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

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First name [required] Joel

Last name [required] Lipkind

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 would like Council to a) fully repeal the blanket rezoning bylaw now in effect, b) reset the zoning designation to what was in effect prior to the blanket rezoning bylaw and c) discuss with Calgary citizens on what planning and zoning should be in the future with regard to local area plans and what transit is offered in different parts of the City.



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First name [required] Cindy

Last name [required] Robinson

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Mar 24, 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 did not vote for rezoning as I do not believe the way it is done is working properly. I was told everything would be aesthetically pleasing, and would make the community look basically the same but you have a monstrosity beside a little war home doesn't work and so far in Albert Park I do not believe that the monstrosities are being built or affordable. You have 16 units on where you had one house 2400 a month is not affordable they don't even fit with the other houses that are already there. The places that are being built, there's no place for the children to play and parking is a nightmare already so wait until put 16 units where there is one house where does everybody park? I have the understanding of density, but where does everybody park and where do the children play when you've taken the green spaces away? Also, when all these places are built so close together if there's a fire, they're all going up cause they're so close to each other today in Albertpark was a perfect example of this buildings are too close together. I pray no one was hurt today..



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First name [required] **Darlene**

Last name [required] **Boehme**

How do you wish to attend?

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

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

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[required] - max 75 characters

Proposed 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 favor of repealing the rezoning bylaw that was passed last year. Inserting townhouses, fourplexes, row housing and the like in amongst single family dwelling will really detract from the appearance of our communities. They will actually make our streets look ugly. Most established communities have mature trees which would have to come down. How many trees throughout the city would be lost? That is not environmentally smart. Also, where will all these additional families park their cars? Public transit is not the answer as people need their cars to go for groceries, take their children to their sporting activities. I agree we need these larger buildings, but they must be placed in areas where they will look appropriate, not next to and towing over a single family home. Submitted 9:20 p.m. March 23, 2026



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First name [required]                      Jean

Last name [required]                      Goudie

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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 would request Council to effect a full Repeal of the blanker rezoning bylaw. reset the zoning designations to what they were prior to the blanker rezoning bylaw and re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities across the City  
The existing housing being built does not appear to be affordable



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First name [required] Daryl

Last name [required] Goudie

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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)

Request full repeal of the blanket rezoning bylaw; reset zoning designations to what they were prior blanket rezoning bylaw; re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities and across the City  
Growth should be done strategically, aligned with infrastructure like transit and shaped through local engagement. not imposed across every neighborhood.



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First name [required] Bruce

Last name [required] Graham

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

Open Letter to the Mayor and Members of Calgary City Council Re Repeal of Blanket Upzoning - BG signed.pdf

ATTACHMENT\_02\_FILENAME

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

Please note, I am in favour of the change or repeal of City-wide zoning

# Open Letter to the Mayor and Members of Calgary City Council

**Re: Public Hearing on March 23, 2026 – Repeal of Blanket Upzoning and the Failure of the Development Permit Process**

Mayor Jeromy Farkas and Members of Calgary City Council,

Please accept my apologies for not being able to attend the March 23, 2026 Public Hearing in person, as prior commitments have taken me out of the country. I appreciate the opportunity to provide this written submission for your consideration.

As you prepare for the Public Hearing on March 23, 2026 regarding the repeal of Blanket Upzoning, I urge you to look beyond policy intent and focus on how this framework is actually being implemented, particularly through the Development Permit (DP) process, which from a neighbourhood perspective has become a procedural charade rather than a meaningful avenue for public input.

I am writing as a resident of the Bowness community who together with my wife and our neighbours have committed hundreds of hours directly participating in three separate Development Permit processes on our block (DP2024-05807, DP2024-07575, and DP2025-01135). What we experienced was not community engagement. It was a technical exercise with a predetermined outcome.

## The Reality of the Development Permit Process

From the outset, it became clear that the DP process was not designed to meaningfully consider community input. Despite engaging in good faith, providing detailed submissions, and raising legitimate concerns, the process was narrowly confined to technical compliance:

- Lot coverage
- Building setbacks
- Building height

At no point were City Planning staff willing to consider the most fundamental issue: **density**.

In each case, it was made clear, explicitly and repeatedly, that the number of units and secondary suites permitted under R-CG zoning would **not be amended or adjusted**, regardless of:

- Local neighbourhood context
- Automobile dependency
- Proximity to employment
- Access to public transit

The message was consistent and unequivocal: if the application met technical requirements, it would be approved.

## **“You Can Appeal to SDAB” – The Default Response**

The only response ever provided to concerned residents was that we could appeal the decision of the Development Authority to the Subdivision and Development Appeal Board (SDAB).

In effect, meaningful engagement was deferred, not resolved.

But the SDAB process proved to be no different in substance, only more burdensome in cost and time.

## **SDAB: A Costly and Ineffective Avenue**

Our neighbours collectively spent between **\$6,000 and \$8,000 on an advisor and a technical expert in parking and traffic**, along with significant personal time, to participate in SDAB hearings in an effort to defend the composition of our neighbourhood.

We did so on a block that has already seen more than **50% redevelopment**, largely through recently built semi-detached infills prior to the adoption of Blanket Upzoning.

Despite this investment, the outcome was the same.

The SDAB process, while described as quasi-judicial, did not provide the independence or balance one would expect from an arms-length body. In practice, it felt like an extension of the same system that had already dismissed our concerns.

## **Governance Concerns with SDAB**

Through this process, several governance concerns became apparent:

- A perceived familiarity and informality between Board members and developer representatives (Agent) during hearings;
- No term limits for Board members, which is inconsistent with good governance practices;
- A preponderance of members with backgrounds in municipal administration or planning, contributing to potential groupthink;
- No “cooling-off” period preventing former Board members from acting as agents before the same Board.

Taken together, these factors do not inspire confidence in the independence or objectivity of the process.

For residents, the experience felt less like a fair hearing and more like a **rubber-stamping exercise**, where outcomes were effectively predetermined.

## A Stacked System Against Communities

When viewed in its entirety, the system is fundamentally imbalanced.

Residents seeking reasonable, context-sensitive outcomes are faced with:

- A DP process that does not allow consideration of density;
- An appeal process that is costly, time-consuming, and structurally misaligned;
- A planning framework that prioritizes technical compliance over neighbourhood fit.

At the same time, broader policy drivers further reinforce this imbalance.

City Administration has been tasked with meeting performance requirements tied to federal **CMHC Housing Accelerator Fund (HAF)** funding. In parallel, CMHC financing programs for infill development often require minimum density thresholds to access lower-cost capital.

The combined effect is clear: the system is structured to **maximize density outcomes**, with little to no flexibility to reflect local conditions.

For communities, the result is a process that feels predetermined where engagement is procedural, not meaningful.

## The Erosion of Trust

The consequence of this experience is not simply dissatisfaction, it is a profound erosion of trust.

Residents entered the process believing that:

- Their input would matter;
- There would be an opportunity to shape outcomes;
- The system would seek balanced, negotiated solutions.

Instead, we encountered a system where:

- Key decisions (such as density) were off the table;
- Engagement did not influence outcomes;
- Appeals reinforced, rather than reconsidered, initial decisions.

This is why so many residents now view the process as a charade.

## The Case for Repeal and Reset

As Council considers the repeal of Blanket Upzoning, I would urge you to focus not only on policy design, but on **policy execution**.

From a neighbourhood perspective, the current system is not working.

It does not:

- Provide meaningful opportunities for community input;
- Allow for context-sensitive decision-making;
- Deliver balanced outcomes between development objectives and neighbourhood impacts.

Repealing Blanket Upzoning is not about opposing growth. It is about restoring integrity to the planning process.

A reset is required and one that:

- Reintroduces discretion into development decisions;
- Aligns density with infrastructure, transit, and neighbourhood context;
- Ensures that engagement is genuine, not procedural;
- Establishes governance structures that are demonstrably independent and accountable.

## **Closing**

Our neighbourhood has done everything asked of us. We engaged in good faith, participated in formal processes, and invested both time and money to be heard.

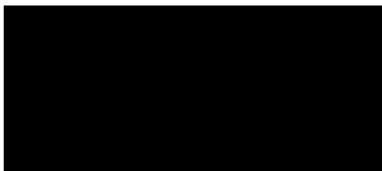
Yet at every stage, the outcome was the same.

That is not a functioning system.

If Council is serious about restoring public confidence, it must begin by acknowledging that the current process, particularly at the Development Permit and SDAB levels is not delivering fair or balanced outcomes.

Repealing Blanket Upzoning is the necessary first step toward rebuilding that trust.

Respectfully submitted,



Bruce Graham  
Bowness Resident  
Calgary, Alberta



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First name [required] Jennifer

Last name [required] F

How do you wish to attend?

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

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

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Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are writing to express our support for the Repeal of the Rezoning for Housing bylaw. When the Home Is Here strategy was introduced, we raised concerns, wrote letters, and spoke at the public hearing. Like many residents, we felt City Council did not act in favour of its citizens, as a majority of public feedback opposed blanket rezoning. We appreciate that Council is reconsidering this decision and listening to residents again.

We are a family of four with two young children, ages 4 and 7, and have lived in Mount Pleasant for 10 years. We chose this community for its green spaces, mature trees, and proximity to downtown. We care deeply about the sustainability and livability of Calgary's inner-city communities.

Since blanket rezoning was approved, we have seen negative changes in Mount Pleasant, including loss of community character, rising redevelopment pressure, increased single-family home prices, removal of mature trees, and growing strain on public services. These impacts show why reversing blanket rezoning and returning to thoughtful, community-informed zoning is necessary.

Our walking-distance school, King George Elementary, is now a lottery school due to capacity, and many inner-city schools face the same issue. Families can no longer rely on access to their community school, and no new schools or recreation facilities are



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being built to support increased density. Swim lessons fill within minutes, and there is no clear plan for additional health or community infrastructure. There has also been no thought to increasing services like grocery, shops, restaurants, etc.

Residents have also lost a meaningful voice in development. A three-story maximum-lot development is being built beside small bungalows on our street, drastically changing neighbourhood scale. Blanket rezoning removes the ability for neighbours to provide feedback and has accelerated mature tree removal and greenery.

We respectfully urge City Council to vote in favour of repealing blanket rezoning and returning to low-density zoning that protects community voice, preserves urban forestry, and ensures schools, services, and infrastructure are in place before density increases. Calgary can grow responsibly, but growth must be thoughtful, community-informed, and supported by proper planning. We ask Council to stand with residents, restore balance to neighbourhood development, and vote to repeal blanket rezoning in order to protect the long-term livability of Calgary's communities.



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First name [required] Saeah

Last name [required] Raiss

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support a full repeal of the blanket rezoning bylaw; resetting the zoning designations to what they were prior to the blanket rezoning bylaw; and re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities and across our city.



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First name [required]                      Shauna

Last name [required]                      Johnson

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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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- 1) Reject bylaw for blanket Rezoning fully.
- 2) Reset the Rezoning to what was prior to the blanket Rezoning bylaw



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First name [required] Greg

Last name [required] Johnson

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Proposed Citywide Rezoning Change

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

In favour

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First name [required] Zsolt

Last name [required] Vigh

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Proposed Citywide Rezoning Change

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I am completely for repealing the citywide zoning bylaw that was passed in 2024. I appreciate the need to add housing so everyone can afford to purchase a home but there has to be a better way than handing all the power to the developer. We were told this bylaw change would introduce more inventory and thus lower pricing. This has not occurred. Due to inflationary pressures across the housing supply change, more construction exasperated existing shortages, amplified cost pressure and made the trades shortage even worse. I see this in my own neighborhood of Parkdale. Home prices have continued to increase while the quality of new builds has continued to deteriorate. Not only that, but row housing 4 stories high is being erected beside bungalows, completely ruining the character of the street and neighborhood. Our community put considerable effort behind a long term development plan, which was submitted to the City of Calgary, only for it to be discarded in favor of handing all power to developers. The city of Calgary used to ensure development was planned and well thought through. Unfortunately I do not see that same level of effort any longer. Please move to fully repeal the blanket wide rezoning bylaw.



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Proposed Citywide Rezoning Change

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It saddens me when I think about the last year, - and now the just announced water restriction for all the residents of our city. As a new young immigrant from Europe arriving in Calgary in the end of 1960's, as they told us, with planned migration: taking into consideration job markets, housing, health care, schooling, infrastructure, thus not putting a large burden on the existing population. In 1974 my wife and I purchased a 1000 square foot 2 bedroom new house in the newly developed Lynnwood area in SE Calgary to raise our young family. The children are gone, but we are still here. The city's population was around 350,000. The Glenmore Watertreatment Plant was there, supplying water without any problem. It still does. It was built in the early 1930's with shovels, wheelbarrows, hard honest physical men's labour, and an honest sense of responsibility from the planning engineers and contractors. Can I say the same for the Bears-paw Water treatment System? We all have to pay for the repair cost of 100's of millions. We were told that the North West water line had more time to rupture because it could not keep up the high demand of water flow. Now with the Blanket Rezoning more people will be squeezed into the city means more water needs, more sewage to process and carry away.

Let me bring up the city traffic, the conditions of the main roads and streets which just can not support the rapid growing vehicle driving population. Rapid population growth brings more traffic violations, accidents, traffic jams, more air pollution, and potholes everywhere. It adds more burden to the city to try to keep up the maintenance of our streets, putting on us all the extra costs one way or the other. It also affects and will



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increase the cost of our property insurance and auto insurances.  
Now as we become old age seniors, with so many times increased property taxes and all other cost of living expenses makes our life harder to manage.  
In the early days, this city was planned mostly for single family homes by our alderman and Mayors. The infrastructure, the hospitals, roads and parks, the social network and schools kept pace with a common sense normal population growth. We need Mayors and city councillors who have foreseeing vision and common sense thinking as well strong, determined personality, who are not listening and bending in for different interest groups demands, but serving and listening to the silent majority of hardworking old and new citizens of Calgary.



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First name [required] Mayank

Last name [required] Nandee

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) Looking to have a 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

In favour of repealing (full) of blanket rezoning

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] **Mary**

Last name [required] **Irwin**

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

ATTACHMENT\_02\_FILENAME

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Hoping to see Council to (i) effect a full repeal of the blanket rezoning bylaw; (ii) reset the zoning designations to what they were prior to the blanket rezoning bylaw; and (iii) re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities and across our city.



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First name [required] **Jorge**

Last name [required] **Davenport**

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

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 am against blanket rezoning.



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First name [required]                      David

Last name [required]                      Melrose

How do you wish to attend?

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Repealing the zoning changes and losing millions of dollars of Federal Funding is a serious setback for the city. When there's an affordability crisis, massive infrastructure costs a city that chooses to forgo money in order to increase the costs of new housing (as the demand for new housing is still there, developers will still be building but instead will face higher fees that will be passed on the renter or buyer) is choosing to strangle it's future and make life harder for it's residents. Instead of a heavy handed approach filled with red tape why doesn't council consider style guidelines, light access, green space requirements to be implemented, things that actually impact the liveability of a home. And not for nothing, but a council that doesn't want to make space for new Calgarians or the children of current Calgarians should really consider if they have the vision to lead a city or not.



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First name [required]                      Shannon

Last name [required]                      Bullough

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 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 city wide blanket rezoning is wrecking havoc in our communities and is not having the effect this was intended for. I am a native Calgarian and I am extremely saddened by the chaos and destruction of the unique Calgary communities affected by this, as well as the impact it has had on all the residents.

Neighborhoods are literally being torn apart and the sense of community and uniqueness utterly disrupted. Significant issues and concerns have become apparent since the changes in bylaws and blanket rezoning van into effect. There are not enough resources to accommodate this huge increase in homes and people in older neighborhoods (schools, parking, roads, emergency services etc) and infrastructure to support additional houses and multi housing units. These new builds are having the opposite effect - towering over existing homes, squeezing residents into tighter areas, impacting existing residents and homes. Additional homes and multiple units on small lots are increasing noise and traffic, and disconnection with little thought or consideration of existing communities, culture of the community, or appropriate planning. These new builds are costly, and are definitely not making housing more affordable. The only ones that benefit are the developers and the city with increased property taxes. In addition, there does not appear to be the huge need for these types of homes as initially presented. In my neighborhood new homes or units often sit empty or have 'for sale' signs or 'for rent' for many months.



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I oppose the blanket rezoning and feel very strongly that we need to return to original bylaws, and assess whether the needs still exist, and then take a more thoughtful and planful approach to address needs as they arise.

Thank you.



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First name [required] **Renee**

Last name [required] **MahPoy**

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)

We spoke last time opposing Blanket Rezoning. Council ignored the 80% of us that spoke opposing Blanket Rezoning. You were elected by us. Please listen and do what the people want, this time. Repeal Blanket Rezoning.



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First name [required] Dana

Last name [required] Lougheed

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 24, 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 am strongly opposed to blanket rezoning and in favour of council repealing it. I would like Council to (i) effect a full repeal of the blanket rezoning bylaw; (ii) reset the zoning designations to what they were prior to the blanket rezoning bylaw; and (iii) re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities and across our city.



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First name [required] Dave

Last name [required] Lougheed

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

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 opposed to blanket rezoning and in favour of council repealing it. I would like Council to (i) effect a full repeal of the blanket rezoning bylaw; (ii) reset the zoning designations to what they were prior to the blanket rezoning bylaw; and (iii) re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities and across our city.



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First name [required] Susan

Last name [required] Roskey

How do you wish to attend?

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

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

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[required] - max 75 characters

Proposed 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] Kathryn

Last name [required] Breaker

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 am a resident of Abbeydale in Ward 10, and I am writing to strongly oppose the proposed citywide rezoning and the continued densification already affecting my neighbourhood.

What is being presented as a housing solution is, in practice, degrading neighbourhood livability. In my immediate area, I have directly observed severe overcrowding in single-family homes, including a property two doors down where more than a dozen individuals are living in a three-bedroom house. This is not an isolated case, but part of a broader pattern of intensification without adequate oversight. This level of density is not sustainable and is already placing strain on parking, infrastructure, and safety.

Since rezoning began, there has been a noticeable increase in disruption—more traffic, more noise, and a clear decline in the sense of safety and cohesion that previously defined this community. The proposed expansion of Memorial Drive, effectively turning it into a primary corridor through Abbeydale toward Chestermere, will fundamentally change the character of this neighbourhood. What is currently a residential community will become a high-traffic thoroughway serving thousands of new, rapidly built multi-unit developments. This will bring sustained increases in congestion, noise, litter, and safety concerns, along with additional pressure on policing and bylaw services.

Calgary is already experiencing infrastructure strain. Emergency department wait times



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in Alberta frequently exceed national benchmarks, and many Calgary schools are operating at or above capacity. Increasing density without ensuring infrastructure readiness is a failure of planning.

Rapid population growth—regardless of source—must be matched with infrastructure. That alignment is not occurring. Housing policy cannot be separated from healthcare, education, and public safety. The current approach ignores this reality.

If this direction continues, I will seriously consider relocating my family out of Alberta, taking our tax contributions and long-term investment with us. Council is making a permanent decision that will alter communities like Abbeydale. I urge you to reconsider before further damage is done.



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

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First name [required]                      fayda

Last name [required]                      baillie

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 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

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)

I am strongly opposed to blanket rezoning. I believe that the infrasture of the inner city cannot sustain it, and that the inner city communities will lose their character and feeling of community. I think it makes contractors profitable and I have lived in the inner city for a long time, including in Elboya when the fraud took place between the builder and the community member who had a lot to profit from, this has been seen over and over again in history, and lets stop that cycle. Inner city residents also need to live in communities that feel safe and with time the cities decisions in these communities have put us more and more at risk.



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First name [required] Margaret

Last name [required] Livingston

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)

I am against this free for all rezoning where the high density buildings are so out of place in the various communities that have been greatly affected. Loss of green space to enjoy family bbq, children and pets to play in the yard, no place to garden. The infrastructure of many of these older districts have been built eons ago and can't handle to increase demands. The increase of on street parking can pose hazards during emergencies for fire trucks and ambulances. I can see the city annexing more land to create higher density housing as needed but to put them in established neighbourhoods just doesn't fit and doesn't make them more affordable.



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First name [required] **Chris**

Last name [required] **Rousch**

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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

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)

The Blanket Rezoning bylaw has already had a negative impact on Calgary's communities and should be repealed. As a resident of an inner city community of Upper Mount Royal, I'm concerned with the negative implications it that will have on the community that has benefitted from the many decades of thoughtful planning and development stewarded by the City.

Council should repeal the blanket rezoning bylaw and reset the zoning designations to what they were prior to the blanket rezoning bylaw and meaningfully engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities.



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First name [required] Elizabeth

Last name [required] Dobby

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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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

Development Permit DP2026-01256 at 2054 26 Street SE, Calgary, AB

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

Appeal to Development Permit DP2026-01256 at 2054 26 Street SE, Calgary, AB.docx

ATTACHMENT\_02\_FILENAME

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

Attached is a document outlining our opposition, comments and suggestions relative to Development Permit DP2026-01256 and what my husband and I are experiencing today at our residence at 2048 26 street SE, Calgary.

Elizabeth Dobby  
2048 26 Street SE  
Calgary, AB T2B0P2

March 20, 2026

Calgary Development  
The City of Calgary  
calgary.ca/development

Subject: Appeal to Development Permit DP2026-01256 at 2054 26 Street SE, Calgary, AB

My husband and I have been residents of the above-named address for over 50 years which is next door to the proposed land redevelopment property. On the afternoon of Monday March 16, 2026, a sign was posted on the lawn of the property in an application request for a development permit.

If approved, the development would include on a single lot:

- 1 rowhouse building
- 2 stories (11 metres in height)
- 4 dwelling units and 4 secondary suites

As residents of the well-established, central neighborhood of Southview, I'm sure you can appreciate that we have witnessed a plethora of changes. But construction of an 11-metre high, eight Unit, predatory monolith that is expected to hover over our quaint bungalow is, beyond a reasonable doubt, nothing short of absurd. When a neighborhood transitions from quiet 1950's bungalows to "high-density infills", the environment and community go through a structural break. Below are some of the associated impacts linked to this appeal:

**1. Property Devaluation:**

The proposed rowhouse adjacent to us will consume the majority of the lot and will actualize the devaluation of my property, along with the negation of its marketability which began on March 16, 2026 with the posting of the development permit for this rental multi-plex.

**2. Sunlight:**

The more sun a house gets, the higher the value according to a study (by Motu Economic Public and Research Trust titled "Selling into the Sun") which suggests developers might need to compensate neighbours when they block their sun. Direct sunlight exposure is a value attribute for residential property buyers, especially in a cool-climate city like Calgary. The finds are that each additional hour of direct sunlight exposure for a house per day (on average across the year) adds 2.4 percent to a dwelling's market value.

Calgary experiences on average, over 2300 hours of bright sunshine per year. At least 75% of bright sunlight will be permanently removed from our south west facing home and garden, with a significant portion now condemned to exist in permanent shadow regardless of the time of year. The raspberry bushes that we have nurtured over the course of 45 plus years and turned into a small business venture, will be completely blocked from seeing any sun at all. They will die. Over one half to almost all of our yard will be in shadow from 1100 to 1600; the area in front of my veranda which provides an

unobstructed view of the city and mountains, will be in shadow until just before sunset. Our property will be completely blocked from southern sun and partially block our unobstructed mountain views.

**3. Rental Property Densification:**

Various studies note that the accumulation of rental properties in a residential neighborhood put a negative drag on the real estate values of owner-occupied single-family homes. Adding an additional rental unit to the neighborhood or increasing its neighborhood share at the expense of single-family owner-occupied homes, lowers home values especially if the rental unit is of lower quality.

**4. Noise Pollution:**

Construction activity comprised of compressors, nail guns, generators, heavy vehicles, work crews, hammers, drills, power saws, etc. causes obvious noise nuisance to the property throughout construction. This would immediately render our property unmarketable.

Eight furnaces, eight hot water tanks, eight plus bathroom fans, eight kitchen fans will all exhaust directly into our garden and home, including some exhausts that will inevitably be aimed directly at our windows. An adjustment for a minimum of 40 decibels of imposed noise is required (equivalent to a refrigerator hum), which is what it would sound like from *inside* our home with all the doors and windows closed; noise will naturally be much more pronounced in the garden and yard.

**5. Privacy:**

Real estate professionals consistently report that homes with quality privacy (like our 6 foot fencing) command higher prices in the marketplace. A 2023 landscape value study found that properties with privacy (fencing) sold for an average 4-6% more than comparable homes without such features. We would lose **ALL** privacy, with a minimum of 8-16 windows peering into our living room and dining room, into our entrance and exits and peering down our fully landscaped garden and yard. With the raised elevation of the predatory infill, tenants/renters walking to their doors will be standing waist high, looming over our 6' fence. The raised rear entrance doors will tower over our rear deck and entrances, rendering them unusable.

**6. Violation of my Human Rights, including "Enjoyment of Property":**

The fundamental right to the "enjoyment of property" is defined by the Supreme Court as a citizen's right to light, pure air, comfort in one's property, the value of one's property, the enjoyment of one's property, the useability of one's land, etc. This human right will be violated.

**7. Proximity to Multi-Plex Development:**

After adjusting for factors such as home age, size, lot dimensions, bedroom count, and community differences, one trend stands out clearly: Homes within 50 metres of a new multi-unit development sold for an average of 7.4 percent less than comparable homes elsewhere.

**8. Parking:**

There is parking currently in front of the existing residence that will accommodate three vehicles on the street. Assuming there will be a minimum of one vehicle per unit, where would residents park, will additional parking be part of the structure as there is no further capacity on the street.

**9. Environmental Impacts:**

Two of the trees on this property displayed plaques identifying them as heritage trees by the Calgary Heritage Tree Foundation. Both plaques have since been removed (?) however one tree is located on City property so it will remain and the other is an elm standing tall and majestic at more than 80 years old, easily the largest tree in the neighborhood. There is no doubt that it will be destroyed. Trees contribute to a cooler, cleaner environment, support local wildlife and provide habitat for various species. This city's commitment to growing its tree canopy and protecting urban trees is crucial for maintaining a healthy urban eco system. With substantial and increasing direct adverse climate change impacts, cities have been developing policies in mitigating this including prioritizing increasing tree canopies on its public spaces and even developing policies to protect water tables in an effort to protect and preserve private property trees water tables and to support cities resilience in mitigating the anticipated increase in climate crisis.

**10. Waste Management:**

Waste management is crucial to protecting the environment and safeguarding public health. Where will the 24 additional (garbage, green, blue) bins be housed as there is not enough space on the east (alley) side of the property to store them.

Although we can appreciate that this standard of rezoning is a legitimate enterprise for city planners and of course, opportunistic real estate developers, some of the inevitable effects of localized increased density and paradoxes are (but not limited to); heightened levels of noise pollution, garbage pollution, increased traffic congestion, parking wars, transient issues, privacy violations, property devaluations and even more intimidating, the inevitable increase of social problems and subsequent crime.

What we also really need is a more targeted planning and public consultation avenue available for reference by granting more than 21 days notice to offer input and the opportunity to appeal. I was shocked at the archaic approach of communicating a life changing event such as this, using a single sandwich board sign posted on the front lawn of the proposed redevelopment. So glad I was home to recognize this injustice.

As a recommendation, how about densification using a more sensitive and intelligent approach in lieu of a capitalistic and apathetic theme. Council recently voted 13-2 to scrap blanket rezoning so why has this not stopped?

In the interim, my husband and I, both having been retired for 12 years and, after laboring for 38 years and 36 years consecutively in our jobs, we feel are being forced to relocate from the comfort of our well-kept home of 52 years (our largest single investment) armed with less than its' market value, all due to this rezoning development. This, is the epitome of injustice.

To whoever is reading this – it is an absolutely heartbreaking nightmare that I wouldn't wish on anyone.

Elizabeth Dobby





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First name [required] Anne-Marie

Last name [required] Hivert

How do you wish to attend?

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

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24 mars 26

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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 think Calgary need to stop itself interminable spread. It brings more people on the roads and doesn't make it a safer city. To increase the density in all areas will help create a better environment for proximity businesses to establish.



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First name [required] Adam

Last name [required] Fellows

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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ATTACHMENT\_01\_FILENAME

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



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First name [required] Dave
Last name [required] La Rocque

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.)

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I would like Council to (i) effect a full repeal of the blanket rezoning bylaw; (ii) reset the zoning designations to what they were prior to the blanket rezoning bylaw; and (iii) re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities and across our city.



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First name [required] Andreas

Last name [required] Strangemann

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 provi- 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.)

23.03.2026

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

Repeal Blanket Zoning Law

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We have been living in Crescent Heights for over 20 years and have also lived in Hillhurst from 1989 until 2004 for many years prior. As a real estate developer, I have developed, aside a number of industrial projects, a lovely 5 townhome development on the eastside of 12th street close to Kensington Road, using 100 feet of frontage for the five homes. That type of development fits in perfectly well within the neighborhood and it came after a proposed 8 unit development proposed by the former owner of that property failed to pass the development permit stage at the City through ardent engagement of the community that was against the larger project. This has shown how community and resident engagement should be at the centre of the development permitting process yielding beneficial outcomes. The blanket zoning law does not follow that path, but sets aside community and resident interests for the sake of simply increasing massing and number of units in any residential area regardless of character and the desired and needs of the community and its residents. Whenever we paint with a large brush to make the process easier to serve the goal of just getting a lot of surface area painted regardless of color and shape or taking into account what is already on canvas, we lose the finer process that an artist would take to create a beautiful picture. Taking the big brush to long established residential neighbourhoods, all with their own character alters the picture of that neighborhood and shifts it to where the existing residents likely do not want to see it go. These residents have invested their time, money and lives in making this their home and they should be respected and have a leading role and deciding what is going to be built in their neighborhood. The blanket zoning

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does not grant any such right or even input to the residents. With this in mind, I fully support a repeal of the blanket zoning law and to instead engage directly with the community on an individual community basis respective any development changes. Thank you for your time, Andreas Strangemann



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First name [required] Sandra

Last name [required] Rexilius

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

Full Repeal of Blanket Upzoning - Sandra Rexilius.pdf

ATTACHMENT\_02\_FILENAME

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

Please see my attached PDF for my comments.

# Concerns Regarding Blanket Upzoning and Affordability

Comments for Council by Sandra Rexilius

## Opposition to Blanket Upzoning

I am strongly in favour of a full repeal of blanket upzoning. The implementation of blanket upzoning has not contributed to increased housing affordability. Instead, it has enabled developers to acquire former single-family home lots, often motivated by profit rather than community well-being.

## Personal Experience with Housing Affordability

As a native Calgarian, I spent 29 years living in rental housing, which provided me with affordable accommodation. When I was financially able, I moved to the suburbs to purchase my own home, seeking relief from the housing density I had experienced in Crescent Heights. The prospect of an eight-unit building being constructed next door, simply because a neighbour needs to sell, is deeply troubling. This scenario is already occurring on Elbow Drive in Canyon Meadows. Such developments are inappropriate for established suburban neighbourhoods, as they could introduce up to sixteen or more additional residents, twelve vehicles, and the associated increase in noise, pets, and activity. These quiet communities are not designed to accommodate this level of density between single-family homes. The lack of space for additional vehicles and the impact on neighbouring properties are concerning, as is the potential decline in home values. These types of buildings should be situated on specially designated land that does not negatively affect surrounding homes.

## Rezoning Does Not Equate to Affordability

Rezoning initiatives have not resulted in more affordable housing. Rather, they have enabled developers—often individuals with little experience in home building—to profit. I am personally acquainted with one such developer who has constructed multi-unit homes in several southwest inner-city communities. None of these units has sold for under \$1 million, clearly demonstrating that affordability has not been achieved. With blanket rezoning, developers are quick to purchase less expensive land in outlying areas, not to provide affordable homes, but to construct multi-unit condominiums for individual sale, thereby increasing their profits. This approach does not address the issue of affordability.

## The Shift in Rental Housing Affordability

For over forty years, my parents owned and managed apartment buildings, four-plexes, and duplexes in Calgary, as did many of their friends. This generation of landlords provided affordable rental housing to many Calgarians. In the past two decades, this has changed: developers now build condominiums, which are then sold to individuals as investment properties. Many condos have become rental units, yet they are not affordable, as owners seek to cover mortgage payments and generate profit. Thus, the affordability of rental units has diminished, and blanket rezoning fails to address this fundamental shift.

## Summary and Path Forward

In summary, blanket rezoning does not foster affordability. Instead, it creates opportunities for developers to acquire cheaper land in outlying communities, build multi-unit structures, maximize their profits, and negatively impact surrounding property values and the character of established communities.

I support a full repeal of blanket rezoning, followed by community consultation and a targeted redesign through Local Area Plans. This approach would help to identify suitable locations for affordable housing without undermining the value and integrity of existing neighbourhoods.



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First name [required] Alison

Last name [required] Cervi

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 24, 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 voice my concerns with the proposed new community of Providence and encourage you to vote \*against this and other new community developments.

I am hopeful that it is abundantly clear to all of council that the City has a huge responsibility to maintain existing infrastructure and provide services for the taxpayers of Calgary. While the word 'growth' is a lovely buzz term, the fiscal burden is measurably significant, not to mention the long-term degradation to the quality and sustainability of already-spread-too-thin services city-wide.

In addition, I urge you to please carefully adopt the rezoning for community-focused, gentle-density.

Thank you for your consideration of these points in the context of your role in serving Calgarians.



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First name [required] Julie

Last name [required] Vine

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 27, 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)

Although I live in West Hillhurst, one of the areas that has undergone a density transformation in the past 20 years, I do not believe repealing the bylaw is the best way forward. We do need density and a variety of price points in all neighborhoods throughout Calgary, to allow young people to experience the dream of home ownership also, if repealed, the federal accelerator funding would be at risk and this would have significant implications. I would suggest a bylaw amendment to include a more robust system of review and approval to ensure that the denser units are not predominantly being built in the inner city, the placement of these dense dwellings within established neighborhoods to focus on traffic, safety and parking. The large tax revenue from inner city neighborhoods is being used to fund existing infrastructure in other wards in Calgary, meanwhile we are closing amenities in inner city neighborhoods; this is not equitable. I also think that a week of public hearings on the blanket rezoning bylaw should be extended to allow more people to voice their concerns and opinions, including weekend sessions for those who work full time and would like to attend in person; this is a big issue and it feels a bit rushed.



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First name [required]                      Eric

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)

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)

Blanket rezoning was a failed experiment, favouring only developers. Targeting areas where infrastructure supports higher density is a more real and rational approach. We need to make common sense common again. Thx



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First name [required] Michael

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)

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 26, 2026

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

[required] - max 75 characters

Proposed city wide 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)

Repeal the blanket rezoning bylaw in its entirety, restore all zoning designations to their pre-bylaw state, and undertake a renewed engagement with Calgarians to shape future planning through local area plans and transit-oriented development across our communities and the city as a whole.



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First name [required] **Matthew**

Last name [required] **Tracey**

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

It is extremely disappointing to see council potentially reversing themselves on this issue. Repeal of citywide rezoning will set back existing development efforts, delay much-needed housing expansion and overall housing starts, plus increase administration overhead and planning/zoning red tape — not to mention increase council's own workload dealing with exemption hearings that could otherwise have been accommodated by the existing rezoning policy.

To those councillors who consider themselves proponents of small government and red tape reduction: this is your chance to prove it by curtailing the restoration of the previous system's bureaucracy.

To those councillors who consider themselves progressive: zoning is but a blunt tool in the toolbox, but citywide rezoning allows for accommodating increased growth while ideally enabling some level of affordability — all of which is welcome alongside other measures that can be used when tackling the growing housing and cost of living crisis.

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

To all our councillors: as our latest infrastructure struggles have shown, Calgary's ongoing sprawl comes at an ever-increasing cost, and those bills for both new and aging infrastructure become due, often sooner rather than later. Increasing the density of housing provides opportunities for families and individuals to find available housing without resorting to edge-of-the-city greenfield development and means that we can



characters)

focus on providing choice: choice in housing types, in housing locations, in available amenities, and modes of transportation, plus choice in what we spend our tax dollars building and repairing to benefit the majority of Calgarians, both now and in the future.

There will be those who urge looking backward, who prefer maintaining or returning to what they see as the status quo — often while neglecting the impact such actions (or inactions) have on their fellow citizens. I suspect many of them will sign up to speak to “neighborhood character” and landholder property values, or similar.

Council should keep in mind that continued sprawl does not increase those property values, nor does it contribute to the tax base more than its development costs subtract from the coffers.

In much the same way, whether it be a single-family home or a mid-block apartment complex, a dwelling itself does not, and cannot, imbue a neighborhood with character — that is up to the Calgarians that reside within it.

Let’s give more Calgarians that opportunity.



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First name [required] Eric & Deborah

Last name [required] Bristow

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

Reversing Citywide Rezoning

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

In favour

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ATTACHMENT\_01\_FILENAME

Calgary Reversal of Citywide Rezoning 2026 03 23 Bristow Support for Reversal.pdf

ATTACHMENT\_02\_FILENAME

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

March 23, 2026

4231 Edgevalley Landing NW  
Calgary, Alberta  
T3A 5V2

**To: Calgary City Council - Councillors and Mayor**

**Re: Proposal for Calgary to Reverse the Citywide Rezoning**

**We strongly support that Calgary City Council pass a bylaw that would bring back the low density residential zones that existed in the land use bylaw prior to the city wide Rezoning for Housing that was approved by Council in May 2024.**

We received a 'Notice of Public Hearing on Planning Matters', notifying us of this matter, as our property is affected.

**We support this reversal for the following reasons:**

- When we purchased our home in 2018, we purposely selected a home in an established 'single family dwelling' area, such that we would know what we were getting, which would not be subjected to unexpected rezoning changes.
- We specifically avoided areas that were not zoned 'single family dwellings', as we very much like enjoy the appearance and streetscape of a 'single family dwelling' area. We recognized that we were paying a premium to buy a home in such an area, compared to the equivalent home in nearby areas, that were zoned R-CG.
- The blanket rezoning removed the ability for holding public hearings on individual properties related to land-use changes.
- Under the former rules for our area, when and if there was a re-designation application, there was an opportunity for community members who are affected by a proposed application to have a formal opportunity to speak to such a re-designation proposal. This blanket rezoning, robbed us of our democratic right to input and to be able to speak to a re-designation application. This change reduced our democratic rights.

- The very broad citywide rezoning affected huge areas of the city, and many many thousands of homes and home owners. As no Councillor or Mayoral candidate ran on this issue at the prior municipal election, it was very inappropriate for Calgary City Council in 2024 to have voted on and approved such a far reaching and significant change.
- An underlying basis for the City wide land use re-designation to R-CG, was that it will result in the creation of affordable housing. The basis for this assumption is unclear, and very questionable. We believe that over time, the 2024 approved land use re-designation to R-CG will spur developers to buy up lower cost, more affordable bungalows, both from the resale and rental markets, and then construct much more expensive higher end duplexes and townhomes. Such a development would both reduce affordability and reduce rental accommodations.
- It is impossible to imagine how the lot coverage can be increased to 60%, and in the process not result in reducing the number of trees in our city.
- Increased density will put further pressure on parking, and traffic, as people compete for the limited parking spaces.
- There will be an increased density in established communities, yet the city is not planning new amenities to service these more densely populated communities.

We understand that the Federal government is potentially threatening to claw back some funds, should Calgary reverse the Citywide Rezoning.

If there is a financial penalty, then it is a penalty for an action in 2024 that was made by the prior Council, and should not have been made.

Calgary is here for the long-term, and we should be making the reversal decision, despite being potentially subjected to Federal financial blackmail.

Eric A. Bristow; Deborah Bristow  
4231 Edgevalley Landing NW  
Calgary, Alberta  
T3A 5V2



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First name [required] Amun

Last name [required] Whig

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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 would like Council to please (i) effect a full repeal of the blanket rezoning bylaw; (ii) reset the zoning designations to what they were prior to the blanket rezoning bylaw; and (iii) re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities and across our city  
Thank you for your consideration



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First name [required]                      Ron  
  
Last name [required]                      Brenneman

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 favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am a Roxboro resident in Ward 8 and am writing to encourage Council to REPEAL the Blanket Upzoning Bylaw of 2024 (BUZ) that allows an unacceptable 8 separate living units on a small 50 ft lot. This existing bylaw was passed despite the overwhelming opposition of residents in affected communities. This one-size-fits-all bylaw ignores the effect on infrastructure such as water, sewer, electrical and roads in long established communities like Roxboro. It is completely out of keeping with the neighbourhood context and is better suited to the communities just to the north of the elbow river where multi family dwellings already exist.



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First name [required] Trevor

Last name [required] Befus

How do you wish to attend? In-person

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

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



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Mar 26, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change - Vista Heights

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)

## Blanket Rezoning Repeal March 23, 2026

Name: Trevor Befus

Ward 10 – Vista Heights resident

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Reason: Outline why blanket rezoning does not work in the community of Vista Heights and what issues blanket rezoning and the use of proposed developments to increase density do not work in communities with unique characteristics.

I support the repeal of the current Blanket Rezoning

I would like to speak on why the housing density aspect and why relaxing building permits are not ideal in the community of Vista Heights.

- Vista Heights is already a multi dwelling neighborhood, with high density and diversity
- We have over 2,500 residents in a 1.1km<sup>2</sup> area, which translates to a density of 2,155 people per square kilometer
- Its infrastructure was built in 1961 and built to 2008 population in the community
- Vista consists of 330 single dwellings, of which 70% currently have basement suites
- We currently have 41 units offered by the Calgary Housing Authority
- We have 54 Boardwalk Properties offering affordable housing
- We have a housing unit that currently houses 20 residents, for lower income housing
- We have 64 refugee sponsored housing units
- We have half-way housing and 3x hotels in our small community
- Of the 703 total units of residency in Vista Heights, based on census reports, 695 of these units are deemed suitable for the incentivized backyard and garage style suites
- Our residents have an average household income of \$54,00 per household, which is lower than the current \$64,600 per household average in Calgary
- We are considered a very high multicultural community as a result of our current demographics and population diversity
- The average home costs \$503, 500, which is lower than the current \$676,500 Calgary average, which makes our community affordable and ripe for developers to build out additional high density housing developments

- Vista Heights has an Airport Vicinity Protection Area and is required to abide by the associated regulation, which restricts development in the community and incorporates a height restriction on housing units
- We have some of the highest insurance premiums due to the insufficient fire hydrant numbers in the community
- One of the biggest issues is the fact that Vista Heights has only one entrance and exit into and out of our community, the secondary exit is 19<sup>th</sup> St and 16<sup>th</sup> Avenue, which is currently ranked #3 for accidents in the City of Calgary , to consider increasing multiple housing units would cost the City a considerable amount of funding to address the current lack of infrastructure and upgrade requirements as a result of the single access road
- We have seen several development approvals in 2025 that will increase the current population and result in infrastructure strain, these include 8 plex's and additional backyard & garage style suites

In conclusion, I reiterate the fact that Vista Heights is already defined as affordable housing, we have the desired density and diversity, we have aging infrastructure, we have only one entrance and exit into our community and we lack the fire hydrant infrastructure to support additional growth. These are examples of what Blanket Rezoning does not consider during the permitting process, and I ask one question: When will this current council be satisfied – when all single detached homes in Calgary are row housing or semi-detached dwellings? That's not why I purchased a home in Vista Heights, nor do I want to see occur as a result of developers and I to reiterate that “one size does not fit all” communities in the city of Calgary.

Thank you

Trevor Befus

[REDACTED]

[REDACTED] eMail



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First name [required] **Judy**

Last name [required] **Bigelow**

How do you wish to attend?

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

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

We are long-time homeowners in an established Calgary neighbourhood (Brentwood, NW) and we are writing in strong opposition to the 2024 citywide rezoning change. We want the original R-1 and R-2 designations restored to existing communities. We purchased our home in a low-density residential zone deliberately — for the neighbourhood character, the street environment, and the reasonable expectation that our community would remain primarily single-family and low-density. That expectation has been erased without meaningful consent from existing residents. We urge Council to repeal the 2024 citywide rezoning and restore original residential land use designations.

On the housing affordability argument: high-density infill does not reduce rents. Developers build to recover costs and generate profit. New multi-unit buildings in established neighbourhoods command premium prices, and renters in those units are not the people struggling with affordability. Supply in the wrong form, in the wrong location, does not solve the problem.

On neighbourhood livability: an 8- or 10-unit building on a standard lot in a residential street dramatically increases on-street parking demand, waste, noise, and foot traffic. It fundamentally changes the character of a block built around single-family homes. We support the proposed R-CG amendments — particularly reducing maximum units, reducing building coverage, reintroducing front setbacks, and prohibiting zero lot line development — as modest improvements. However, these do not go far enough. The original zoning should be restored.



## Public Submission

CC 968 (R2026-03)

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We ask Council to listen to the residents who built these communities.



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First name [required] Gregory

Last name [required] Sillak

How do you wish to attend?

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

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

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

Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I do not favor the Rezoning change of 2024. There are several reasons. There are already too many problems with infrastructure and parking which rezoning will compound. I don't feel the studies done were adequate and appear to focus on a predetermined outcome. Funding being contingent on federal conditions amounts to extortion. That should be rejected and publicized to stop. The city is obligated to its citizens and not the wishes of Ottawa. The whole idea is ruining communities and causing division among citizens. Figure out other options including better planning of new communities.



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First name [required] M. Elizabeth

Last name [required] Burke-Gaffney

How do you wish to attend?

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

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

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)

Many Councillors, including Ward 6's, were elected because of their position on repealing blanket up zoning. I presented at the public hearing to no avail. What has ensued in Westgate has fundamentally ruined the neighborhood. We are faced with an eightplex around the corner and another 3 doors away underway, in addition to the monstrosity built next door, which structure blatantly ignored the City's guidelines (building to building, yard to yard), despite my salvo. Please be honorable, people of your words; return to area character, fit and finish approved by the area(s)/neighborhood(s).



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First name [required] **Guy**

Last name [required] **Turcotte**

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 24, 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

Good Urban Planning.docx

ATTACHMENT\_02\_FILENAME

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

I do not support current bylaw for citywide densification. The city's plan to get more housing built is a bylaw that is pitting neighbours against neighbours because of the poorly planned lack of adequate parking being required with the new development permits. Having lower parking requirements does not mean that the units will be working properly in the community. The units are still expensive so rentals generally need 3 renters to share the rent. So cars need to be parked on the street. This is allowing units to be built without enough forethought for how the community is going to work properly with regards to schooling, potentially water and sanitary requirements, proper pavement repairs after digging up the streets. Sp urban planning principles are being thrown out the window. I support densification with good urban planning principles. That does include mixing up four and six plexes on every corner without adequate planning. Go single family homes and duplexes with proper parking in certain parts of the community and dense apartment style housing with adequate parking near commercial centres and mass transit. Townhouse could be included in certain parts of the community.

Good **urban planning principles** aim to create livable, sustainable, equitable, and resilient cities that prioritize people, the environment, and long-term functionality over short-term sprawl or car-centric designs. These principles draw from established frameworks like **New Urbanism**, **Jane Jacobs' observations**, **Smart Growth**, and **UN-Habitat** guidelines, which emphasize human-scale development, mixed uses, and community input.

Here are some of the most widely recognized and effective principles, synthesized from expert sources:

### 1. Walkability and Human-Scale Design

Neighborhoods should be designed so that daily needs (shops, schools, parks, jobs) are reachable within a short walk—ideally a 5- to 10-minute radius. Streets should be narrow, pedestrian-friendly, with buildings close to the sidewalk, porches, windows, and active ground floors to encourage "eyes on the street" for natural surveillance and safety. This reduces car dependency, promotes health, and fosters social interaction.

### 2. Connectivity and Efficient Street Networks

An interconnected grid of streets (short blocks) disperses traffic, shortens trips, and provides multiple routes for walking, biking, and driving. Avoid long, isolated blocks or cul-de-sacs that limit choice and accessibility. Good connectivity also extends to digital infrastructure and links between neighborhoods, transit, and regional networks.

### 3. Mixed-Use and Mixed Housing Diversity

Integrate residential, commercial, office, retail, and civic uses in the same areas rather than separating them into single-use zones. This creates vibrant, 24-hour neighborhoods with overlapping activity schedules. Pair this with a variety of housing types (apartments, townhomes, single-family, affordable options) and building ages/conditions to

accommodate different incomes, ages, cultures, and needs—avoiding monocultures that lead to economic stagnation or social isolation.<grok:render card\_id="698923" card\_type="citation\_card" type="render\_inline\_citation"><argument name="citation\_id">21</argument></grok:render>

#### ### 4. Compact, Dense Development

Favor higher density in appropriate locations (e.g., near transit) over low-density sprawl. Compact form supports efficient infrastructure, preserves open space and farmland, reduces environmental impact, and enables the economic and social benefits of density (more interactions, services, and innovation). Aim for balanced density—neither too low to sustain vitality nor overwhelmingly high without supporting amenities.<grok:render card\_id="0e0f99" card\_type="citation\_card" type="render\_inline\_citation"><argument name="citation\_id">25</argument></grok:render>

#### ### 5. Sustainability and Green Integration

Balance built environments with nature through interconnected green spaces, parks, trees, and sustainable infrastructure (e.g., stormwater management, energy-efficient buildings, reduced emissions). Prioritize multi-modal transport (walking, biking, transit, cars) and resource efficiency to address climate change, pollution, and biodiversity. "Compact, urban, green" is a common guiding mantra.<grok:render card\_id="2d98d4" card\_type="citation\_card" type="render\_inline\_citation"><argument name="citation\_id">10</argument></grok:render>

#### ### 6. Equity, Inclusivity, and Community Engagement

Ensure fair access to resources, opportunities, housing, and public spaces for all residents, including marginalized groups. Involve diverse stakeholders and local communities in planning (bottom-up approaches) rather than purely top-down expert-driven decisions. Design for accessibility (universal design for disabilities, ages, and incomes) and social mix to reduce inequality and build resilience.<grok:render card\_id="58dbdc" card\_type="citation\_card" type="render\_inline\_citation"><argument name="citation\_id">11</argument></grok:render>

#### ### 7. Sense of Place, Character, and Placemaking

Create distinctive, attractive communities that respect local history, culture, ecology, climate, and identity. Use quality architecture, public spaces (squares, streets, plazas), and details that foster belonging, pride, and adaptability over time. Avoid generic, placeless designs; instead, build on existing strengths and allow organic evolution.<grok:render card\_id="07d331" card\_type="citation\_card" type="render\_inline\_citation"><argument name="citation\_id">12</argument></grok:render>

### ### 8. Resilience and Adaptability

Plan for shocks—economic, environmental (climate change, disasters), or social—by building flexible, multi-functional spaces and strong local economies. Strengthen existing communities, direct growth inward (infill and redevelopment), and integrate systems thinking across sectors for long-term viability.<grok:render card\_id="936eb8" card\_type="citation\_card" type="render\_inline\_citation"><argument name="citation\_id">36</argument></grok:render>

### ### Additional Supporting Ideas

- **Preserve and enhance public realm** — High-quality streets, open spaces, and civic buildings that support daily life and interaction.
- **Efficient land and infrastructure use** — Focus development near existing services and transit to minimize costs and environmental footprint.
- **Multi-modal transportation** — Prioritize safe, convenient options beyond cars, with transit-oriented development.

These principles often overlap and reinforce each other (e.g., mixed uses + density + short blocks enable walkability). Real-world success depends on context—local culture, climate, governance, and economics—but evidence from vibrant cities shows that ignoring them (e.g., through rigid zoning or car-dominated sprawl) leads to isolation, higher costs, and reduced quality of life.

For deeper dives, frameworks like the **Charter of the New Urbanism** or **UN-Habitat's Five Principles** for sustainable neighborhoods provide detailed guidance.

Implementation requires coordinated policy, zoning reform, and ongoing community involvement.



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First name [required] Jason

Last name [required] Hashman

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)

While I am in support of repealing the city-wide rezoning, I do believe that City Council needs to have a plan in place for developing revised zoning. To revert back to the way things used to be, without a plan in place or a timeline set for developing revised zoning is the wrong way forward. The blanket rezoning to RC-G may not have been the best way to address housing in Calgary, though I do believe some change to planning policy was needed. The decision that was made ended up being a bit heavy handed and I do not believe it was well thought through. I'm not sure why the answer was either a. blanket rezoning or b. no blanket rezoning, why there was never a 'middle-ground' option put to council I will never understand. For many years, the planning department fought density like crazy in Calgary, always citing 'context' as a reason why certain development couldn't take place. With the blanket rezoning, any semblance of context has gone completely out the window. The planners at the City and proponents of the blanket rezoning all spoke on how this would provide so many 'housing options' for Calgarians. What is actually happening in development though? ... The primary type of developments are small rowhouses being built as rental properties. I would argue much of that is because the RCG zoning is built around that building typology. RCG is more restrictive on single-family dwellings and semi-detached dwellings than their previous zoning allowed, and truly is focused on accommodating one specific building type. If the City truly wanted to create many housing options within the rezoning, it would have revised the zoning itself before

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implementation.

One other item regarding funding from the Federal government and density would be this ... If we need density to allow 4 units plus on a parcel, why are basement suites or garage suites still not considered a 'unit' in the Land Use Bylaw? Not only is this disingenuous to neighbours who have multi-family units going up in their area, but most other municipalities are cognizant enough to realize that a suite should still have many of the same infrastructure or site requirements that a 'unit' does.

In closing, I do believe that the City wide rezoning should be repealed. However, it should not be repealed without a specific plan and timeline in place for the planning department to develop a new zoning bylaw which meets the true needs and wants of the City of Calgary's residents.



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First name [required] Michael

Last name [required] Krayacich

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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

Blanket rezoning letter.docx

ATTACHMENT\_02\_FILENAME

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

Mayor and Members of Council,

My name is Mike Krayacich and I am a long time resident of Ward 11. I am writing to provide my formal submission regarding the policy of citywide blanket rezoning approved by Council in 2024 and currently under reconsideration. I respectfully submit that **I am opposed to blanket rezoning** in its current form and **urge Council to repeal this failed experiment** in urban planning in favour of a more thoughtful, community-based planning process.

First and foremost, it is important to recognize the unprecedented level of public engagement this issue generated. The 2024 public hearing on blanket rezoning was the largest in the history of the City of Calgary, spanning multiple days and involving hundreds of speakers and thousands of written submissions. More than 700 Calgarians spoke at the hearing, reflecting the magnitude of public concern.

Equally important is the substance of that engagement. Over 70 percent of written submissions and in-person presentations expressed opposition to blanket rezoning. Despite this clear majority, Council proceeded to approve the policy. For a decision of this scale that fundamentally reshapes residential neighbourhoods across the entire city this outcome has contributed to a perception among many residents that their input was not meaningfully considered. Public trust in the planning process is essential, and when such a significant majority of engaged citizens express concern, it warrants deeper reflection.

Blanket rezoning represents a one-size-fits-all planning approach that does not adequately account for the diversity of Calgary's established communities. Calgary is not a uniform city; it is a collection of neighbourhoods, each with its own history, character, architectural form, infrastructure capacity, and community expectations. Applying a uniform zoning change across all residential areas disregards these differences and removes the ability to plan contextually.

Established neighbourhoods in particular have evolved over decades with specific patterns of development—lot sizes, building forms, setbacks, tree canopy, parking arrangements, and community amenities. Blanket rezoning disrupts these established patterns by enabling forms of development, such as rowhouses and townhouses, without the need for site-specific rezoning or meaningful local review. While increased housing choice is a valid policy objective, it should not come at the expense of thoughtful urban planning. Planning decisions should be deliberate, evidence-based, and responsive to local context; not applied universally without differentiation.

A central argument in favour of blanket rezoning has been that it would meaningfully improve housing affordability. However, evidence to date does not support that conclusion.

Since the approval of blanket rezoning in August 2024, there has been no clear evidence that housing prices have declined as a result of this policy. In fact, a Calgary City Councillor publicly stated in 2025 that “we have not seen evidence that housing prices have gone down” following the implementation of blanket rezoning (LiveWire Calgary, May 31, 2025). Market data reinforces this point. While overall housing supply has increased; particularly in the form of rowhouses and townhouse; prices for these housing types have remained largely unchanged, and

in some cases have increased. This suggests that new supply alone, particularly market-driven infill development, is not translating into improved affordability for the average Calgarian.

More broadly, housing costs in Calgary continue to outpace income growth. Recent housing strategy updates indicate that median home prices increased by approximately 13 percent in 2024, while rents rose by nearly 10 percent year-over-year. These trends highlight that affordability challenges persist despite significant increases in housing construction and approvals.

In established inner-city neighbourhoods, the type of development enabled by blanket rezoning—primarily rowhouses and townhouses—has largely been delivered at market or premium price points. In many cases, these developments replace older, more modest single-family homes with higher-priced multi-unit projects that are marketed to higher-income buyers. As a result, while density may increase, affordability does not necessarily improve. In some cases, the replacement of older housing stock may actually reduce the availability of more attainable entry-level housing options.

Furthermore, the introduction of higher-density forms into established low-density neighbourhoods has raised a number of practical concerns from residents, including increased on-street parking pressure, traffic impacts, reduced privacy, shadowing, and strain on existing infrastructure. These are not theoretical concerns—they are being experienced in communities undergoing rapid redevelopment.

It is also important to recognize that blanket rezoning is not a comprehensive solution to affordability challenges. It is one tool among many, and on its own, it has not demonstrated the ability to deliver the intended outcomes. A more balanced approach is required.

In light of these considerations, I respectfully recommend that Council:

1. Repeal the blanket rezoning bylaw to restore a more localized and case-by-case planning process;
2. Prioritize targeted densification in appropriate areas, such as transit corridors, main streets, and activity centres;
3. Ensure that future planning decisions meaningfully incorporate community input and reflect the unique characteristics of individual neighbourhoods; and
4. Focus on policies that directly address housing affordability, including incentives for purpose-built rental, non-market housing, and attainable ownership options.

Calgarians understand the need for growth and recognize the importance of addressing housing supply. However, growth must be managed in a way that respects existing communities, maintains public trust, and delivers tangible outcomes. Blanket rezoning, as implemented, does not achieve this balance.

Thank you for the opportunity to provide input on this important matter.

Sincerely,



Mike Krayacich

PumpHill resident, Ward 11



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First name [required] Michael

Last name [required] Krayacich

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" 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)

I previously submitted a written letter although incorrectly clicked the wrong button (this is confusing). I am in favour of repealing blanket rezoning.



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First name [required] Mark

Last name [required] Haine

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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)

City planning should always be strategic, aligning with current infrastructure and future capacity. Location and building typologies matter for current residents and future residents, ensuring facilities and infrastructure meet their needs.

City planning must not be left to individual developers as their interests rarely align with the communities they chose to build in. They are not focused on providing affordable housing but rather chasing profits. The current Citywide RCG Zoning has scared communities with sporadic development.

City Council needs to approve the Proposed Citywide Rezoning Change.

Further consultation with individual communities needs to be a priority, each community is unique and should be treated as such for future development.



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First name [required] Jessie
Last name [required] Hart Szostakiwskyj

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" 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 realize this is late and maybe no one will ever read it. As we are today still experiencing water restrictions to facilitate repairing a water main. Several reports have noted that there is undue pressure on this system due to level of sprawl in the city. I am not sure how we can, in good conscience, revoke policy that aims to increase density rather than building out. Blanket rezoning was an elegant solution to remove some of the barriers involved in development in established communities in a way that does not alter relative land value among neighbours. I am in full support. I love the community I live in for the safe, quiet, school filled streets that surround us, and it would be great for more families to have a chance to live there. I fear that in the debate on this issue, there has been too much of a knee jerk reaction to dislike change, as if any kind of growth or development in a community is automatically negative. There has been a lack of education efforts by city council on what exactly this rezoning change means, and what processes are still in place, that has led people to believe they will no longer have any input on their neighbour's developments. As if everyone is entitled to their input on someone else's property. Even with the old zoning, a neighbour could build an unsightly monstrosity, provided it was a single family home. Is that really better? As I understand it, there is still an opportunity for helpful neighbourly feedback at the development permit stage, as there has always been. Increased density helps communities. It is easier to have more and better services. We should be supporting this.



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First name [required] Ivy

Last name [required] Webb

How do you wish to attend?

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

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" Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

The structures that have been built in my neighborhood do not fit in with existing structures. There should be consideration for the esthetics of the neighborhood, ie majority of existing structures are bungalows, side by side duplexes, bilevel homes. They are constructing 3 story triplexes where 1 bungalow used to be - where are they going to park?. Also, anything new being constructed in my neighborhood is being priced above \$750 thousand. I don't believe that is affordable, in this economy, for a first time home buyer.



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First name [required] Sebastian Lackey

Last name [required] Lackey

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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" 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)

Citywide Blanket Rezoning is a lazy capitulation by the City of Calgary, kowtowing to the property developers who solely have profit in mind. Neither the City nor the developers are considering the preservation of Calgary's identity. Current Calgarians are being sold out in the pursuit of unsustainable growth and densification. Blanket rezoning will invariably compromise Calgary's communities and make it a worse place to live with cheaper, smaller housing for a larger, more miserable population. It'll be the death of a once great City at the hands of a compromised, self-serving council.



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First name [required]

Dale

Last name [required]

Johns

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Calgary

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

Council

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Mar 23, 2026



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Council, Calgarians want both affordable housing and a beautiful City, with neighborhoods that have character. Planning is necessary to achieve these difficult, but not mutually exclusive goals. Because a task is difficult is no excuse for abrogating responsibility for taking on that task. "If architecture had nothing to do with art, it would be astonishingly easy to build houses, but the architect's task - his most difficult task - is always that of selecting." ~ Arne Jacobsen - Calgarians have entrusted you to be the architects of our city. Do not abrogate your responsibility! Please fully repeal the blanket rezoning bylaw and re-think, and replace the process.



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First name [required] Steve

Last name [required] Becker

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Proposed Citywide Rezoning Change

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

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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 a full repeal of the City Wide Blanket rezoning bylaw that was passed by the previous Council.  
I believe the best course of action is to reset the zoning designations to what they were before  
Then, the next steps are to re engage with each of the community associations to rewrite the Area Structure Plans for their community.

In our case, the Area Structure plan for the Britannia Elboya area and industrial area each of MacLeod Trail that was recently prepared was based on the new rezoning. It had very obvious mistakes  
The planners had not had a physical site review as they showed step banks with trees by the Elbow River as Parks.  
One addition offered a little more humour: crosswalks across 34th Avenue east of Macleod Trail for individuals to get to the micro Breweries in that area. The area north of that was not in this plan. It was the cemetery so I doubt that few would use these crosswalks.  
The 6 unit zoning on Elbow Drive which is a major through drive with high speed limits was not practical as some areas had a one lane wide alley access with no parking on Elbow Drive.  
Completely impractical. No thoughtful review in the plan. Just a desk top exercise.

This shows the rush to change things and the lack of consultations with Community Associations and residents for their area which they know very well. I have lived in my house for 47 years and know the area very well. Many other Calgarians are also very knowledgable about their area.. USE THEIR INPUT. PLAN THOUGHTFULLY.

The one added benefit is that the 6 to 8 units on a city lot decrease the property values of all those around them. This decreases the City Valuation base for taxes. The six unit tax increase does not make up for this ----- even with high new unit house values. So the City will have to raise the mill rate to compensate. The whole system will get off balance as citizens will have lower property values and higher relative taxes. Again another complication of rushing a solution.

The bottom line is that I support the current City Council in its drive to overturn the



## Public Submission

CC 968 (R2026-03)

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existing blanket rezoning proposal that was approved by the previous City Council.  
I support going back to the Zoning that was previously in place.  
I support thoughtful planning for the Future of Calgary as it continues to grow.



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First name [required] Phillip

Last name [required] Vanderveen

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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" 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 support a full repeal of Calgary's blanket rezoning bylaw and for Calgarians to re-engage in arriving at thoughtful community plans. I strongly believe this approach to density is being pushed without thoughtful planning or meaningful community input and it disregards the expectations home owners had when they purchased under existing zoning rules.



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First name [required] Kathyrne

Last name [required] Foster

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" 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 CitywideRezoning 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)

Thank you for this opportunity to express my concerns on overdevelopment of the inner city areas. I have lived in Elbow Park and Currently live in Upper Mount Royal. I would like to be clear that this is not a case of 'NIMBY'! It is worry that residents are not having the opportunity to express their concerns on proposed developments that directly affect their community. It has felt like a TOTAL DISREGARD for residents opinions and concerns. I would suggest that this zoning needs to be totally rebuilt with emphasis put on green space, integrity of existing utilities, parking availability ,proximity to public transport and roads. 33rd Ave SW in Marda Loop has not been built to carry the load that it ultimately will have to carry. Adjacent neighbourhoods will be directly affected. Overall, residents, including myself,feel we have not been given due respect. Developers have been fast tracked on the projects but the residents are experiencing directly the long term effects of over development. Thank you for listening to the voters. I hope that all of you, as elected officials, will listen to everyone's concerns and give us, as taxpayers, back our right to have our options and concerns heard with the respect it is due.



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First name [required] Sheila

Last name [required] Anderson

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" Mar 23, 2026

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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 favour

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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 should NEVER have been passed. The majority of speakers and commenters were opposed and the last council passed it anyway. Allowing multi family builds into neighborhoods that were zoned for decades as R-1 single family. It ruins the value of the neighborhood and is not affordable housing. Put density where it belongs. Do not change the neighborhoods that do not want it.



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First name [required] cindy

Last name [required] gibb

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" 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)

This rezoning has brought developers from near and far. This rezoning has made once beautiful quiet neighborhoods into parking lots and cement walls. This rezoning is bad for our environment. This rezoning takes away the tree canopy. This rezoning is unthoughtful for the residents that have to give up what they bought into. It is shocking that the city of calgary would allow devastation of neighborhoods that at one time were the envy of big cities in Canada. This rezoning is only for developers to make money. Since we are on our way to 2 million people, we have to build out. This is the consequence of excessive population. Older neighborhoods should not be responsible for the growth the city wants. This blanket rezoning must be repealed. Thank you.



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First name [required] Guy

Last name [required] Stanton

How do you wish to attend?

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" 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)

Your above question "Are you In Favour Or Opposition of the issue" is EXTREMELY poorly worded. You have caused a great amount of confusion with the question. Some see is at in favour/opposed to Blanket Rezoning. Some see is at in favour/opposed to repealing blanket rezoning. Terrible way to word this question! This is basic survey research 101. Who is responsible for such a terrible wording of this question??? This is so important for the city and it is messed up very badly. It makes this survey unusable. For the record I am IN FAVOUR of repealing blanket rezoning. It is not working for providing affordable housing and it is wrecking communities with respect to the look/feel, parking, congestion, predictability of what your community will look like, etc. We need well-planned density, not "anything goes". Thank you.



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First name [required] Trevor

Last name [required] Befus

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" 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 - Repeal of the current Blanket Rezoning

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

In favour

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ATTACHMENT\_01\_FILENAME

March 23 Blanket Rezoning Repeal Presentation TREVOR BEFUS.pdf

ATTACHMENT\_02\_FILENAME

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

I support the repeal of the current Blanket Rezoning

## Blanket Rezoning Repeal March 23, 2026

Name: Trevor Befus

Ward 10 – Vista Heights resident

---

Reason: Outline why blanket rezoning does not work in the community of Vista Heights and what issues blanket rezoning and the use of proposed developments to increase density do not work in communities with unique characteristics.

I support the repeal of the current Blanket Rezoning

I would like to speak on why the housing density aspect and why relaxing building permits are not ideal in the community of Vista Heights.

- Vista Heights is already a multi dwelling neighborhood, with high density and diversity
- We have over 2,500 residents in a 1.1km<sup>2</sup> area, which translates to a density of 2,155 people per square kilometer
- Its infrastructure was built in 1961 and built to 2008 population in the community
- Vista consists of 330 single dwellings, of which 70% currently have basement suites
- We currently have 41 units offered by the Calgary Housing Authority
- We have 54 Boardwalk Properties offering affordable housing
- We have a housing unit that currently houses 20 residents, for lower income housing
- We have 64 refugee sponsored housing units
- We have half-way housing and 3x hotels in our small community
- Of the 703 total units of residency in Vista Heights, based on census reports, 695 of these units are deemed suitable for the incentivized backyard and garage style suites
- Our residents have an average household income of \$54,00 per household, which is lower than the current \$64,600 per household average in Calgary
- We are considered a very high multicultural community as a result of our current demographics and population diversity
- The average home costs \$503, 500, which is lower than the current \$676,500 Calgary average, which makes our community affordable and ripe for developers to build out additional high density housing developments

- Vista Heights has an Airport Vicinity Protection Area and is required to abide by the associated regulation, which restricts development in the community and incorporates a height restriction on housing units
- We have some of the highest insurance premiums due to the insufficient fire hydrant numbers in the community
- One of the biggest issues is the fact that Vista Heights has only one entrance and exit into and out of our community, the secondary exit is 19<sup>th</sup> St and 16<sup>th</sup> Avenue, which is currently ranked #3 for accidents in the City of Calgary , to consider increasing multiple housing units would cost the City a considerable amount of funding to address the current lack of infrastructure and upgrade requirements as a result of the single access road
- We have seen several development approvals in 2025 that will increase the current population and result in infrastructure strain, these include 8 plex's and additional backyard & garage style suites

In conclusion, I reiterate the fact that Vista Heights is already defined as affordable housing, we have the desired density and diversity, we have aging infrastructure, we have only one entrance and exit into our community and we lack the fire hydrant infrastructure to support additional growth. These are examples of what Blanket Rezoning does not consider during the permitting process, and I ask one question: When will this current council be satisfied – when all single detached homes in Calgary are row housing or semi-detached dwellings? That's not why I purchased a home in Vista Heights, nor do I want to see occur as a result of developers and I to reiterate that “one size does not fit all” communities in the city of Calgary.

Thank you

Trevor Befus

██████████ cell

██████████ eMail



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First name [required] MADELEINE

Last name [required] MCPHERSON

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" Mar 24, 2026

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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 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 you wonder why people are so upset with the City Management? First you ask whether you are in favor or not and then have the link to the actual proposal. Why was the proposal not apparent right from the start? Did you publish it this way knowing full well that people are in opposition to the rezoning and are in favor of repealing it? And then you will quote you statistics that say people were opposed.



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First name [required] Tina

Last name [required] Fisher

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" 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)

It's frustrating to go through this process again. I am in favor of repealing the blanket rezoning. For all the reasons stated in my previous submission. This time I hope someone listens.



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First name [required] Chris

Last name [required] Dowdeswell

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" 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

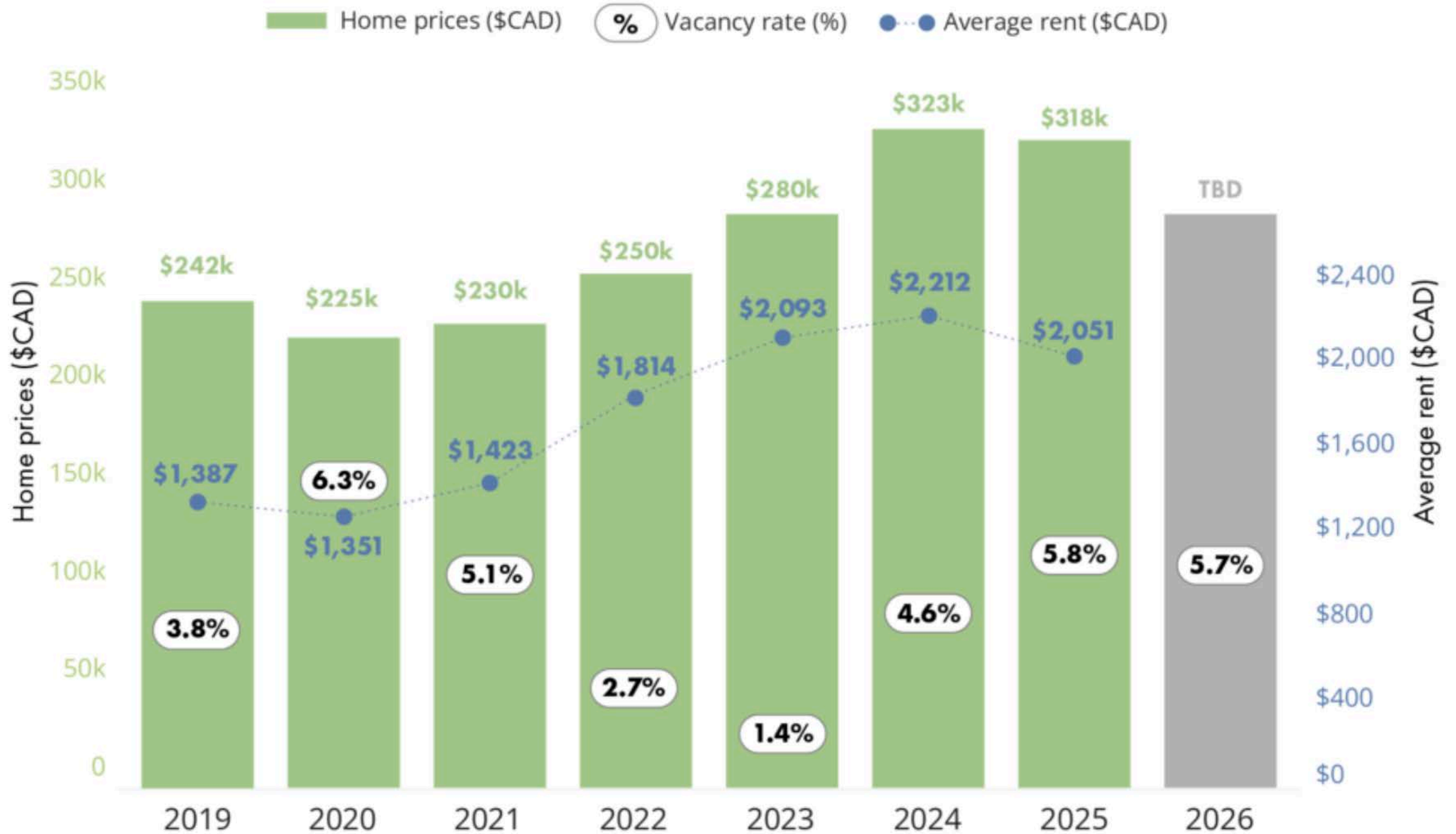
Calgary housing market trend 2019-2025.png

ATTACHMENT\_02\_FILENAME

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

Mayor and Councillors,  
My name is the Rev'd Chris Dowdeswell and I am the priest at the Anglican Cathedral Church of the Redeemer in the downtown core.  
I work closely with many people experiencing homelessness and housing insecurity, people who can barely afford rent, and I am writing in favour of keeping the current zoning bylaw in service of them.  
Before the 2024 blanket rezoning, Calgary was in a housing crisis.  
The last two years have seen significant increases in housing production. Development applications, especially for rowhouses and townhomes, have risen dramatically. These forms of housing are the so-called "missing middle" that make cities more affordable. City of Calgary data shows a 117% increase in building permits for townhouses and rowhouses over the last year.  
With this new supply, the rental vacancy rate in Calgary has been rapidly rising. We've gone from a vacancy rate of 1.4% in 2023, to upwards of 6% last year.  
The result of this greater supply and increased vacancies is lower rental rates. Rental rates in different areas of the city have dropped between 5-10% each year with the blanket rezoning.  
This is the first real sign of balance returning to a market that was previously squeezing renters out.  
Those who don't see the human cost of our housing crisis easily focus on the secondary challenges we've been facing, such as parking.  
But don't prioritize parking over people.  
Keep blanket rezoning.  
Thank you.

# Calgary housing market trend (2019-2025)





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First name [required] Kim

Last name [required] Gordey

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" 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 city wide rezoning

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I live in Garrison Woods and I'm a supporter of density as it creates a vibrant community feel. This is why we chose to live here. However, development with no restrictions is irresponsible. City planning is meant to guide responsible development that creates vibrant legacys. That is what was done in Garrison Woods and is what makes it so desirable.

Not only is density and esthetic important, but so is parking. There are many apartments going in our area, specifically one on 34th Ave., with 44 units and 14 parking stalls. The roads are already tight. It is difficult to get around, and we need to be realistic – people have cars. I'm also concerned about the development on 33rd Ave, the number of units a commercial area couch by 33rd Ave. and 34th Ave. which are already busy and tight is irresponsible. Developers will always do what's quick and most profitable, including cutting corners. My guess is that many of them would not live in the places they're building where there is no place to park nor is there any place to store a bike. It is the city's responsibility to make sure it's done right



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First name [required] Nathan

Last name [required] Ritchie

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 providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026") 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" 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

Blanket Upzoning

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 am submitting to voice my support to repeal the blanket up zoning. The blanket up zoning unfortunately will damage the fabric of our communities and the architectural consistency within our communities which makes them great, it will also increase infrastructure cost and make local communities upset with each other and damage the sense of community that people have.



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First name [required] Kelsey

Last name [required] Guilcher

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" 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

Council letter - Kelsey Guilcher.pdf

ATTACHMENT\_02\_FILENAME

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

I'm writing today to express my support for repealing blanket rezoning and to share the concerns that many residents, including myself, continue to carry about how this policy has unfolded and how its underlying assumptions appear to persist in other planning documents.

Calgarians choose their neighbourhoods with purpose. We choose them for their character, their sense of place, their scale, and the environment they offer for our families. Those choices matter. They are rooted in years of investment—financial, emotional, and social. Blanket rezoning stripped away that sense of intentionality by imposing a uniform planning framework across the entire city, without regard for local context or the expectations residents reasonably held when choosing where to live. Repealing it is an essential step toward restoring trust and returning meaningful choice to Calgarians.

One of the central arguments put forward in favour of blanket rezoning was the idea that it would create “housing diversity.” But genuine diversity means having a city made up of different types of communities—not one where every neighbourhood is pushed toward the exact same redevelopment pattern. When every block, regardless of its existing form or infrastructure, is guided toward similar outcomes, we are not promoting diversity; we are flattening it. Calgary has always been a city defined by variety: some areas are suited for higher density, others for moderate, and others for low-density family living. All of these forms have value, and all deserve to exist.

Another core issue for many residents is predictability. A home is the largest investment most families will ever make. The zoning associated with that home is part of that investment—part of the understanding of what you can expect on your own street over time. Under blanket rezoning, that predictability disappeared. Homeowners were left wondering what might be built next door, or how quickly the entire feel of their street could change. That level of uncertainty does not encourage people to reinvest in their homes. It discourages it. When residents feel that the rules governing their community can shift without meaningful input, it undermines confidence and pushes families to question whether long-term reinvestment is worth the risk.

Hello Mayor and Councillors,

I'm writing today to express **my support for repealing blanket rezoning** and to share the concerns that many residents, including myself, continue to carry about how this policy has unfolded and how its underlying assumptions appear to persist in other planning documents.

Calgarians choose their neighbourhoods with purpose. We choose them for their character, their sense of place, their scale, and the environment they offer for our families. Those choices matter. They are rooted in years of investment—financial, emotional, and social. Blanket rezoning stripped away that sense of intentionality by imposing a uniform planning framework across the entire city, without regard for local context or the expectations residents reasonably held when choosing where to live. Repealing it is an essential step toward restoring trust and returning meaningful choice to Calgarians.

One of the central arguments put forward in favour of blanket rezoning was the idea that it would create “housing diversity.” But genuine diversity means having a city made up of different types of communities—not one where every neighbourhood is pushed toward the exact same redevelopment pattern. When every block, regardless of its existing form or infrastructure, is guided toward similar outcomes, we are not promoting diversity; we are flattening it. Calgary has always been a city defined by variety: some areas are suited for higher density, others for moderate, and others for low-density family living. All of these forms have value, and all deserve to exist.

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Infrastructure concerns also cannot be overlooked. Established neighbourhoods were simply not designed to absorb significant density increases without coordinated planning. Utilities, sewer capacity, water lines, transportation networks, street design—these are major systems with real limits. Pushing density in first and planning upgrades later is not responsible growth; it only creates enormous future costs that ultimately fall on taxpayers. A thoughtful planning process is one that evaluates where density fits, what infrastructure

upgrades are needed, and how to deliver them before development takes place. Repealing blanket rezoning moves Calgary back toward that more responsible approach.

Public consultation has also been a point of frustration. Thousands of Calgarians participated in the 2024 public hearing process, and the majority expressed strong concerns. When such a significant level of opposition is voiced and yet the policy proceeds, it damages trust—not simply in the policy itself, but in the relationship between residents and their municipal government. Trust is not easily rebuilt. It requires acknowledging what went wrong and taking meaningful corrective steps. Repealing blanket rezoning is one of those steps.

However, even as blanket rezoning is reconsidered, many residents remain concerned that the same direction is being carried forward through vague or overly broad wording in various Local Area Plans. Many LAPs contain terminology that appears to advance similar objectives, despite being written before blanket rezoning became official policy. Terms like “neighbourhood local,” described as supporting “a broad range and mix of housing types, unit structures and forms,” are so open-ended that they effectively provide no real guardrails. They can be interpreted in ways that go far beyond what many communities understood or expected when participating in LAP consultations. That is not clarity; it is ambiguity. And Calgarians deserve better.

Minimum densities within LAPs should reflect the original land-use designations on which these communities were built—not the assumptions embedded in blanket rezoning. Planning documents should not quietly replicate policies that residents have already clearly opposed. People need to understand what the rules are, how they apply, and how they protect the stability of the places they have chosen to call home.

Repealing blanket rezoning is not a rejection of density, nor is it opposition to growth. Most Calgarians understand the need for responsible densification. What we oppose is a one-size-fits-all approach that ignores context, bypasses meaningful planning, and fails to address the real infrastructure needs associated with long-term growth. The goal should not be to force every neighbourhood into the same mold, but to allow each to evolve in ways that respect its character, its capacity, and the voices of the people who live there.

This is an opportunity for City Council to reset its relationship with residents. It is an opportunity to demonstrate that public input matters, that planning should be thoughtful rather than automatic, and that growth can be pursued in a way that respects both community identity and the need for change.

Thank you for your time and consideration. If we move forward with care, transparency, and respect for the people who live in these neighbourhoods, we can build a future Calgary that truly reflects the values of its residents.

Sincerely,

Kelsey Guilcher



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First name [required] Jan

Last name [required] Riddell

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" 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

ATTACHMENT\_02\_FILENAME

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

My issue with rezoning is the amount of land (or lack of) green space and space for a tree canopy by overbuilding on lots. The City of Calgary seems to be pro-trees while allowing the rezoning of lots or size of the parcel deemed to be appropriate for the lot size to almost completely cover the lot. In turn there is no space available for trees or vegetation to provide cooling from heat and weather. We are already dealing with diminishing water from snow pack scarcity and lack of rain. What are we thinking adding more "fuel" to our already burning planet. We need and require trees and vegetation.



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First name [required]                      Evan

Last name [required]                      Blakely

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 support an immediate repeal of blanket rezoning to previous RC1/RC2 designations.



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First name [required] Catherine

Last name [required] Lawless

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 support an immediate repeal of blanket rezoning restoring communities to previous RC1 and RC2 assignments.



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First name [required] Meaghan

Last name [required] Brown

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" 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)

In order to successfully support an increase in density in this city, proper consultation and strategy needs to be completed by the City Council. Allowing developers to build 8 units on a single inner-city lot that once had 1 house has degraded the neighborhood's, pit neighbours against neighbours and threatens the aging infrastructure of these established older communities. Schools in the inner city are at or above enrolment thresholds and cannot support the amount of new units going in under blanket zoning. Repeal the blanket zoning rules and go back to the table to develop a strategy that allows for increased density but includes considerations for schools, parking, transit, neighbourhood aesthetics, and public input. The previous Council did not listen to the majority of what Calgarians wanted and residents of Calgary are counting on this new Council to do better, work smarter and build a better Calgary.



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

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First name [required]                      Irit  
  
Last name [required]                        Matzov

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"                      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'm writing to voice my objection to the Proposed Citywide Rezoning Change. Like most Calgarians, I understand and agree with the need for higher density affordable housing. However, I don't agree with a one-size fits all blanket approach. I support density as long as it is in appropriate locations but we shouldn't have density everywhere with no discretion. It seems like there many examples across the city where neighbourhoods are threatened with and/or have had high density homes imposed on them which are in fact high-end and far from "affordable housing so that the objectives haven't been met and the community/neighbourhood/neighbours' rights/needs have been compromised. Communities should be consulted and have a say. We need a streamlined consultation process which is efficient and fair. Blanket rezoning is a short-term reaction to a long-term issue which will negatively impact many Calgary communities and Calgary overall.

People carefully selected specific communities/neighbourhoods based on their families' needs and certain attributes/personalities including room for privacy between neighbours' houses, the overall feel and look of the neighbourhood, green spaces, traffic flow and related safety for pedestrians, supporting infrastructure, etc. People's homes are our biggest investments and we researched and were very selective in choosing our community/neighbourhood. We expect the same from the City's Planning.

It makes sense to require developers' plans for new communities to continue to take into account higher density and affordable housing. In planning upfront, developers can ensure: the proper/sustainable infrastructure; traffic flow and safety for pedestrians and vehicles are addressed; green spaces and walking and bicycle paths are included. They can create welcoming communities/neighbourhoods, each with their own unique personality.



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First name [required] Frances V.

Last name [required] Cormack

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" Mar 23, 2026



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required] Eric

Last name [required] Sullivan

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" Mar 24, 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

Rezoning/Up Zoning

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 blanket upzoning



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First name [required] Sharon

Last name [required] Curtis

How do you wish to attend?

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

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" Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am in favor of recinding the current RC-G zoning and reverting to the former zoning. I am opposed to the "one size fits all " zoning and would like the city council to do their job, listen to Calgarians and respect that individual neighbourhoods are unique have different needs and desires. The job of council is to responsibly PLAN development, not shirk their duties and let developers have a free for all. IMO Developers are buying up properties not to build affordable housing but to make maximum profit and are destroying existing neighbourhood's lifestyles.



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First name [required] Sonja

Last name [required] Beierle

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" Mar 23, 2026

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I live in the SW area of Oakridge. It is a mixed community of Single Family Dwellings, Condos, Townhouses & Villas. Designated locations are set out for Multi Dwellings and it works well.

The Blanket Plan means that in an area of Single Fam Dwellings an 8 Unit Bldg can be interjected anywhere. There are many spots that work better for Multi Dwellings , placing them near transportation hubs, shopping centres. In fact there are many small Strip Malls throughout Communities that are single levels and Dwelling Units could nicely be built as a 2nd Level. When areas are Designed they designate the type of Zoning for the Plan which work best. Disturbing single family zones and interjecting a Multi Unit Structure adds extra vehicles where there is no space to park, it adds a need for extra Utilities; water & electricity for an area not set up for that, meaning the whole area is running in stress level.

The Blanket Zoning Schedule causes chaos, ruins the cohesiveness of a Community, and overtaxes streets and utilities and mixes peoples that do not cohabitate well together.



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First name [required] Joe

Last name [required] D'Angelo

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" 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)

How on earth can you repeal without replacing? Especially given the majority of council campaigned on repealing and replacing with a thoughtful solution. The problem being? No one actually has a plan, or even worse, a plan to come up with an idea. I get it. It's controversial. But every single person in favour wants this because they don't want it in their backyard. Literal NIMBYism at the highest degree.

How do we build community when everyone is for their own self interests. I am fortunate to own a home. My daughters who are 2 and 4? At the pace we are going will not be able to afford a home in this city.

We need gentle density, and transit focused density whereby we can rely less on yards, and focus more on developing services and amenities to serve all.

How dare this city support individuals whose only excuse is "I don't like how many bins are in the alleyway".

Absolutely no repealing without a suitable replacement. I agree, blanket rezoning and the atrocious rollout from the previous council is not the answer. But if you cannot replace it with a solution? You absolutely cannot replace it.

Even worse? Landon Johnston advocates for cutting red tape. This adds red tape and he refuses to see the irony in his uninformed position.



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First name [required] Sean

Last name [required] Newham

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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" Mar 23, 2026



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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)

It seems like we just fixed the issue of low density residential zoning and now you want to put it back before anyone has seriously started increasing housing density? I am firmly against this motion, we should be looking at creative ways to increase housing and housing density in the city of Calgary, so that young people can afford homes without adding a massive burden on the city's ability to service those homes (i.e., we need greater density, not less).  
I am very disappointed that the council would even consider this after the effort to get even this far in fixing the housing issues in Calgary, and would be completely against any reversal unless the council puts forward a detailed plan for how it will improve housing affordability in Calgary.



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First name [required] Barb

Last name [required] Dilger

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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" Mar 23, 2026



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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First name [required] Wendy

Last name [required] Burse

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 providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026") 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" 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)

I live in a inner city neighborhood which has been significantly impacted by the 2024 blanket rezoning bylaws. I see some 8 unit complexes that have been built and are continuing to be built in my community. These units are in the middle of the block and are overshadowing the neighbor on either side as well as preventing the sun from shining on the homes across the street. They are grotesque monstrosities, 3 stories high, that do not conform to the community and surrounding homes. Had the city put reasonable building restrictions on these new units to conform with existing community restrictions, such as height, density and parking it would be more acceptable. However, owners in these communities fear their property values have decreased because their home is overshadowed by a 3 story grotesque monstrosity which blocks their property from receiving any sun! Most of this blanket rezoning is in older communities where the majority of seniors live. it appears it is the intent of the city to force seniors out of their homes. The parking will definitely be an issue on the streets that these 8 plexes have been built on as the city has not allowed enough parking per unit. Please go back to the original zoning bylaw and allow our communities to be family friendly once again!



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First name [required] Gary  
Last name [required] Silbernagel

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" Mar 23, 2026

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

[required] - max 75 characters

"Proposed Citywide Rezoning Change"

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Blanket wide rezoning is an urban planning and policy failure, which does not comprehensively address thoughtful housing needs. Rather than create practical housing solutions, it has created spotty infill development in previously single family neighbourhood's.

It does, however, tend to favour builders and developers, who are strictly driven by density and profit, with little regard for the quality of product or resulting infrastructure burden. The city is complicit in allowing these profit driven speculators to cash in at the expense of previously desirable neighborhood's.

City council and city administration, in their rush to promote construction, have overlooked sound planning guidelines in not considering impacts on parking, waste and water and garbage service. Neighbouring homeowners must live with these deficiencies long after the administration has approved a building permit and the builder has completed a development.

The city must return to more conventional and prudent planning and development guidelines in addressing the current housing shortage. The current rush to build as dense as possible in any neighbourhood, has not resulted in addressing this problem.

Thank you, Gary Silbernagel



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First name [required] Mick

Last name [required] Dilger

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" 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)



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First name [required] Andrew

Last name [required] Jones

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" 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

Dear Members of Council,

I am a resident of 19 Ave NE, and I'm writing about the proposed repeal of citywide rezoning.

I'm torn. Over the past few years, I've watched the older homes in my neighbourhood disappear, replaced by cookie-cutter infills that often feel out of scale and out of character. At the same time, Calgary's housing crisis is clearly real: fast-rising prices and rents, extremely low vacancy, and long waitlists for affordable housing. I don't believe doing nothing — or fully rolling back rezoning — will serve us well.

I'm asking Council to consider a middle path instead of an almost complete repeal.

First, please separate design concerns from the question of how many homes we allow. Many residents are reacting to boxy, poorly designed infills, not to the idea of modestly higher density itself. Stronger form and design rules for low-rise projects (stepbacks, façade articulation, better landscaping, contextual height and setbacks, tree protection) could significantly improve how new homes fit into existing streets without eliminating the extra units.

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

Second, consider targeting more permissive zoning where it makes the most sense, rather than treating every lot identically or shutting the door citywide. Corridors, corner lots, and wider streets can reasonably accommodate more multi-unit forms, while quieter mid-block locations might allow somewhat less, but not zero, additional capacity. This keeps a meaningful contribution to supply while managing the pace and distribution of change.

Third, address demolition and disruption directly. Clearer rules and incentives to expand or add suites and laneway houses, rather than always tearing down and rebuilding, could help preserve more of the neighbourhood's character while still adding homes. Stronger construction impact rules would reduce the feeling of living in a permanent construction zone.

Finally, any flexibility we grant through zoning should be tied to public benefits: protections and support for tenants in demolished properties, and contributions to non-market

---

or more affordable housing, so additional capacity helps those most affected by the crisis.

In short, we can acknowledge the real frustrations residents have with how change has felt, without abandoning the long-term goal of making room for more people in established communities. I urge Council to refine and improve rezoning rather than repealing it outright.

Thank you for your consideration.



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First name [required] Chelsea

Last name [required] Hancheryk

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" 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)

I am in favour of repealing the blanket rezoning bylaw. The current blanket rezoning bylaw will, in some established neighbourhoods, displace existing affordable housing such as older single detached housing, some with basement suites and post-War low-rise apartments. These properties are likely to be "picked off" to develop new town houses or multiplexes, making the affordability crisis worse. In other, more expensive neighbourhoods, new town houses will be built that will exceed new construction costs with even more luxurious town houses therefore undermining the goal to increase the stock of affordable housing. This proposal gives developers a free for all to build whatever, wherever, and they will go after the opportunities that will make them the most profit. And since they are in the business of making a profit, they should not be relied upon to address a social need such as housing stock. Other negative impacts include: drastic increases in load on sewage, utilities, roadways, parking. Not to mention the inevitable destruction of tree canopies which is unacceptable for our city. Tree canopy plays a vital role in enhancing urban environments and contributing to the well-being of cities and their residents. I would like Council to (i) effect a full repeal of the blanket rezoning bylaw; (ii) reset the zoning designations to what they were prior to the blanket rezoning bylaw; and (iii) re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities and across our city.



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First name [required] Susan

Last name [required] Soprovich

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" 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 own a home in Montgomery. There are already new builds with multi-density across from me and down the street. I feel it is unfair to penalize me by reversing the zoning laws.  
I only received my letter from the City today, March 24, 2026.  
Thank you,  
Susan



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First name [required] Lucy
Last name [required] Miao
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

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 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Dear Council,

I am opposed to Calgary's proposed citywide bylaw that would reverse the rezoning changes implemented in May 2024.

As a young professional working in the mental health field, I see the aftermath of the affordable housing crisis every day. My clients often struggle to keep up with rising housing costs, and the waitlist for affordable housing can stretch years. Housing instability directly worsens mental health outcomes. This then leads to increased visible homelessness, greater strain on already overburdened healthcare systems, and pressure on community safety and policing infrastructures. Regardless of one's views on social policy, most homeowners can agree that unmanaged housing scarcity creates instability that affect entire neighborhoods.

The "abundance" framework popularized by Ezra Klein and Derek Thompson in Abundance argues that scarcity is often the predictable result of restrictive zoning and policy red tape. When cities make it difficult to build affordable, higher-density housing, it protects existing homeowners at the expense of newcomers. While this is an over-simplification of a complex issue, and the existing rezoning laws are imperfect, I am concerned that the proposed repeal would reverse the progress we have made thus far.

Housing supply is fundamentally about balance. With decreased housing supply comes increased prices and more housing instability. This volatility harms renters and homeowners alike. Cities that severely restrict housing often experience sharper boom-and-bust cycles, urban sprawl, and declining affordability that makes it harder for young families, professionals, and tradespeople to buy into communities. Over time, that weakens our neighborhoods and local economic resilience. Again, as a young professional, I want to advocate for policies that allow people like me to stay, to contribute to the local economy and invest in Calgary's future, rather than being squeezed out of the housing market.

There are growing pains with every policy. Even for those primarily concerned with protecting their property values and the character of their communities, maintaining flexible zoning supports a healthier housing market and a more resilient city. Let's not forget our provincial government's plans to hike our property taxes by 21%!



## Public Submission

CC 968 (R2026-03)

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I respectfully urge Council to maintain the existing rezoning framework and continue to refine it, rather than to repeal it altogether.

---

**Dear Council,**

My name is Lucy Miao, and I live in Ward 2. Thank you for your time and for the thoughtful discussion.

I'm a resident physician and a young professional. I am living in a rented condo with my partner. I am here to oppose the repeal of Calgary's 2024 rezoning bylaw. I wish I could have presented my comments in person or over the phone, but I am working full time seeing patients this morning. Thus, I've sent in my statement.

First, it's important to be clear about what the 2024 changes actually did. Prior to these reforms, nearly every rezoning application required a public hearing at Council and a formal vote. This process typically took several months to over a year. And yet, over **95% of applications were ultimately approved**. That tells us something important: these hearings were not functioning as a meaningful gatekeeping mechanism. In practice, the previous system was consistently allowing these rezoning developments. The process of going through council simply added months of delay, uncertainty, and cost. By changing the default zoning from R-C1/C2 to R-CG, we save months to years by cutting out the bureaucracy of public hearings and councillor votes for projects that were almost always approved anyway.

I've heard a lot of concern about fear. There's a fear that these rezoning laws will change the character of neighbourhoods. That it will alter playgrounds, schools, and even community identity. And I think it's natural to want to protect our communities. At the same time, I feel this fear doesn't reflect the very mundane reality of the rezoning laws. The 2024 rezoning bylaw did not fundamentally change what gets approved. It changed how approvals happen. These new proposals still have to go through a development permit stage with all the same safeguards, with building codes and design standards. Now, this is just a technical process, not a political one. The types of housing now allowed (duplexes, rowhouses, secondary suites) were already being approved by Council most of the time. This bylaw simply acknowledges that reality and removes the need to redebate it, project by project.

However, repealing this bylaw has real consequences. It would reintroduce delays into a system where timing matters. Slower approvals mean fewer projects, higher costs, and ultimately less housing supply. And we know what happens when supply is constrained: prices rise, and housing instability increases. The "abundance" framework, popularized by Ezra Klein and Derek Thompson, argues that scarcity is often the predictable result of restrictive zoning and policy red tape. When we make it harder to build, we protect existing homeowners at the expense of newcomers, renters, young professionals - people like me, and more importantly, many of my patients. **So, the question becomes: why reintroduce red tape without a clear policy alternative for affordable housing?**

Furthermore, we have \$861 million in federal funding tied to Calgary's promise to reaching housing targets. Since the 2024 rezoning laws, we've exceed some initial targets. Repealing this bylaw risks undermining that progress without a clear, measurable plan to replace it.

Finally, this is also about long-term sustainability. Calgary already spends billions of dollars operating and maintaining infrastructure, with a multi-year capital plan in the tens of billions. When growth is pushed outward instead of accommodated within existing communities, we increase the number of roads, pipes, and services that must be maintained over decades. Those costs don't disappear. They accumulate. And they will ultimately be borne by future residents, or residents who many tax paying years ahead of us.

No policy is perfect. But the current rezoning framework addresses a clear inefficiency in how we approve housing, while supporting supply and long-term sustainability. Repealing it would bring back the very bottlenecks that contributed to our current challenges.

I respectfully urge Council to maintain the current rezoning framework and continue refining it, rather than repealing it altogether.

Thank you.

Lucy Miao



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

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First name [required] **Maureen**  
Last name [required] **Cormier Jackson**

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" **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)

I would like Council to (i) effect a full repeal of the blanket rezoning bylaw; (ii) reset the zoning designations to what they were prior to the blanket rezoning bylaw; and (iii) re-engage with Calgarians on what planning should look like through local area plans and transit oriented planning in our respective communities and across our city.



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First name [required] Dale

Last name [required] Dixon

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" Mar 23, 2026



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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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First name [required] **Thomas**

Last name [required] **Kilroe**

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**

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" **Mar 23, 2026**

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

[required] - max 75 characters

Proposed citywide rezoning change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I am opposed to the rezoning bylaw. It will cause nothing but problems for homeowners in R1 zoning areas. There is not enough parking which could cause poor behaviour between neighbours. The property will devalue big time. Council's job is to come up with proper solutions not easy ones that will cause nothing but hard feeling in existing single family neighbours.  
It's a chicken way to solve something so important. I bought a house in the suburbs, single family neighborhoods for a reason.  
Get it right council.



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First name [required] David

Last name [required] Korchinski

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" Mar 23, 2026



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

Please cancel the blanket Rezoning. It is a lack of imagination to allow an 'everywhere/ anything' approach to building. Maintaining blocks with single family homes still has its place and respects the current owners and traditions of the community. Thank you.



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First name [required] Leo

Last name [required] Chow

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" Mar 23, 2026



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I support keeping the blanket rezoning. Affordability is more important than keeping property values high.



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First name [required] AI  
Last name [required] Morrison

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" Mar 23, 2026



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[required] - max 75 characters

Proposed Citywide Rezoning change

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

In favour

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

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

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

Date of meeting [required] - If you are providing input on the Proposed Citywide Rezoning Change, please select "03/23/2026" Mar 26, 2026



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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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

Clint Scherger presentation.pdf

ATTACHMENT\_02\_FILENAME

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

My name is Clint Scherger, I represent myself.

I'm going to read what I presented in April 2024.

I am a 50 year resident of Calgary, and 32 year resident of the community of Lake Bonavista in Ward 14. I attended Councillor DeMong's April 9th open house at the Lake Bonavista Community Center, where he faced great opposition to blanket rezoning from the attendees. I'm here in an attempt to persuade other councillors to vote no to the proposed blanket rezoning.

I lived in Lake Bonavista in my teens and early 20's, before moving away from my parents home.

I've lived in apartments and starter homes in other communities, and when the time came to be more established I chose to return to Lake Bonavista and its R-1 Single Family Dwelling zoning.

If I wanted to live in a community with condominiums, row houses & multiple family dwellings, I would have bought a house in such an area.

I paid a premium to buy in Lake Bonavista which was historically zoned as R-1, but was somehow changed to R-C1 in the 2010's which I am kind of ok with.

I am deeply opposed to blanket rezoning to R-CG, and especially deeply opposed rezoning my community to R-CG.

As an x-technician, this all reminds me of something that works in theory, but fails in practical application. The group has come up with a plan that works in theory, but failed to take into consideration the extreme changes it is making to historically R-1 communities.

Please vote no on this blanket rezoning.

However, after the 736 speakers, with 458 against blanket rezoning, 228 for blanket rezoning, and 51 neutral, City Council voted 9-6 to pass blanket rezoning.

This left many people scratching their heads, legal challenges were initiated but failed, and fortunately, the present council is readdressing the blanket rezoning.

I am now a 52 year resident of Calgary, a 34 year resident of Lake Bonavista and still deeply opposed to blanket rezoning of R-CG. Please repeal the decision on this point made by the previous council.



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First name [required] Jane

Last name [required] Durango

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" Mar 25, 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

Calgary Planning.pdf

ATTACHMENT\_02\_FILENAME

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

We support context-sensitive redevelopment within Calgary’s established communities, consistent with the Municipal Development Plan’s objectives for sustainable growth, complete communities, and efficient use of existing infrastructure. While incremental intensification is necessary to meet housing demand, redevelopment outcomes must align with neighbourhood context, liveability, and long-term performance.

Recent redevelopment trends—including reduced setbacks, zero lot line forms, mid-block multi-unit buildings, substandard secondary suites, inadequate on-site parking, and declining build quality—risk undermining MDP goals related to neighbourhood character, housing diversity, mobility choice, and community well-being. When form and intensity are not aligned with context, impacts are displaced onto adjacent properties, local streets, and municipal services. We are directly impacted in Montgomery. Montgomery has a proud history of rental properties being essential to the fabric of our community, but the houses had room for people to live/ rent for years. These minimum size, maximum number of units does not support neighbourhood, it is focussing on short term rentals.

This submission identifies baseline planning principles that support good urban form, human-scale development, and public acceptance of growth, including:

1. Respect for established setbacks and streetscape
2. Avoidance of zero lot line development in low-density residential contexts
3. Appropriate siting of higher-density housing near Activity Centres, Main Streets, and Transit Corridors
4. Enforcement of minimum liveability standards for secondary suites
5. Emphasis on durable, climate-appropriate construction
6. Compatible height and massing transitions, with low-rise areas remaining predominantly two storeys
7. Functional on-site parking that meets the intent of the Land Use Bylaw
8. Enforcing rules already in place with interpretation for discretionary approval on neighbourhood context rather than favouring maximum density regardless of location.

These principles do not limit growth; they enable predictable, well-supported redevelopment that aligns with Calgary’s long-term planning objectives and reduces conflict, appeals, and enforcement pressures.



# Condensed Formal Submission (Policy-Aligned Language)

## Purpose

To support **infill redevelopment** that aligns with the MDP's direction for **contextually appropriate intensification**, protects neighbourhood liveability, and ensures redevelopment contributes positively to Calgary's established communities over the long term.

## 1. Respect for Established Setbacks and Streetscape Context

Setbacks are a defining component of neighbourhood character and support sunlight access, privacy, tree canopy, drainage, and snow storage. Maintaining consistent setbacks reinforces **contextual fit** and **public realm continuity**.

**Risk if ignored:** Increased shadowing, overlook, drainage conflicts, loss of mature landscaping, and reduced neighbourhood acceptance of redevelopment.

## 2. Zero Lot Line Development

Zero lot line development should not be a default form in low-density residential areas. Adequate building separation supports **building performance**, **fire safety**, and **long-term adaptability**.

**Risk if ignored:** Poor acoustic and thermal performance, constrained maintenance access, increased lifecycle costs, and greater enforcement and neighbour disputes.

## 3. Location of Higher-Density Forms

Multi-unit developments of greater intensity (e.g., eight-unit buildings) are most appropriate within **Activity Centres**, along **Main Streets**, or near **Transit-Oriented Development corridors**, rather than mid-block residential locations.

**Risk if ignored:** Misalignment with infrastructure capacity, on-street parking congestion, disruption of block patterns, and reduced public support for intensification.

#### 4. Liveable Secondary Suites

Secondary suites should meet meaningful minimum standards for size, layout, daylight, ventilation, and storage to function as legitimate housing options.

**Risk if ignored:** Creation of substandard housing, increased turnover, higher complaint volumes, and social costs that undermine housing policy objectives.

#### 5. Liveability as a Planning Outcome

Liveability is central to **complete communities**. Housing success should be measured by long-term usability and resident stability, not unit yield alone.

**Risk if ignored:** Reduced housing longevity, neighbourhood instability, and pressure for premature redevelopment.

#### 6. Build Quality and Durability

Redevelopment should prioritize **durable construction**, climate-responsive design, and long-term performance consistent with sustainability objectives.

**Risk if ignored:** Accelerated building deterioration, increased enforcement and remediation costs, and erosion of public confidence in infill development.

#### 7. Height and Massing Compatibility

Low-density residential neighbourhoods should remain predominantly **low-rise**, with two-storey forms as the prevailing context and clear massing transitions where increased height is proposed.

**Risk if ignored:** Excessive shadowing and overlook, visual dominance, and sustained opposition to redevelopment.



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

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First name [required] **Olga**

Last name [required] **Thiessen**

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" **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)



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First name [required] David

Last name [required] Lathrop

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" Mar 24, 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

Repeal 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)

Please repeal upzoning



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First name [required] Linda

Last name [required] Lathrop

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" 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)

I am in favor of repealing the blanket rezoning as it exists now, I want a more thoughtful approach to city growth that involves consultation with those affected,,,and does not allow disruption of existing inner city communities,



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First name [required] Rudi

Last name [required] Meyer

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 applicable

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" 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)

The rezoning regulation approved in May 2024 is indiscriminate and does not resolve the real need of providing AFFORDABLE housing. Instead it gives developers/construction companies license to essentially build whatever will deliver the greatest profit for them in pretty much any location(s) very often disregarding the availability of essential infrastructure.  
The blanket rezoning should be repealed AS SOON AS POSSIBLE and TEMPORARILY assume the previous zoning regulation until a better rezoning plan is developed, a plan that targets the best locations for more dense, as well as more affordable housing solutions.



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First name [required] Peter

Last name [required] Wilson

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" 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 would like Council to  
(i) effect a full repeal of the blanket rezoning bylaw;  
(ii) reset the zoning designations to what they were prior to the blanket rezoning bylaw;



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First name [required] Linda

Last name [required] Noble

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" 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)

We are against blanket Rezoning/Upzoning

There is no mandate from the Federal or Provincial levels of government to use "Blanket Rezoning" to resolve housing shortages and homelessness (nor is there funding tied to this focus). The city was focussed on increasing housing options and densification using LOA plans for 8 new development areas; 3 were delivered and 5 were put on hold to refocus on "Rezoning" of established neighbourhoods where the citizens paid a premium price to have this quality of life. There are many flaws and concerns to this focus that council is taking resulting in the majority of the citizens of Calgary becoming ANGRY at the city of Calgary Council (and specific Counsellors). It is perceived that The task force that was created is using outdated data to supply council with the current density of established communities and blanket Rezoning recommendation. They probably have used census information that is 5 years old from the city and the impacts of COVID 19 and 3 years old from a federal perspective. I doubt they have used information from 311 systems or utility companies to analyze and understand the instability/failure of infrastructure in established communities. Along with this, the participants of the task force is perceived to have a "conflict of interest" with their recommendations (task force included 2 developers, social welfare systems and citizens that are homeless to have an 85% in favor result of Rezoning established neighborhoods). There is also a perceived "conflict of interest" for certain city councillors as the city has no mandate for councillors to abstain from a vote if a conflict of interest arises (exception is if they gain monetarily).

There are many perceived critical issues that will result with blanket rezoning in established communities:

- Overcrowding of street parking (including snow clearing and street cleaning)
- Safety and security of people, pets and wildlife
- Increased costs due to failed aging infrastructure
- Further instability of utility deliver and supply
- Inability for emergency response due to access issues
- Negative effect on property values (decreased value)
- Creates property title issues in Lake Communities (where membership is mandatory)
- Creates health & safety issues with Lake Communities that were designed around membership and volume usage



## Public Submission

CC 968 (R2026-03)

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Increased environmental issues (waste disposal)  
AND it will NOT address affordable housing and homelessness (densification only  
increased cost of land)



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First name [required] DAVID

Last name [required] MCDERMID

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" 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)

effect a full repeal of the blanket rezoning bylaw; reset and re-engage



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First name [required] Robert

Last name [required] Miller

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

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)

Im for the reversal of the blanket rezoning.  
I feel blanket rezoning was a poor unthought through decision.  
To build an hgo or row housing in a community that is solely single family homes, especially if they are bungalows, is poor planning. These structures are too large, too imposing on the neighbors adjacent. Limiting parking, blocking sunlight, invading privacy and ruining the esthetic of the neighborhood. I also worry about our urban canopy, these developers do not think twice about cutting down mature trees, a lot of these established lots house 10-15 trees. I would not like to live out my few remaining years in my home and yard that has been ruined by a massive structure next door.



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First name [required] Noanne

Last name [required] Lennon

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) Against a policy that will damage established communities.

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" Mar 25, 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

Need for more accountability on developers to build what fits a streetscape

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)

Tearing down a house that fits the streetscape,, to put up a 30' structure with 2ndary buildings without suitable parking, just creates frustration and anger on the street. Parking wars!  
\*\*Totally against Gondek's blanket rezoning bylaw.



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First name [required] Fereydoon

Last name [required] Ismailian

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" 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)



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First name [required] Doris

Last name [required] Henn

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" Mar 23, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

I live in Arbour Lake NW. I am opposed to the city wide rezoning. When we purchased our home in Arbour Lake 33 years ago we chose this area and street because it consisted of single family housing. I would like it to remain that way. I do not want an 8 plex or any other form of multiple family dwelling to be constructed beside me, across from me, or anywhere in the immediate area. We bought our house with the expectation that it would remain in a single family housing area.

I have friends who live in Bridgeland and currently they have multiple family housing units going up on either side of them. They no longer have privacy or sun in their backyard. Due to the size of the housing units being constructed on either side of their house, their neighbors will be able to look into their bedrooms. I find that very unsettling. In addition to the privacy issue, I also am concerned about traffic congestion and parking. I am opposed to the proposed rezoning for Arbour Lake for the parts that have been designated as single family housing sections. I hope to continue to enjoy my property and area based on how it was originally designed.



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First name [required] Hailey

Last name [required] Seidel

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" Mar 24, 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

The Repeal and Restructure Blanket Rezoning

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

In favour

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

ATTACHMENT\_01\_FILENAME

ATTACHMENT\_02\_FILENAME

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

My name is Hailey Seidel, I bought my first home in 2017 in the community of Windsor Park in SW Calgary. I bought my home in a private sale with the previous property owner after renting her home for 3 years when she decided she wanted to sell it for access to the equity she had in the home. I have lived in my community for just shy of a decade and had a front row seat to the rapid, disproportionate and blanket density projects taking place across the city.

My personal home is a single, family home with a detached garage, located in the middle of a block; a relatively uncomplicated property. Last year, my home was crowded with the completion of the approved development of a 4-storey (3+ basement) single family home with a double car garage with a rental unit on top. Generally, we would support a single family development, but in this case the sheer size of the approved development has created challenges with crowding in a community that's historically known more traditional, 1 and 2-storey bungalows and duplexes scattered in amongst new single family infills and town homes. While I absolutely welcome the update to the area, the blanket rezoning is turning our community into a scattered thrift-store looking junk pile of ill-designed, constructed and planned dwellings. There is no community plan being considered. I can stand between my home and the two large infills on either side and touch the houses with my arms outstretched from my side where yards existed before.

Every corner has a 4-8 plex seeking approval, being developed, or at completion. These were approved under blanket zoning with the messaging that these would be affordable, entry level homes creating housing opportunities for Calgarians. Many of these units have sat vacant since completion because they are so expensive for the quality, location and number of them available on the market. Many of these units have been purchased as short term rentals which have increased issues for neighbours and property owners in the community. These units have all been listed at \$780k+ for a narrow dwelling with windows only on two ends of the home and an unfinished basement. These developments do not reflect access to affordable, entry level houses for Calgarians. The quality of the projects do not support the creation of a vibrant community that will age gracefully. We are seriously lacking infrastructure to support the disproportionate amount of density we have welcomed into Windsor Park.





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First name [required] **Heather**

Last name [required] **Lester**

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" **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)

The adoption of the citywide rezoning initiative has led to a development frenzy that is destroying communities and not creating significant affordable housing. Please rescind this legislation as soon as possible.



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First name [required] Marie

Last name [required] McKenney

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" 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)

Please consider accepting this late submission. I contacted three City Counsellors months ago on this question and did not receive a single response. The City needs to ensure that the rezoned properties serve the purpose they are built for. A single home down my street was replaced by an 8-unit complex. SIX of those units are listed on Airbnb. Calgary stands out among major Canadian cities where investment properties are allowed. Unlike Toronto, Mississauga, and most GTA cities that restrict Airbnb to your principal residence, Calgary permits both primary and non-primary residence short-term rentals. THIS is what needs to be changed to meet the perceived goal of ADDITIONAL and ACCESSIBLE housing.



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First name [required]                      Stuart Brian

Last name [required]                      Ahearn

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"                      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)

I would request City Council to repeal the Blanket Rezoning bylaw. As a long time resident of the Oakridge community, we have enjoyed the established quiet neighbourhood, and do not see the need to increase densification. I would want the council to reset the zoning designation to the previous designation.



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First name [required] **Tammy**

Last name [required] **Bowen**

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 am strongly opposed, against rezoning in communities like Coventry Hills.**

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" **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

Rezoning - Strongly opposed

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)

Communities like Coventry Hills are already overcrowded and parking is a huge problem on streets that are already too small. Illegal suites cause more overcrowding, less accountability and excessive garbage (loose and bins).