's sweeping 2016 upzoning, the most ambitious blanket rezoning exercise in the English-speaking world, found properties in established, already-developed neighbourhoods depreciated in relative value when rezoned for higher density. This is due to the fact that markets anticipated the loss of neighbourhood amenities and the disruption of increased construction activity nearby. The study found that properties with an already-developed lot, a family home on a typical residential lot, lost relative value after upzoning, even as vacant or underdeveloped parcels gained. In Calgary's context, the families who will bear this cost are not investors or developers. They are ordinary homeowners who made the largest financial commitment of their lives on the basis of the neighbourhood they were buying into. Changing the rules after the fact is neither fair nor sound policy.

3. International Experience Shows Blanket Rezoning Creates Unequal Burdens

The Auckland experience offers a cautionary lesson that Calgary should heed. Research on the Auckland Unitary Plan found that upzoning was applied unevenly, higher-income inner suburbs were largely spared or even downzoned, while middle-income and outer communities bore the vast majority of new density. The result, as one analysis put it, was that "the local costs of more housing were not spread equally across the city." New Zealand's own experience also showed that blanket rezoning triggered a political backlash as residents in affected communities felt the cumulative effects of rapid infill development: increased traffic, strained parking, pressure on aging infrastructure, and the gradual erosion of neighbourhood character that had taken decades to establish. Calgary is already seeing these warning signs. Detractors of the 2024 rezoning have raised exactly these issues, stress on aging infrastructure, parking pressures, and traffic congestion, concerns the City's own Mayor has acknowledged, noting that the one-size-fits-all approach has not delivered housing at the speed, scale, or price point Calgarians need.

4. Blanket Rezoning Is Destroying Affordable Family Homes — and the Market Is Rejecting What Replaces Them

Perhaps the cruelest irony of blanket rezoning is that it is being sold as a solution to housing affordability while actively demolishing the most affordable family housing stock in the city. The modest, established R-1 homes in neighbourhoods like mine, the very homes working families, young couples, and first-time buyers have historically been able to access, are being purchased by developers, torn down, and replaced with multi-unit townhomes and multiplexes that families simply do not want to live in. A narrow unit stacked over three floors with no yard, no room to grow, and shared walls on both sides is not a product families with children choose when they have any alternative. And the Calgary market is confirming this with hard numbers. Industry tracking shows that new infill townhome sales in 2025 have been chronically sluggish, some months recording as few as three sales citywide, while townhome inventory has climbed to its highest level in four years. CREB's own chief economist has noted that the steepest price declines across Calgary are concentrated precisely in the higher-density row and apartment segments that blanket rezoning was designed to incentivize. The City is not gaining affordable housing. It is losing affordable family homes and accumulating unsold density product that serves neither families nor the broader market.

5. The Loss of Neighbourhood Character Is Irreversible — and Real

As a parent, I chose this neighbourhood deliberately. The mature trees, the scale of the streets, the rhythm of single-family homes, the quiet and safety that low-density living provides, these are not luxuries or nostalgia. They are the conditions under which children play outside, neighbours know one another by name, and genuine community forms. When a multi-unit infill appears mid-block in a streetscape built entirely around detached homes, it does not simply add housing, it permanently alters the physical and social character of the street, for every family already living there. Once that affordable family home is demolished, it is gone forever. The mature lot, the established garden, the backyard where a generation of children played, replaced by a structure that adds density to a map but removes community from a street. The development permit process, which remains fully available under the repeal, provides exactly the case-by-case scrutiny needed to ensure densification happens where it fits. Blanket rezoning removed that scrutiny wholesale. Repeal restores it.

6. There Are Better Paths Forward — Ones That Actually Serve Families

Repealing blanket rezoning is not the end of Calgary's housing strategy, but it is the beginning of a smarter one. I would ask Council, in parallel with repeal, to commit to alternatives that genuinely serve the families this city is trying to attract and retain. These include: targeted upzoning along transit corridors and commercial arterials where density is appropriate and infrastructure already exists; programs that incentivize gentle densification on oversized lots which includes garden suites, carriage houses, and secondary suites. This adds supply without requiring demolition of existing homes; planning policies that allow established homes to be expanded and modernized rather than torn down, giving growing families the additional bedrooms and space they need within existing neighbourhoods; and streamlined permitting timelines that reduce the cost and uncertainty of adding a secondary suite to an existing R-1 home. Families do not need stacked townhouses. They need backyards, functional layouts, room for children to grow, and neighbourhoods where they can put down roots. Calgary can deliver that, but only if its planning policies are built around the needs of the families it serves, not the business models of developers who profit from demolishing what already exists.

I urge Council to vote in favour of repeal at the March 23, 2026 public hearing. Restore the R-1 designation to neighbourhoods like mine and put an immediate hold on all multi-plex permits. Return the public hearing process that gave ordinary Calgarians a voice before development irrevocably changed the communities they invested in. And commit to a smarter, family-centred approach to housing; one that protects what working families can afford today while building the supply they will need tomorrow. My family, and the families of this neighbourhood, are not obstacles to Calgary's future. We are its foundation and we deserve to have our voices respected.

Respectfully submitted,

J. Kober
A Concerned Charleswood Resident
Calgary, Alberta



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First name [required] Sukhminder

Last name [required] Wareh

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

Letter to City Council.pdf

ATTACHMENT_02_FILENAME

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

Letter to City Council

My name is Sukhminder Wareh, resident of the community of Pineridge in Northeast Calgary. I am writing this letter to express my support for the proposed reversal of the citywide Rezoning for Housing that was approved in May 2024. I have outlined my reasons below:

Importance of Higher Level Policy Documents:

One of the most important keys of planning a successfully community is context. Land Use Redesignation cannot be blanketed across an entire city, especially one that is as large as Calgary. Statutory and non-statutory plans such as Area Redevelopment Plans and Outline Plans must be first be enacted prior to redesignations, in order to better inform residents, developers, and planning staff. This allows for more efficient and orderly planning, as opposed to the "broad brush" approach taken in 2024. Policy documents ensures public input is taken into account, that the area reflect the community's wants and needs, and so public services and infrastructure can be allocated/upgraded as needed to accommodate increased demand.

Demographic Considerations:

Certain areas of the City, mainly the Northeast, consist of demographics of people who are largely unfamiliar with land use planning procedures and regulations. We believe this is an inherent barrier that creates a disadvantage for a large portion of the City's population. Therefore thoughtful planning, as opposed to blanket rezoning, allows for more community engagement which takes cultural and language barriers into account.

Parking & Traffic:

Motor vehicle parking and congested traffic conditions are already a large concern in developed areas of the City. It is challenging for the warranted infrastructure upgrades to be implemented as these areas are already built out.

Secondary Suites have already contributed to parking issues in the City. Occupants have resorted to obstructing other residents' driveways by parking on the street, parking in "no-parking" areas, parking on lawns, and constructing unpermitted driveways. This creates a nuisance to adjacent residents, and can create a potential risk in respect to emergency vehicle access.

Developers that are constructing in-fill developments are looking to maximize parcel coverage, which essentially eliminates off-street parking. Simply put, parcels that previously contained single dwelling dwellings with garages and driveways are being replaced with medium density residential units that solely rely on street parking. Our current transit system does not allow for "transit-oriented development", as some developed areas are not within reasonable vicinity of train stations. Calgary's climate does not allow for a reliable means of travelling other than motor vehicles, therefore residents cannot be expected to use bicycles and walk in minus 30-degree weather with the ground covered in snow and ice on a consistent basis.

Form & Massing:

When we moved into our community 25 years ago, we bought into the idea of a peaceful, low density residential neighborhood with large yards and well-spaced dwellings. We wish for Council to uphold the investment that our family and many other families such as ours have made into our communities. Our community was subdivided and built-out in the 1970's, and the vision of the developers at that time was for a low-density neighborhood. We understand that times are changing, however new development should not be able to completely change the entire look and feel of a given community. The predominant form of communities such as ours needs to remain low-density housing. As for in-fill dwellings, this is another area that Council and administration need to seriously consider and amend. Many in-fill homes are being approved with enormous building height and parcel coverage relaxations with no regard for adjacent dwellings. Even if these new homes are single detached, they should not be able to "tower" over existing dwellings while eliminating all greenspace and driveways. This type of redevelopment isn't fair to adjacent residents.

Potential for Increased Crime:

As mentioned earlier, the planning process must carefully consider the context of a given community before allowing (re)development to proceed. The northeast quadrant already suffers from more crime than other areas of the city outside of the downtown core. This is due to a number of factors, mainly economic in nature. However uncontrolled redevelopment and density increases will only exacerbate this problem. Therefore we support the rezoning reversal which again will allow for more thoughtful and context-based planning.

Schools & Services:

Thoughtful planning must take into consideration school capacity, as one of the most important reasons families move into a given area is to allow their children to attend and succeed in school. Our existing schools are already significantly over capacity, with some students having to be bussed long distances. Regardless of the commitments made by the provincial government to build more schools, longstanding developed areas often get overlooked as the potential to expand existing schools can be far more difficult depending on the situation. The City needs to ensure that newly built communities allocate adequate Municipal Reserve lands at time of subdivision to allow for additional schools to be constructed. Other facilities/amenities such as medical centres, recreation facilities, grocery stores, etc. are already well over capacity with long wait times, particularly in the northeast. Any future development must account for these issues/concerns so that they do not worsen an existing problem.

Lastly, the City has recently experienced infrastructure failure with its potable water lines. Although this may be looked at as a maintenance failure, this can also be attributed to a rapid increase in demand on the system as well. To put it simply, the lines cannot accommodate sharp influxes in density without upgrades taking place. Other services such as wastewater, stormwater, and garbage collection must also be carefully planned prior to further development. The reversal of the rezoning is a step in the right direction in respect to these growing issues.

In conclusion, my family and I are of the opinion that the proposed rezoning reversal is completely appropriate for longstanding developed communities such as ours, and are of the opinion that higher density residential development would be better suited for newly developing communities which can be designed accordingly to address the growing housing crisis. Older communities must remain predominantly single detached dwellings, as they were not designed for widespread higher density residential, and face challenges when having to be "retrofitted" in order to shoehorn the dreams of wealthy developers. We hope that Council considers and respects the voices of their residents, as decisions such as these impact our lives very greatly.

Thank you for your time and consideration of our thoughts and opinions.

Sincerely,

Sukhminder Wareh & Family



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First name [required] **Bob**

Last name [required] **Wytsma**

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

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 propose that the city keep the current city-wide R-CG zoning, but modify it to allow for more gentle densification, eg. a maximum amount of units on a property to 4, including secondary suites a or laneway units. This would allow for more housing options, including increased affordability, in all districts. It would urban sprawl, decrease the tax burden of funding infrastructure for new districts, and allow for more school options in older neighborhoods. Existing neighborhoods could retain their character with stricter limits on amount and style of units on a property.



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First name [required] **Scott**

Last name [required] **Kober**

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

Repeal Blanket Rezoning.pdf

ATTACHMENT_02_FILENAME

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

Please see attached letter. Please repeal blanket rezoning.

Scott Kober
Charleswood Resident
Calgary, Alberta
March 16, 2026

Mayor Jeromy Farkas and Members of Calgary City Council

City of Calgary, P.O. Box 2100, Station M
Calgary, Alberta T2P 2M5

RE: Public Hearing, March 23, 2026 — Repeal of Citywide Rezoning for Housing — In Support of Repeal

Dear Mayor Farkas and Members of Council,

I am a homeowner in Charleswood and I write in full support of repealing the 2024 blanket rezoning bylaw at the March 23 public hearing. I purchased in Charleswood deliberately, an RC-1 community with manageable traffic, a genuine neighbourhood feel, and neighbours who know and look out for one another. That purchase was made in reliance on the zoning designation in place at the time. The City changed that designation without meaningful community consultation, and the data now available makes clear it was the wrong call.

1. Affordable Family Homes Are Being Demolished. The Replacements Are Not Selling.

The homes being targeted by developers are not vacant lots or derelict buildings. They are modest, mid-century bungalows, the most accessible price point for first-time buyers and working families in Calgary. They are being purchased at land value, demolished, and replaced with multi-unit townhomes that families do not want and the market is not absorbing. According to CREA data for Q4 2025, months of inventory for Calgary townhouse and row units climbed to 3.8 months — up 81% from 2.1 months in Q4 2024. Median days on market for apartment units reached 42 days in Q4 2025, up from 31.5 days a year prior. CREB's Chief Economist confirmed in November 2025 that "supply levels have been sitting higher than typical levels for the past three months, mostly due to gains occurring in the higher-density sectors of row and apartment style units." The February 2026 market data reinforce this: apartment and townhouse segments continue to face the greatest supply pressure while detached homes remain in seller's market territory at just 2.7 months of supply. The market has delivered a clear verdict: families want detached homes, and the density product blanket rezoning is generating is sitting unsold.

2. Blanket Rezoning Has Artificially Inflated Land Prices Making Single-Family Homes Less Affordable

This is the argument that proponents of blanket rezoning have failed to answer: when developers can now build up to eight units on a standard RC-1 lot, four primary units plus four secondary suites, they bid for land based on that multiplied development yield, not on the value of the home sitting on it. A Charleswood bungalow worth \$600,000 to a family becomes worth \$800,000 or more to a developer who will demolish it. That inflated land bid sets a new comparable for the entire block. The result, documented by Calgary planning professionals and housing analysts, is that blanket rezoning has driven up the acquisition cost of modest single-family homes in established neighbourhoods, the very homes first-time buyers and young families depend on, by pricing them against developer returns rather than owner-occupier value. As one Calgary architect put it plainly: "increasing the allowable density inflates land prices, eroding all hopes of affordability." This is not a theoretical concern. In Q4 2025 alone, as the repeal deadline approached, developers filed 304 permit applications in established areas, a 27% spike from the same period in 2024, with 140 of those for townhouses and

rowhouses. That rush of speculative applications in anticipation of repeal is direct evidence of the developer land premium blanket rezoning created. The policy did not make homes more affordable for families. It made land more expensive for everyone who is not a developer.

3. Existing Homeowner Values Have Also Been Undermined

While developer land bids have pushed up acquisition prices for buyers, existing homeowners in rezoned neighbourhoods have faced the opposite effect on their own property values. Peer-reviewed research on Auckland's 2016 blanket upzoning found that already-developed residential lots lost relative value after rezoning, as markets priced in anticipated construction disruption and loss of neighbourhood amenity. Calgary's data tells the same story: CREB reported in July 2025 that the total residential benchmark price had fallen four per cent below the June 2024 peak, with the steepest declines concentrated in the higher-density row and apartment segments, precisely the product type that blanket rezoning incentivized. Homeowners in Charleswood who purchased under RC-1 rules made the largest financial commitment of their lives based on a clear planning framework. Changing that framework retroactively, without consent, is a breach of the reasonable expectations on which those investments were made.

4. Charleswood's Character and Traffic Flow Are Worth Protecting

Charleswood is one of Calgary's genuinely liveable communities. Established in 1959, it has calm interior streets, manageable traffic via John Laurie Boulevard and Crowchild Trail, and a neighbourhood culture, supported by the active Triwood Community Association, where residents know and help one another. This social fabric is not incidental. It is the product of decades of stable, consistent land use that has created long-term residency and genuine community investment. Blanket infill development mid-block does not simply add units to a street. It turns over occupants, eliminates backyards where children play, adds vehicles to streets designed for lower loads, and erodes the shared investment in community that makes Charleswood worth living in. Once an established home is demolished, that lot, those trees, and that neighbour relationship are gone permanently.

5. Communities Are Taking Costly Legal Action to Protect Themselves and the City Is Ignoring Existing Covenants

The most damning indictment of blanket rezoning is the lengths to which Calgary residents have been forced to go to protect their own communities. Across the city, more than a dozen neighbourhoods including Lake Bonavista, Lakeview, Rosedale, Rideau, Roxboro, Kelvin Grove, Chinook Park, Eagle Ridge, Elbow Park, Bel-Aire, Varsity, Mayfair, and now Charleswood and Brentwood have launched formal Restrictive Covenant initiatives, at personal cost to residents, simply to preserve the character their homes were sold under. Each registration costs homeowners \$500 to \$750, plus legal defence fund contributions. This is not NIMBYism. This is an extraordinary and city-wide rejection of a policy that residents were not meaningfully consulted on. But the more urgent and troubling issue is what happens to historic RCs; covenants that were placed on title years or even decades ago, often by the City itself, to ensure only single-family homes would be built. The City's own position, stated explicitly on its website, is that its planning review "is not bound by the restrictive covenant" and that it will not determine the validity or enforce private agreements when issuing development permits. In plain language: the City knows a restrictive covenant exists on a property, and it approves the development permit anyway. Homeowners are then left with no recourse but expensive, slow, and uncertain civil litigation against a developer who may already be breaking ground. In Windsor Park, one homeowner won the right to a provincial court appeal of an SDAB decision and watched the City release the development permit to the developer regardless, while his appeal was still underway. This is a failure of basic institutional integrity. If this Council votes to repeal blanket rezoning, it must also commit to directing its planning administration to flag and pause development permit approvals where a registered restrictive covenant restricts the proposed use, giving covenant holders a meaningful opportunity to enforce their legal rights before demolition begins.

6. Smarter Alternatives Exist and Council Should Commit to Them

Repeal is not the end of Calgary's housing strategy but the start of a better one. I urge Council to repeal the blanket rezoning and reinstate the pre-existing zoning while finding a more thoughtful

means of providing affordable housing. Allowing for secondary suites and garden suites incentive programs that add supply without demolishing existing stock and streamlined permitting for homeowners seeking to legalize or add suites within their existing homes are some options. These approaches build supply where it fits, preserve what families actually want, and do not require overriding the planning rights of 99% of low-density residential property owners to achieve results.

The evidence makes the case plainly: affordable family homes are being permanently demolished and replaced with overpriced density product that the market is not absorbing, land speculation has made modest homes less affordable for the families who need them most, and communities across Calgary have been forced to spend their own money on restrictive covenants and legal battles simply to defend rights the City should never have overridden. I urge Council to vote in favour of repeal on March 23, restore the RC-1 designation to Charleswood and communities like it, direct planning administration to respect existing restrictive covenants in the development permit process, and commit to evidence-based approach to housing that actually serves Calgary families.

Respectfully submitted,

Scott Kober
Charleswood, Calgary, Alberta



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First name [required] Paula
Last name [required] Quiambao

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 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.)

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[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)

Blanket rezoning causes congestion in the city and increases traffic. There are other areas of calgary that need improvement and to build community on, it has to be utilized to prevent the many issues related to congestion- cleanliness, traffic, people selling their own place to find a more peaceful and spacious community with less noise.



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First name [required] ROBERT

Last name [required] HAWKES

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- Standing Policy Committee on Infrastructure and Planning

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[required] - max 75 characters

Preserve our green space

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)

Do not provide blanket rezoning to diminish our green space.



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First name [required] Pam

Last name [required] Craig

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

Dear Councillor Rob Ward - 13-Mar-2026.pdf

ATTACHMENT_02_FILENAME

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

Councillor Rob Ward
Ward 11
City of Calgary

Dear Councillor Ward,

I am a resident of Ward 11 and am writing to express my concerns regarding blanket rezoning in our neighborhood, Southwood.

My husband and I recently completed a major renovation of our home, making a significant long-term investment in our property and the stability of our community. We chose to invest here based on the character and zoning of the neighborhood at the time of renovation.

While we understand the city must plan for growth and increased housing, blanket rezoning across established neighborhoods raises concerns about the loss of thoughtful, case-by case planning. Changes of this magnitude should carefully consider impacts on infrastructure, parking, traffic and the character of existing communities.

We believe planning decisions that significantly affect established neighborhoods should involve meaningful consultation with residents and a more measured approach to zoning changes.

Thank you for your time and for representing the residents of Ward 11. I appreciate your consideration of our concerns.

Sincerely,

Pam & Jeff Craig
31 Slocan Road SW,
T2W 0T1



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First name [required] Kieran

Last name [required] Slattery

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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

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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 writing to request that my property at 3304 Copithorne Road NW be exempt from the proposed blanket rezoning and that my current R-CG District designation be retained.

My property is situated on a corner lot with lane access; a configuration that already supports flexible redevelopment under the existing R-CG designation. Removing this designation does not simplify my options, but it creates unnecessary barriers. Should I choose to redevelop in the future, I would be forced to navigate a costly and time-consuming land use redesignation process that currently would not be required. This is an added burden that discourages exactly the kind of market-driven development the City should be encouraging.

The community has seen a population decline of approximately 20% since 1978. Restrictive zoning has not reversed that trend. Empowering property owners to respond to market demand, rather than layering on administrative red tape, is a far more effective path to redevelopment in areas that can deal with the increased capacity.

At its core, this is a matter of property rights. Limiting a landowner's ability to redevelop their property without cause constitutes an overreach of municipal authority. The free market is better positioned than blanket policy to determine the most appropriate and beneficial use of individual properties.



Public Submission

CC 968 (R2026-03)

I respectfully ask that my property be granted an exemption and that my R-CG designation be preserved.



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First name [required] **Bridget**

Last name [required] **Piller**

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 opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Repealing citywide rezoning for housing would remove an important opportunity for Calgary to move toward housing for all. As someone in my late 20s, I am genuinely concerned that I may never be able to afford to own a house in the city I call home.

Allowing multi residential development across the city introduces gentle density in a way that can respect existing community character while responding to current housing needs. Higher density supports local businesses, increases public transit ridership, reduces urban sprawl and the associated servicing costs, and helps create more vibrant, complete communities. It enables incremental change over time rather than sudden transformation, makes better use of existing services, and avoids locking the city into land use patterns that are costly and difficult to change in the future.

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

Rolling back citywide rezoning to limit housing to lower densities would be a step in the wrong direction. It signals a move backward at a time when cities around the world are adapting to growth in more sustainable and inclusive ways. Calgary has already seen the consequences of unchecked sprawl: more separated communities, higher housing costs, increased infrastructure demands, and a city where residents spend too much of their time stuck in cars.

From a planning perspective, repealing citywide rezoning would not stop development from happening, it would simply add more red tape. Multi-residential housing will still



be needed and proposed, but it would require more site specific rezoning applications, public hearings, and administrative processing. This increases time, cost, and workload for both the City and applicants, without improving planning outcomes.

Multi residential housing is neither political nor radical. It is a normal and necessary part of how cities evolve to accommodate growing populations, support local economies, and remain livable, welcoming, and enjoyable places to live.



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First name [required] Dwight

Last name [required] Boehm

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) Not required

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 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)

1. There is no longer a housing or affordability crisis.
 - Calgary's rental vacancy rate rose from 1.4% in 2023 to between 5–5.8% by the end of 2025—74% higher than the national average.
 - Vacancies now exceed demand by almost 6%, contributing to improved affordability. Average rents dropped from ~\$1,721 to ~\$1,450 (a 16% decrease).
 - January 2026 housing data shows 2,785 new listings vs. 1,234 sales, with 4,391 active listings. New listings outpace sales by 225%; prices have dropped ~4.7%.
 - Most homes built in 2025 were already in the mid-market price range. Declining rents and home values show affordability has improved.
2. Blanket rezoning is inappropriate for established low-density areas. Former single-family zones now permit buildings over 30 ft tall, including infills, duplexes, 4-plexes and even 8-plexes beside bungalows. This significantly impacts property values, sunlight access, and on-street parking. A single-home lot becoming a 4-plex can quadruple vehicles competing for limited curb space. Parking enforcement delays (up to 7+ weeks) worsen the issue.
3. Infrastructure impacts — especially water systems. Increasing density on a single lot without upgrading pipe capacity forces higher water pressure through pipes not designed for it. Greater pressure and velocity increase friction, accelerating wear, leaks and breaks. Adding thousands of homes in higher-elevation areas without corresponding pipe upgrades has strained the system, contributing to current failures.



4. Federal funding is not "free money."

If Ottawa wants reduced red tape, new development areas are the appropriate place to streamline approvals. The federal funding being used as justification still comes from taxpayers. Lower taxes may support homeownership more effectively than reallocating tax dollars.

5. Public opposition has been clear.

In the previous public hearing, approximately 70% of speakers opposed blanket rezoning—more than 2 to 1. Choosing to proceed regardless undermines democratic representation. Council is elected to serve residents, not override them.

Dwight Boehm
Contract Specialist
Supply Chain – ATCO EnPower

Cell: [REDACTED]



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First name [required] **Mary Anne**

Last name [required] **Schleinich**

How do you wish to attend? **In-person**

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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 am strongly in favour of increasing population density and diversity in neighbourhoods, along with the push toward walkable communities. However, I am strongly opposed to the up zoning and in favour of repealing it in order to pursue more affordable options that are congruent with climate resiliency and respectful of local area plans.

No doubt you've heard great lamentation about the removal of mature trees and the demise of cooling green spaces. Did you know that a Calgary engineering firm won an award for a study that showed the replacement value alone of Calgary's tree canopy is worth \$6.9 billion, and the annual service value of those trees is \$2.5 billion. Our trees reduce the need for air conditioning, protect from hail and wind, remove pollutants, store water and carbon, and put less stress on the electric grid. Each tree is worth particular assessment before blanket cut down.

In response to fear and insecurity for the future, you might know a few people who become doggedly religious about one point of view. But underneath that, I bet you have also seen much generosity toward each other in this city. I'd like to see a vision for density, and targets set for each local area plan, along with some rewarding rewards.

I'd like to see you work harder on relationships with provincial and federal urban plan-



ning counterparts with a focus on affordable housing, prioritizing those most in need, including homeless, near homeless, shelters from domestic violence, and generationally mixed buildings with close by social and physical services.

I'd like to see an end to city sprawl by fully taxing all planned greenfield/brownfield to cover the full range of city services.

Lastly - and related to resident resiliency and affordability, before you turn responsibility for water services to Enmax, please consider what kind of decision making structure will be most accountable to citizens in the event that the City is pressured to accommodate the electric and water demands of a data centre. You may say this will never happen, but it is being faced by a city in Europe, Dublin, is where the next data centre is aiming to be in Ireland. Please do not distance yourselves from such future difficult decisions. Thank you.



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First name [required] Lyndon

Last name [required] Ward

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In favour

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ATTACHMENT_01_FILENAME

Exhibit 1.pdf

ATTACHMENT_02_FILENAME

Exhibit 2.pdf

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

Complimentary from my email at 11:59 am, march 16th, 2026.

PROPOSED TOWNHOMES ON A BIKE LANE SIDE WITH NO PARKING.

PROPOSED PROPERTY DOES NOT MATCH "CONTEXT" OF HIGH VALUE PROPERTIES ON 29TH

NO PARKING IN FRONT OF TOWNHOMES DUE TO 80% CITY BIKE LANE

STREET PARKING IS ALREADY LIMITED DUE TO ALLEY ISSUES



NO PARKING IN FRONT OF TOWNHOMES DUE TO CITY BIKE LANE THAT COVERS OVER 80%.

PEDESTRIAN CROSSING HAS BECOME DANGEROUS

DUE TO SAFETY, BUSES NO LONGER PICKUP OR DROP KIDS AT THIS INTERSECTION

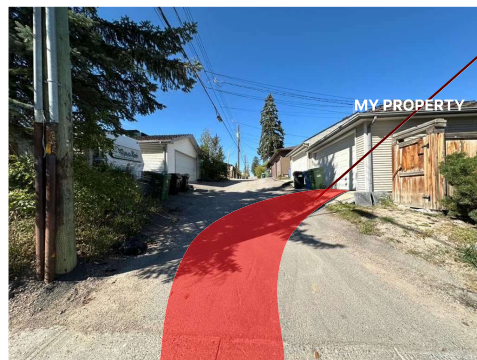
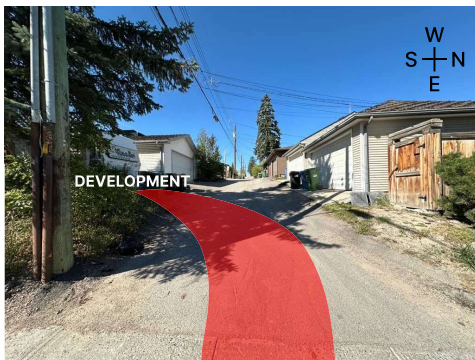


BLIND SPOTS FOR DRIVERS AND HAZARDOUS CONDITIONS FOR SIDEWALK AND CYCLISTS

CHALLENGING ELEVATIONS (~5 FEET OF RISE FOR 12 FEET OF RUN)

HILLSIDE PROPERTY ACCESS IS SUB-OPTIMAL

RISKY APPROACH TO THREAD THE NEEDLE ON NEAREST GARAGES



LIMITED TO ONE CAR DUE TO ANGLE

PERSONAL CHALLENGES ACCESSING OUR DOUBLE GARAGE IN WINTER AND GETTING STUCK

Photos of property from East side of 20th Street SW

DEVELOPER DRAWINGS DO NOT REPRESENT REALISTIC ELEVATION FOR ACCESS AND EGRESS

AUGUST 4th, 2025
 TWO SMALL MEN MOVING
 MEDIUM SINGLE AXLE TRUCK BLOCKED ALLEY FOR HALF DAY

ROAD/ALLEY DAMAGE DUE TO ELEVATION AND ACCESS ISSUES



VEHICLES OFTEN GET STUCK DUE TO ANGLE



ROAD, BIKE PATH AND PAVED ALLEY DAMAGE REPORTED BY TOW TRUCK DRIVER

Regardless of weather conditions, the extreme angle of ascent combined with loose gravel, snow or ice makes alley access hazardous. Snow, ice, and gravel scree debris ends up on sidewalk and bike lane. Our SUV has become stuck numerous times and City utility power telepost has been in jeopardy numerous times. Vehicles high centre on snow and City garbage and recycling trucks can low centre in this alley.

PROPOSED
Richmond
LOC2023-0271
bylaw 83p2024

DANGEROUS PEDESTRIAN AND BIKE LANE CONDITIONS

ICED ALLEY
on 20th Ave

March 16th, 2025

CURRENT PROPERTY CANNOT EVEN MAINTAIN UPRIGHT BINS DUE TO ANGLE, WIND, AND ICE BUILDUP



ICE RESULTS IN BIKE AND PEDESTRIAN RISK

GRAVEL BUILDUP HAS SPILLAGE ONTO WALK AND BIKE LANE

CITY GRAVELS ALLEY LEAVES ALLEY PORTION OF CLEANUP TO HOMEOWNERS

TYPICAL SHEET OF ICE CURRENTLY EXTENDS TOWARDS SIDEWALK DUE TO 100+ FREEZE-THAW CYCLES



SNOW PLOWING RESULTS IN HEAVY BUILDUP FOR BIKE LANE AND ALLEY ACCESS

EXAMPLE PROPERTY
(21 Ave and 26th St)

16 BINS - EVERY DAY - 365 DAYS A WEEK

Indicative 4+4 property has similar elevation with a more gradual slope. Additional street parking and haphazard bin placement is a constant issue.

SUCH HILLSIDE SINGLE GARAGES ARE IMPRACTICAL TO ACCESS ESPECIALLY IN WINTER



STORAGE FOR 16 BINS REQUIRES LARGE AREA

SINGLE GARAGES OFTEN USED FOR STORAGE AS LOWER UNITS HAVE LIMITED INTERNAL STORAGE AND NO ALTERNATIVE TO PARK BINS

THE BINS ON RIGHT ARE FOR THIS PROPERTY DESPITE BEING STORED ON EMPTY LOT

BINS OFTEN CANNOT HOLD ON ALLEY ANGLE AND TIP OVER



BLOCKED ACCESS AND NARROW DOORS RESULT IN >10 EXTRA CARS PARKING ON STREET

LACK OF 24/7/365 BINS LEAD TO DUMP AREAS AND ATTRACT RODENTS, MAGPIES, AND INSECTS

THIS BIN STORAGE IS 365 DAYS A YEAR, REGARDLESS OF PICKUP DAYS



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First name [required] Robert

Last name [required] Miller

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In favour

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ATTACHMENT_01_FILENAME

Tree Equity and Zoning Bylaw.pdf

ATTACHMENT_02_FILENAME

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



Zoning and Urban Tree Canopy

**Presenter:
Robert Miller**

March 23, 2026





The Zoning Bylaw is about density, affordability, sprawl... and tree canopy

- Calgary's urban tree canopy averages 8% citywide, and is in decline
- Some communities in the NE have less than 2% tree canopy
- Edmonton's average tree canopy is 13%
- Other major cities in Canada average between 25% and 35% tree canopy

Tree requirements for R-CG (Land Use Bylaw 1P2007)

Tree canopy is about the Zoning Bylaw

- **R-CG:**
 - 1 tree and 3 shrubs per 110m² for developments with 3 units or more
 - 4 to 5 trees on a typical residential lot in Calgary
- **Low Density:**
 - 2 trees per unit for semi-detached or duplex property
 - 2 trees for a single-detached home with parcel width 10m or less
- **Exceptions:**
 - Tree requirements can be met by planting in an adjacent boulevard - **not happening**
 - Preserving existing trees on lot counts towards requirement - **not happening**

Tree canopy is about density

- Density in the city prevents sprawl and loss of forested areas and ecosystems to development in areas surrounding Calgary (eg. Ricardo Ranch)

R-CG needs work: support it with improvements

- R-CG requires double the trees per parcel versus a single-detached development (it should be even more ambitious)
 - Non-R-CG tree requirements are insufficient if we want to achieve the goal of doubling Calgary's tree canopy to 16% by 2060
 - Land available for tree planting is **30% city owned 70% private**
- Multiunit-infill developments (R-CG) don't appear to be meeting Land Use Bylaw for trees. **Why?**
- Infill housing (both single family and multiunit), developers consistently reduce tree cover on lot

R-CG needs work: support it with improvements

- Tree requirements in Land Use Bylaw should be monitored and enforced
- If tree requirement can't be met, then trees should be planted elsewhere in community
 - All trees removed must be replaced
 - Shortfall on Land Use Bylaw requirements must be compensated for
 - Plant in local parks, wilderness areas, business districts
- Incentives, fast-tracking, and other tools can be used to encourage protecting and adding trees while adding housing density around them
 - This is an investment in public health and ecosystem health

R-CG needs work: support it with improvements

Recommendations by Calgary Administration in response to NoM EC2024-0374 Conservation of Trees on Private Property.

Enable enhanced outcomes for private trees through the Zoning Bylaw, including:

- incentivizing the preservation of existing mature trees during development,
- increasing tree planting requirements, and
- improving site design measures (e.g. soil volume requirements) to support the health and longevity of trees.



Public Support for Calgary's Urban Forest

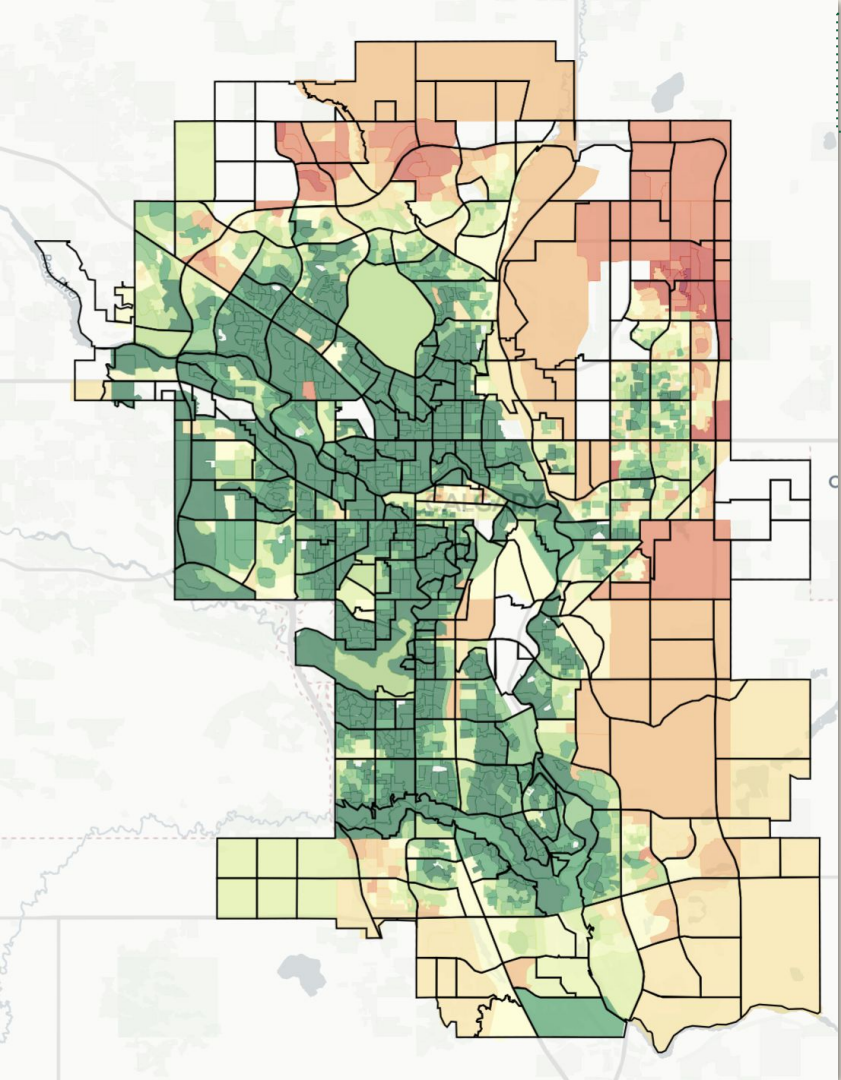
- 2024 Blanket Rezoning hearing - people on **both sides** of the debate expressed concern over trees being lost to developers in their neighbourhood
- A 2022 Tree Protection Survey conducted by the City of Calgary found that **98%** of Calgarians say trees are important to them, **96%** believe protecting mature trees is important, and **82%** feel that citywide tree canopy should be increased
- Calgary has committed to a goal to double tree canopy from **8%** to **16%** by 2050

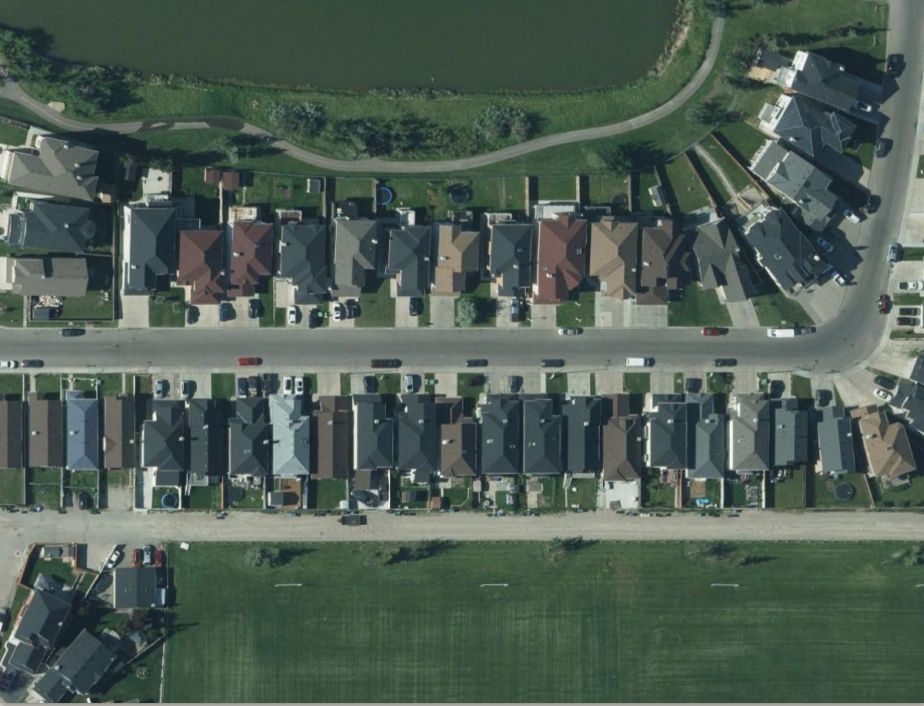
Zoning Bylaw and Tree Equity

Low-income neighbourhoods and BIPOC communities have a disproportionately lower percentage of tree canopy.

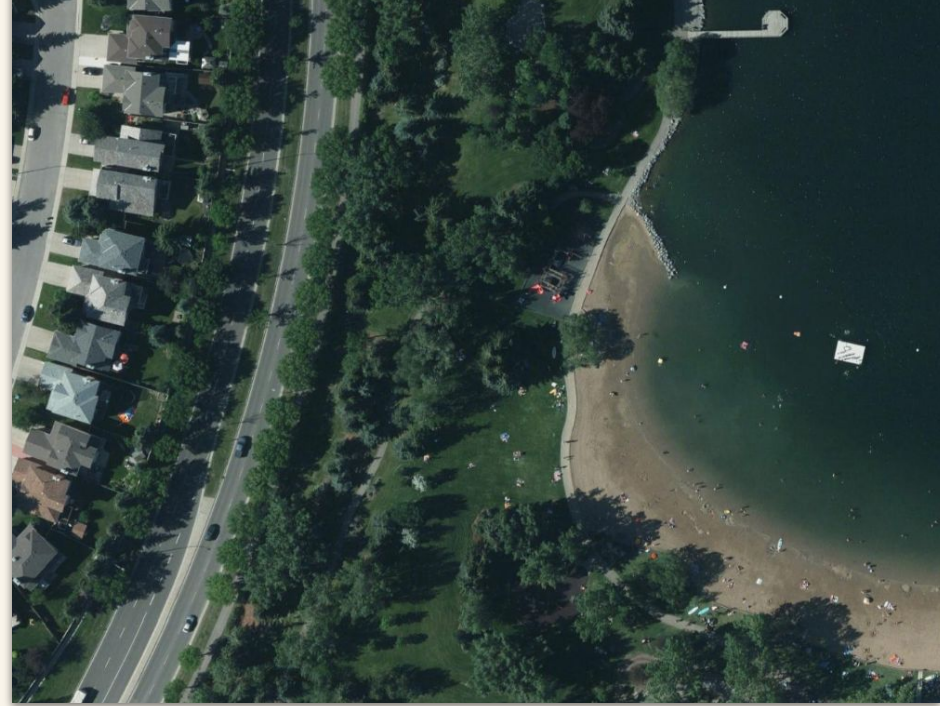
- Historically unequal municipal investment (tree planting and maintenance)
- Poor urban planning practices (Land Use Bylaw that falls short on tree requirements)
- Absence of an integrated planning process that sufficiently values urban trees
- Weak engagement with and support for communities in need of more trees and green spaces

R-CG tree requirement should be increased in communities where tree canopy is low.



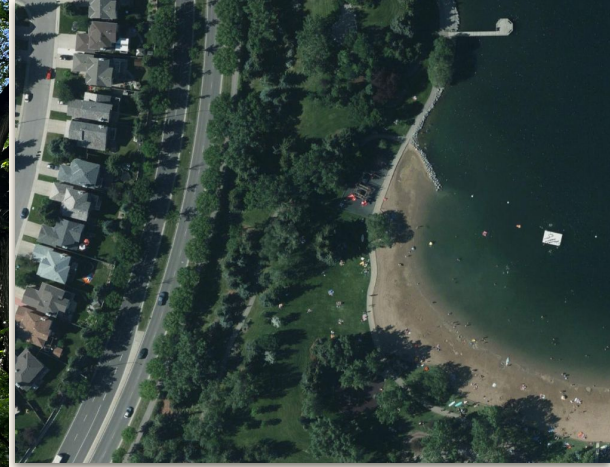
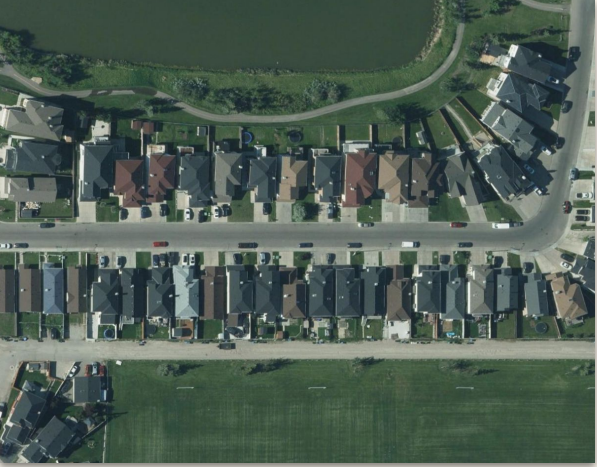


Tara Lake 2026



McKenzie Lake 2026

Development began in early 1980's for both communities



The Zoning Bylaw is about density, affordability, sprawl... and tree canopy

- Is the Land Use Bylaw tree requirement being helping neighbourhoods with low tree canopy?
- Why are multi-unit infill developments not meeting the existing tree requirements?
- Fixing R-CG is an opportunity to include measures to double Calgary's tree canopy.

[Thank you!](#)



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First name [required]	Eva
Last name [required]	Torn Thomas
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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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

Dear City Council,

I've spoken at two past rezoning meetings, and I will do so again.

I oppose the move that you are making to repeal the rezoning, which took the time and energy of a lot of Calgarians, as well as councillors, without coming up with a solution for affordable housing and urban sprawl. There was a lot of feedback from the previous sessions, and Calgarians shared many ideas. I hate knowing that many can't afford a home, or have to choose between accommodations and food. I'd also like to ensure housing with dignity for residents who don't have a home. Not shelters where people are given a mattress on the floor.

Urban sprawl has a negative impact on our environment, increases carbon emissions, and is more difficult to service. New homes, especially affordable housing, should be built with green energy in mind. By that I mean all electric appliances/heat-pumps and solar panels. This will provide cost savings and lower the carbon footprint. A bonus of having fossil-fuel-free homes is that fewer people will die from carbon monoxide poisoning and exploding homes.

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

Whenever there is a fire I see that more than one house goes up in flames. The houses are built too close together. You have the power to stop that. Also, you need to



require fire resistant exteriors. Every house built with vinyl siding is just waiting to become a toxic torch, as well as a target for hail damage.

There is a proposal to licence landlords, which would require minimum and maximum heat requirements. I think this is very important as our climate changes. I fully support this as my friend's mother died in the BC heatwave of June 2021. I've learned that the same heatwave saw dozens of record highs set throughout Alberta. A disaster risk report presented to Calgary's Emergency Management Committee indicated the heatwave resulted in an estimated 66 deaths across the province. It won't be long before that kind of heat is killing people in Calgary. We need to nip this in the bud to prevent casualties.

Build more homes and build them affordable, green and sturdy.

My name is Eva Torn Thomas. I am a resident of Whitehorn in Ward 10.



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First name [required] **Thiago**

Last name [required] **Araujo**

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**

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

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

I am opposed to the proposed Citywide Rezoning Change because it will limit the amount of housing available for those who rent, and increase the cost of living for me, my neighbors, and the most vulnerable people in my community. I moved from Vancouver to Calgary 3 years ago with the hope of finding community, living in a city with better quality of life, living closer to downtown and to where my friends live, and not having to own a car.



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First name [required] Christina

Last name [required] Cheng

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

Repeal Blanket Upzoning.docx

ATTACHMENT_02_FILENAME

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

Subject: Support for Repeal of Blanket Upzoning – Inner-City Perspective

To Mayor and Members of Council,

I am writing in support of repealing Blanket Upzoning (BUZ), particularly from the perspective of Calgary's inner-city neighbourhoods.

This position is not anti-housing or anti-density. Calgary needs more homes. However, Blanket Upzoning applies a one-size-fits-all solution that disproportionately impacts older inner-city communities, without delivering affordability or respecting local context.

Inner-city neighbourhoods were largely built out decades ago, with aging infrastructure, constrained road networks, limited wastewater capacity, and established tree canopy. Blanket Upzoning forces repeated, speculative redevelopment into these areas without coordinated planning for traffic, servicing, stormwater, or cumulative construction impacts. The result is disruption layered on top of disruption, rather than thoughtful intensification.

If Council wishes to meaningfully increase density, it should be prioritized in **new and emerging communities**, where roads, transit, schools, parks, wastewater, and stormwater systems can be properly planned and constructed from the outset to support higher intensity development. Density works best when infrastructure is designed for it, not retrofitted lot by lot.

In the inner city, Blanket Upzoning has not delivered affordability. Modest and relatively affordable homes are frequently replaced with higher-priced redevelopment, while no affordability requirements are triggered. The Calgary Real Estate Board has noted that zoning changes alone do not guarantee affordability, and that reality is clearly reflected in inner-city outcomes.

Blanket Upzoning also shifts the balance away from families and seniors. Developers, often supported by density-linked financing tools unavailable to households, can outbid residents for existing homes. This turns family homes into redevelopment assets and accelerates the financialization of inner-city land.

Beyond housing outcomes, the environmental and livability impacts are real. Mature trees are routinely removed, and replacement canopy takes decades to recover. Increased lot coverage reduces stormwater absorption. Extended construction cycles bring ongoing noise, dust, traffic disruption, and safety concerns — impacts that fall repeatedly on the same inner-city communities.

Amendments to BUZ will not address the underlying issue. The problem is not technical; it is one of trust, process, and fit. Approximately 70 percent of speakers at the 2024 public

hearing opposed BUZ, and the majority of the current Council was elected on a commitment to repeal it. Blanket Upzoning lacks social licence.

Repealing BUZ does not stop housing. It leaves almost the entire Calgary Housing Strategy intact, including the vast majority of its 98 recommendations. Calgary has already exceeded its Housing Accelerator Fund supply targets, and HAF funding is performance-based, not tied to any single zoning tool.

The appropriate path forward is to repeal Blanket Upzoning, reinstate the previous Land Use Bylaw, and reset planning through Local Area Plans, corridor-based intensification, and infrastructure-aligned growth. This approach allows density where it makes sense, protects inner-city neighbourhoods from cumulative harm, and restores public trust in Calgary's planning process.

Sincerely,
Christina Cheng



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First name [required] Jason

Last name [required] Leger

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 17, 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 reversing the blanket rezoning bylaw.

I recognize balancing the rights of homeowners, business, and renters is challenging. I also acknowledge the urgent need for housing and the increases observed since blanket rezoning was introduced. However, I believe these increases have been at the expense of many homeowners and to the detriment of the City of Calgary overall.

Looking at a sprawling city like Toronto, there is no doubt that countless residential neighborhoods made the difficult transition from residential to high density residential and/or business areas. I have no desire to stop this type of transition. It is inevitable as cities grow and to avoid urban sprawl. However, growth & transition must be managed such that the needs of various stakeholders are considered. This is a key role of City Council.

Blanket rezoning leaves the management of this challenging issue up to the free market. While a staunch believer in capitalism, I also believe government has an important role to play. While some businesses and real-estate developers will make decisions that carefully take into account the needs of their neighbours, many will not. Most are primarily motivated by profit, as they should be. This is why it is so important for City Council to play a role. They are elected to represent ALL stakeholders, including homeowners and renters who do not have time to invest to protect themselves.



With blanket rezoning, homeowners reliance on home equity as part of their retirement strategy is put at risk. People who worked hard to live in a community of their choice are at risk of that community changing dramatically from what they invested in. Their decisions were made based on a long standing practice of City Council thoughtfully managing city growth.

Blanket rezoning obfuscated City Council's accountability and created a "free for all" where businesses and real-estate developers have the upper hand. I encourage City Council to take on the challenge of achieving housing density while respecting the huge investments made by homeowners.

Thank you,

Jason & Lisa Leger



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First name [required] Blair

Last name [required] Boutin

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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 did not purchase my single family home 20 plus years ago to be potentially surrounded by multi family two story "garages" or condo's. I have seen what has happened to friends homes that no longer have any sunlight in their yards after both neighbors built two story "garages" in their back yards. These are not used to park any vehicles at all, both levels are used for living quarters. There is very limited parking now for a "residential" neighborhood. I wonder about the effect on infrastructure (water,electric) for these areas that where originally zoned as "single" family homes? Please reverse the Rezoning for Housing.



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First name [required] **Melanie**

Last name [required] **Hamilton**

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

Blanket 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 in favour of the city's blanket rezoning returning to pre 2024 standards. I live in an older area of the city's NW that has not yet been affected, but work in a close-by NW neighbourhood that has. I have the opportunity to witness firsthand how the many infills popping up are affecting the community, as well as speaking almost daily to concerned citizens living in the area. Main concerns are strain on the aging water/sewer pipes in these older neighbourhoods, inadequate street parking as many of the infills lack garages/parking stalls, and congestion of main streets, work routes and school zones. In some cases we are watching as one or maybe two, single family dwellings are being torn down and replaced by six or more rowhouses. I ask that the City of Calgary and Mayor Farkas take a long look at the negative impacts of this rapid congestion and consider the preservation of some of our lovely, older neighbourhoods that characterize our wonderful city.
Thank you



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First name [required] **Mike**

Last name [required] **Palmer**

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 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

Calgary needs density. I think everyone can agree on this, whether we're developers, homeowners, renters, long-term residents, or newcomers. We need policy that encourages development where services are as our city grows.

The policy enacted last year was an over-rotation aimed at trying to achieve those goals. While prior proposals to improve density (for example, a 2010s proposal to approve secondary suites around the train) may not have gone far enough, a blanket rezoning without consideration for community infrastructure and existing residents was a bridge too far.

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

The current policy has been a windfall for developers and a disaster for both existing homeowners and those looking for lower priced inner city housing stock. It's difficult to find any evidence that increased unit volumes have driven prices in the these communities down. We are instead seeing \$600,000 war-era bungalows replaced with \$700,000 townhouses.

Calgary needs density, but it needs density that is focused and tied into the character of existing communities. Calgary needs density, but it needs density that doesn't reduce tree canopy and pummel existing community infrastructure. Calgary needs density, but not 32 units where 3 single family homes used to be.



We should return to community-driven densification. Reignite the community redevelopment plan process for key inner city communities, allowing people other than wealthy developers to have a say. Scrap the blanket rezoning and focus on creative policy decisions to replace it.