



PROTECTION OF PRIVACY ACT

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

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

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

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

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

For further information about the Proposed Citywide Rezoning Changes, see [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)

Picketts, Kathleen

From: Public Submissions
Subject: FW: [External] Instructions to Participate - 2026 March 23 Public Hearing Meeting of Council

From: Lorraine Moulding [REDACTED]
Sent: Wednesday, March 25, 2026 10:12 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: Re: [External] Instructions to Participate - 2026 March 23 Public Hearing Meeting of Council

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[Report Suspicious](#)

Hi Chelsea. Thanks. I've copied my verbal presentation into this email. If there is some other way I'm suppose to submit it would you please let me know.

I'm Lorraine Moulding and I am against the repeal of the zoning bylaw. I am a senior and homeowner who lives in North Haven. North Haven is a small mostly single housing neighbourhood with some small townhouse developments and a senior residents, north of John Laurie and east of 14 St NW. We have largely been undeveloped. When people buy here they mostly renovate on the existing footprint.

I'm a strong supporter of densifying our existing city footprint:

1. it lowers the cost of building and maintaining infrastructure - water/sewage, transportation, road maintenance, etc - and we are all aware of what trouble we are in right now.
2. some affordability - probably not by much but it's part of the solution
3. livability - density increases small businesses and amenities in a neighbourhood

I described my neighbourhood above because I believe it needs some density increase but I want it to be reasonable and fit the neighbourhood. I believe allowing more density where everyone has a door out to the street or alley fits the neighbourhood. I think there needs to be modifications to the existing by-law. I believe it was also designed to encourage developers to maximize their profit by squeezing in as many units on a plot of land as possible. I think the City needs to go back and review green space per unit and increase it. Also look at set back from the street.

I think it's unfortunate that we are focusing on this bylaw rather than addressing the larger issue of increased density. For those people, mostly of my generation, who thought they were on to a good thing by seeing homeownership as an investment I remind you that investments go up and down. I don't believe that the City should be making decision on how to create a sustainable and livable city on whether or not someone's house price goes up or down. And I'm tired of some homeowners hiding their investment concerns behind issues like infrastructure and parking.

Ways that I see of increasing density while maintaining livability include:

1. tie transit to density. For the green line north of city centre make it a designated BRT - it's something we can afford. With a bus every 10 to 15 minutes. Increase density 4 blocks in from the BRT. Be reasonable and have genuine consultations with communities. Don't build 20 story towers. No experts who recommend them live in them. There are studies that show they increase social isolation and loneliness. All communities should have access to green space and sunlight.
2. Increase density in areas like
 - Industrial adjacent like Manchester, Greenview and Franklin with appropriate green space and transit including street cars that tie into existing transit system and bike/walking pathways. These are areas that already have employment and some amenities .
 - Activity centres
 - commercial including malls
3. Permanent public transport like BRT's and street cars are attractors to business because they are more permanent and make it easier for people to get to work

4. Non-market housing. Lobby the provincial and federal government for increased non-marketing housing. There was a very good federal program many decades ago that had the CMHC as a funder and guarenteer of funds to non-profits and service clubs and churches to develop affordable housing, including for seniors. If this program had been maintained we would not be in the situation we are in. Work with other municipalities across the country to set a goal of 20% non-marketing housing in all areas rural and urban.
5. Address homelessness; consider what the City of London, Ont has just done. In an industrial setting they have build sheds that have electricity, heating and cooling, a large common area with bathrooms, laundry and kitchen. There is 24 hour security, with social and health services on site. It's temporary and residents are allowed to keep their pet. Encampments have significantly gone down. I'm sure someone like ATCO would be happy to partner with the City.

If this is build on a platform of the existing zoning bylaw with some modifications to green space and street set back then we could see steady density change to our City that keeps neighbourhoods intact and more livable.

Have genuine consultations with communities and avoid what the City did to Hillhurst Sunnyside. The residents in those areas engaged in many years of consultation about what density should look like in their neighbourhood. A plan was approved then disregarded. Many developers successfully petitioned city to disregard the guidelines and you now have a community who is frustrated and angry about the lack of respect by the City shown to the process and residents. I think this is reflected in some of the opposition to the existing bylaw. Many residents don't trust the City and see this as a slippery slope.

When you have consultations set some guidelines - how much density increase in the neighbourhood, 10%, 50% - how high should the buildings be - how much green space needs to be added or retained - etc, etc. And then reach binding agreements with the communities and if the City later wants to change them then restart the consultation process. You can group communities so you have reasonable zones.

Thank you for your time and attention.

Lorraine Moulding



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First name [required] Breanne

Last name [required] Linzel

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

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

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I am not sure if I picked the correct answer for if I am in favour or in opposition as it is unclear what is being asked... but I am against the current zoning that allows 8 units to be built on a previous single family lot with only FOUR parking spots. I understand that more density is needed, but why is only 0.5 parking spots per unit allowed? As a mother who walks in the neighbourhood with a stroller, more cars parking on the street is TERRIFYING. We already have pedestrians dying while crossing the road, this zoning will make it worse. Make new neighbourhoods more dense where people buy there expecting that, or places with better transit so it's more reasonable to not have a vehicle.



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First name [required] **Robert**

Last name [required] **Engbloom**

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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

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I strongly support the full repeal of the blanket re-zoning bylaw, the reset of the zoning designations to what was in place before the blanket re-zoning bylaw and to engage with communities to establish new zoning designations that properly reflect the wishes of the communities affected. I would also point out that since the adoption of the blanket re-zoning by the previous council, there has been a civic election where the voters quite clearly indicated the strong opposition to the blanket re-zoning bylaw. Respectively, Robert Engblom.



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First name [required] Pam

Last name [required] Fortier

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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 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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To be clear: I am in favour of repealing the current Blanket Zoning in effect. I purchased my home in Garrison Woods because of the already smaller lot size, and interesting mix of housing styles. The increased density that Blanket Zoning has increased the traffic dramatically, with cars racing through this once peaceful neighborhood. Most of the housing created is close to \$1 million. This is ruining the award winning character of the neighborhood and enriching developers.



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First name [required] Brody
Last name [required] Hodgson

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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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First name [required] **Linda**

Last name [required] **Williams**

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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 city wide 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)

I am in favour of fully repealing blanket rezoning. Please take it back to where it was before blanket rezoning was approved. A plan needs to have thoughtful growth that allows local area plans and sets the city up as a pleasant, functional place to live, work and play.



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First name [required] Deborah

Last name [required] Neale

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

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

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I am wholeheartedly against the blanket rezoning that was put in place by the last council. It is short sighted policy that does more harm than good. There are better ways to support the growth of affordable housing without completely changing the face of established communities.



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First name [required] Matthew

Last name [required] Kwiatkowski

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ATTACHMENT_01_FILENAME

Zoning Repeal Comments.docx

ATTACHMENT_02_FILENAME

Dear Mayor and Members of Calgary City Council,

I am writing to oppose repealing Calgary’s citywide rezoning. I am 24 years old, a young professional working downtown, and I rent in Mission while trying to save to buy my first home. For people in my age group, that first home is rarely a detached house. It is much more likely to be a townhome, row home, duplex, or another small-scale multi-unit home — exactly the kinds of homes that citywide rezoning is meant to make easier to build. Repealing it would make that path to ownership harder, not easier. Calgary approved this policy in May 2024 as part of its housing strategy, and City data reported during this year’s repeal hearing indicates that nearly 1,150 town and row-house development permits submitted in 2025 were enabled by citywide rezoning. CMHC has also said Calgary’s zoning must not reintroduce exclusionary single-family-only rules if the city wants to remain compliant with its Housing Accelerator Fund agreement.

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

I also want to note that this public hearing process risks overrepresenting older, asset-owning Calgarians who have the time, flexibility, and resources to organize submissions and attend long hearings, while younger renters are underrepresented. Research from the Urban Institute found renters are underrepresented in 99 percent of jurisdictions they studied in land-use decision-making, and broader housing-engagement research finds that older homeowners are often overrepresented while renters are frequently underrepresented in public meetings. That does not mean those voices do not matter, but it does mean council should be cautious about treating hearing participation as a full picture of who Calgary’s housing policies affect.

Calgary is finally making progress on adding more housing choices. CMHC’s 2026 Housing Supply Report says missing-middle housing benefited from zoning reforms that increase densification, and that Calgary hit another record high in housing starts in 2025. Reversing the course only a year and a half later would send the message that Calgary is unwilling to keep the few ownership options still within reach for younger residents like me. Please keep citywide rezoning in place.



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First name [required] Jenneth

Last name [required] Mills

How do you wish to attend?

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

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

Repeal 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)

I'm in favour of repealing blanket rezoning as neighbourhoods, like Glamorgan, that do not have an established development plan and do not have sufficient infrastructure to support such profound growth are at risk. The recent water shortages are evident that unchecked development on old infrastructure is a risk; further, there seems to be no plan or expectation on the type of builds. Much of what I'm seeing proposed in my area will not help families find affordable homes. They are exceedingly small units with little to no storage - you have winter jackets and boots? No room in summer, not enough room for a queen sized bed and side tables, or even a living room set. They're small, cramped units that might be ideal for single people or close roommates but not families. Growth needs to happen, but it should be thoughtful and well planned. These builds are nothing more than money grabs. Repealing the blanket rezoning can able communities to work with the city for reasonable and safe development. Currently, we are fighting development at our own expense and asking simply that 16 units with a garage not be placed in the middle of a quiet street that already struggles with parking and water/sewer issues.

It'd but any saying no growth but saying yes with measured and thoughtful planning



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First name [required] Pamela

Last name [required] Stone

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: I am absolutely against blanket rezoning

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am adamantly in favour of fully repealing blanket rezoning and hope enough Council members and Calgarians vote to reset the zoning to the way it was before blanket rezoning. Calgary is one of the best cities to live in and a major destination for tourists. let's keep the character of legacy/historic neighbourhoods and the beauty of our existing greens spaces!!!
Traffic, parking and infrastructure are already an issue in many neighbourhoods such as Marda Loop. Thank you.



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First name [required] Houston

Last name [required] Meding

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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 have some land, I have some building materials, and I have a willingness to build something" this is how hard it should be to build housing in this City. Young people are paying more than double their income to buy a house in Calgary today than in the 1990s. Housing costs are rising faster than incomes, and this has been to the benefit of banks and the baby boomers being the wealthiest corporations in Canada, and the wealthiest generation in Canadian history. They do not need more help. It is frankly upsetting that city council would consider making it harder to build row houses in "established neighborhoods" because a small minority of retired people hate the idea that a row house may block some sunlight into their home or add a few extra cars on their street. Our single-family zoning laws create inefficient land use which reduces the amount of taxes collected by the city on a per acre basis. This makes us all poorer and reduces the quality of our city's services and infrastructure.



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First name [required] Keith

Last name [required] Dewing

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 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 Chang

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 South Calgary and am in favour of blanket rezoning. The increased density has improved services in the area, and I don't notice any increase in traffic, noise, or garbage cans



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First name [required] Brittany

Last name [required] Osiowy

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)

In 2022, my husband and I purchased our first home in inner city Calgary. Being inner city was important to us to be close to work, as both of us work jobs that often require us to start early and work late. The result of this meant we had to spend a number that meant we were investing in a long term dream. We purchased a beautiful character home surrounded by beautiful old growth trees and greenery. Plain and simple, we love where we live. When the rezoning bylaw past, it made us super nervous that our investment was at risk of losing value, including our neighborhood losing its character to make way for multi-family dwellings. Generally, I do think density can be beneficial and a means to create affordable housing; however, it needs to be done and thought through on a case by case basis not city wide. The schools in our neighborhood are already at capacity, the utility infrastructure is old and dated - any more demand continues to put the supply of our neighborhood and city at risk. Secondly, I am a firm believer, that this initiative has not benefited new families and created affordable housing at all... rather it has created a income making opportunity for developers to take advantage of revenue making opportunities. As such, I am against city wide upzoning.



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First name [required] david

Last name [required] barlow

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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)

I ask you to fully repeal blanket rezoning; reset the zoning to what it was before blanket rezoning; and engage with residents to develop local area plans to guide thoughtful growth.



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First name [required] **Lori**

Last name [required] **Kennedy**

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 city wide 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)

Instead of building 3 story multifamily buildings why not build bungalow style duplexes? I know the square footage is less but that is what will make them more affordable. They could even have already built in secondary suites in the basement which would increase the cost of the duplex but it would be offset by the rental income for the buyer if they choose to rent it out. So it would still be feasably economical for both the developer and the buyer. At the same time it will eliminate shadowing and maintain privacy for the surrounding neighbourhood. The overall height of these buildings is the biggest issue to me. Even rowhouse bungalows could be an option. Check out the 4 units at the corner of 17 ave sw and 25 st sw on the north side of 17th. They have been there since the 80's and they would look fine particularly in neighbourhoods that already have bungalows. This solution increases density thoughtfully while increasing actual affordable housing too.



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First name [required] Vijay
Last name [required] Viswanathan

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)

We are (i) in favour of fully repealing blanket rezoning; (ii) resetting the zoning to what it was before blanket rezoning; and (iii) engaging with Calgarians to develop local area plans to guide thoughtful growth.

-Desirae and Vijay
Ward 8



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First name [required] Malcolm

Last name [required] McKean

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

repeal Blanket rezoning 2026.pdf

ATTACHMENT_02_FILENAME

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

very disappointed that the previous mayor and council did not act in the interests of the city and blatantly ignored the obvious views of the citizens.

Do the right thing and repeal blanket rezoning!

Repeal Blanket Rezoning

March 25, 2026

I am writing as an affected landowner who wishes to see the repeal of the blanket rezoning. I live in St Andrews Heights, a neighborhood that was developed in the late 1950's and was originally zoned as single family residences on 50 ft lots, no infills and no secondary suites. St. Andrews is a neighborhood with established trees that create a healthy balance of shade and privacy. We now have 3 or more applications to the city for high density housing in an area that should be single family housing only.

Between St. Andrews and the new Cancer center is Foothills Village, where high density residences buffer busy 29th street, I want to point out that this high-density housing was built providing adequate parking for the residences.

The city planners who thought to allow for ½ of a parking space for each unit of high-density housing are completely out of touch with the citizens in this city. Currently the average is 1.8 vehicles per household and I would suggest requiring 2 parking spaces per housing unit is not unreasonable.

I was opposed to blanket rezoning back in 2024 and today I want to see the city-wide rezoning repealed. I am very frustrated that the previous Mayor and Council would completely ignore the wishes of the citizens of Calgary in 2024 and passed blanket rezoning even though there was obviously very strong opposition to it. I want the city to return to a planning model where each community has input from citizens for what is planned or happening in their community. I do not want to see any new zoning amendments added when the blanket rezoning is repealed.

The results of allowing high density housing in areas that do not have the infrastructure planned for that density will cause overloads to services including water supply, sewer and electrical demand.

I am disappointed that it was pushed as an opportunity to add affordable housing, what it does is destroy community land values and remove privacy and destroy the overall feel of the neighborhood.

The 2024 blanket rezoning should never have happened; I strongly urge the Mayor and Council to listen to the citizens and do the right thing finally and repeal blanket rezoning.

Signed

Malcolm McKean

Ward 7



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First name [required] Carol Ann

Last name [required] Williams

How do you wish to attend?

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

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

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

ATTACHMENT_02_FILENAME

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

We would like Council to (i) effect a full repeal of the blanket rezoning bylaw. The city planning needs a thoughtful, nuanced approach by professional planners. Not, a blanket approach which has already begun destroying some communities.



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First name [required] Greg

Last name [required] Waslen

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) Yes

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

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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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Recently I sold a condo in downtown Calgary for \$100,000 less than I paid for it 15 years ago.

The cost of housing is not the problem. It is less expensive today. The problem is wages are low in Canada and government taxes are very high. Therefore it is difficult for young people and immigrants. Governments need to cut taxes, increase productivity and encourage free enterprise and choose best people for the jobs based on ability not colour, religion or ethnicity. A competitive society is the only way to help less fortunate to improve. Hand outs and government programs bring us all to the lowest common denominator. Look a Cuba today. Is that what Canadians want through their controlling government??



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First name [required] Leigh

Last name [required] Peters

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 city wide rezoning change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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First name [required] Roger

Last name [required] Shinkaruk

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 want blanket up zoning repealed.

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

Repeal Blanket Up Zoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

REPEAL blanket up zoning.



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First name [required] Maria
Last name [required] Moreno Quintas

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)

The previous Council failed Calgarians in the means representating citizens views. 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] Leigh

Last name [required] Peters

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 am resubmitted my response. Your submission page is not clear. I am in favour of blanket rezoning be repealed. This form is terribly misleading. If you oppose blanket rezoning, it is very likely that you will chose the wrong button, as I did. I think you can expect that many more Calgarians will feel the same way so you may have to restart this ridiculous process again.



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First name [required] Janice

Last name [required] Blakely

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 Infrastructure and Planning

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

(i) in favour of fully repealing blanket rezoning;

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

(i) in favour of fully repealing blanket rezoning; (ii) resetting the zoning to what it was before blanket rezoning; and (iii) engaging with Calgarians to develop local area plans to guide thoughtful growth.



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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] Lynnette

Last name [required] Bouelle

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" 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.u



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First name [required] Ellen

Last name [required] Smith

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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

In support of Repeal Blanket Upzoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I support 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] Steven

Last name [required] Smith

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

In favour to Repeal Blanket Upzoning

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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I support 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] PETER

Last name [required] ROBERTSON

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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 encourage Council to approve a complete repeal of the current blanket rezoning bylaw.
I believe that the previous Council did a great disservice to the people of Calgary when they approved this bylaw despite hearing from an overall majority of participants at the previous hearing that were clearly against this bylaw. I offer the following comments: The bylaw as it stands takes away any input from residents affected by proposed multi unit developments; I understand that it has not delivered affordable housing but rather has given developers an opportunity to increase their returns on a standard lot; Developments with inadequate parking have resulted in more parked vehicles on streets together with added safety concerns; and the full use of lots eliminates the tree canopy that Calgarians have worked hard to protect. I would appreciate your consideration.



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First name [required] Mike

Last name [required] Majcher

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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)

In the 2025 election, City Councillors ran on COMPLETELY repealing blanket rezoning. A FULL reset.

In 2025, Calgaryans spoke out overwhelmingly in favour of repealing blanket rezoning. Calgaryans trusted you. We did not elect you to go back on your word.

We want a complete repeal of blanket rezoning, back to the way it was. NOT a modified version.



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First name [required] John

Last name [required] Tatlow

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)

Citywide Calgary rezoning is a very poorly conceived concept that I firmly oppose. Each particular community and neighborhood in Calgary has a very unique character that is lost in citywide rezoning. This character encompasses its green spaces, roadways, style of houses, trees, lot layout, fences, gardens, flora and fauna within each particular lot, sports facilities, style of sidewalks and driveways. This character must be retained in each community. Blanket rezoning causes this character to be lost forever, along with the overall character of the city. Blanket rezoning is a policy move that the City of Calgary will regret. The city neighborhoods will lose their character, the overall character of the city will be lost. It is vitally important that each future neighborhood be studied and reviewed with well managed neighborhood input and consultation — and developed accordingly. Anything less is a haphazard and lazy approach to urban development. Citywide rezoning is this approach — haphazard and lazy — which will make for uninteresting, uninspiring and unimaginative communities and neighborhoods. We must take each individual community and neighborhood and develop it, with community and neighborhood input. Please know that I am firmly opposed to citywide rezoning, as are numerous other concerned Calgatians.



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First name [required] Janice
Last name [required] Pasieka
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) english

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)

in favour of fully repealing blanket rezoning; resetting the zoning to what it was before blanket rezoning; and engaging with Calgarians to develop local area plans to guide thoughtful growth.



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First name [required] Emily
Last name [required] Fellers-Robertson

How do you wish to attend?

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

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

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 had previously submit a comment saying I was opposed but I understood that to mean I was opposed to blanket rezoning. I am in favor of REPEALING blanket rezoning and support calgarias for thoughtful growth



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

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

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)

Good morning / afternoon

Mayor Farkas and members of council thank you for the opportunity to speak today.

My name is Jean Woeller, homeowner and resident of Bowness and disillusioned former volunteer on our community planning and development committee.

I live in a community that is shouldering more than its fair share of new construction, increased density and all of the inherent downsides such as loss of tree canopy and soft scapes, significant traffic congestion, and an increase in street parking which makes safe navigation through the community a challenge and more importantly strain on infrastructure.

I am mostly in support of what is being proposed as part of this hearing.

I support repealing blanket rezoning to bring back the low-density residential zones that existed in the land use bylaw prior to the citywide rezoning.

We were promised by past council that the changes as a result of blanket rezoning would be transitional. This is not our experience in Bowness. DMAP from March 24th makes Bowness look like a measles rash. I'd like to see other established communities sharing in the increased density and the City consider the cumulative impacts to traffic flow as a result of Bowness densification.

<show DMAP>

I also support the proposed R-CG changes that were summarized on the City website.

The proposed changes to R-CG such as prohibiting townhouses and row houses mid-block, reducing the building height, prohibiting zero lot line development and reintroducing a minimum set-back, seem more respectful of the established community.

I support the repeal because I think it's important that planners consider community context which does not happen with blanket zoning. Shaun Heffel on Tuesday spoke of the CPKC Railway Crossing as context that has been ignored in planning in Bowness. It should also be noted that Bowness is squeezed by the river on its north and east end, the tracks on the west end and Highway 1 on south side.

A community's risk of flood is another important consideration that planners seem to ignore with blanket zoning.

<upper Bow Fact Sheet>

From the Calgary River Valley Project Fact Sheet you can see that 218 properties are in the High Hazard Flood Category, and 200 in the Flood Fringe. The majority of these properties are found in the Community of Bowness.

It seems inappropriate to allow increased density in Calgary's flood fringe which blanket zoning does not take into account. Consider the effect of this increase in density when the community must evacuate during the next 2013 size flood given the limited exits out of the community. When 16th Avenue is rerouted onto Bowness Road as a result of the Feeder Main Construction, it is a nightmare trying to turn onto Bowness Rd to exit the neighbourhood. In the event of a flood evacuation there might be only 1 or 2 exits out of the community.

Consider the number of residents living in basement suites and the damages to their home, contents and their displacement as a result of another large flood. Some of this damage can be mitigated by planning where it is appropriate for increased density and specifically for basement suites.

I said that I am mostly in support of what is being proposed; meaning that I do not support all of the exceptions with respect to grandfathering of applications. In anticipation of the repeal and new restrictions soon to be proposed in flood hazard areas, developers have rushed to submit applications to avoid future restrictions, such as disallowing living spaces including suites below the defined flood elevation. I am happy to share

what I know about some of these proposed building restrictions for flood hazard areas after my presentation.

<slide of DMAP under review>

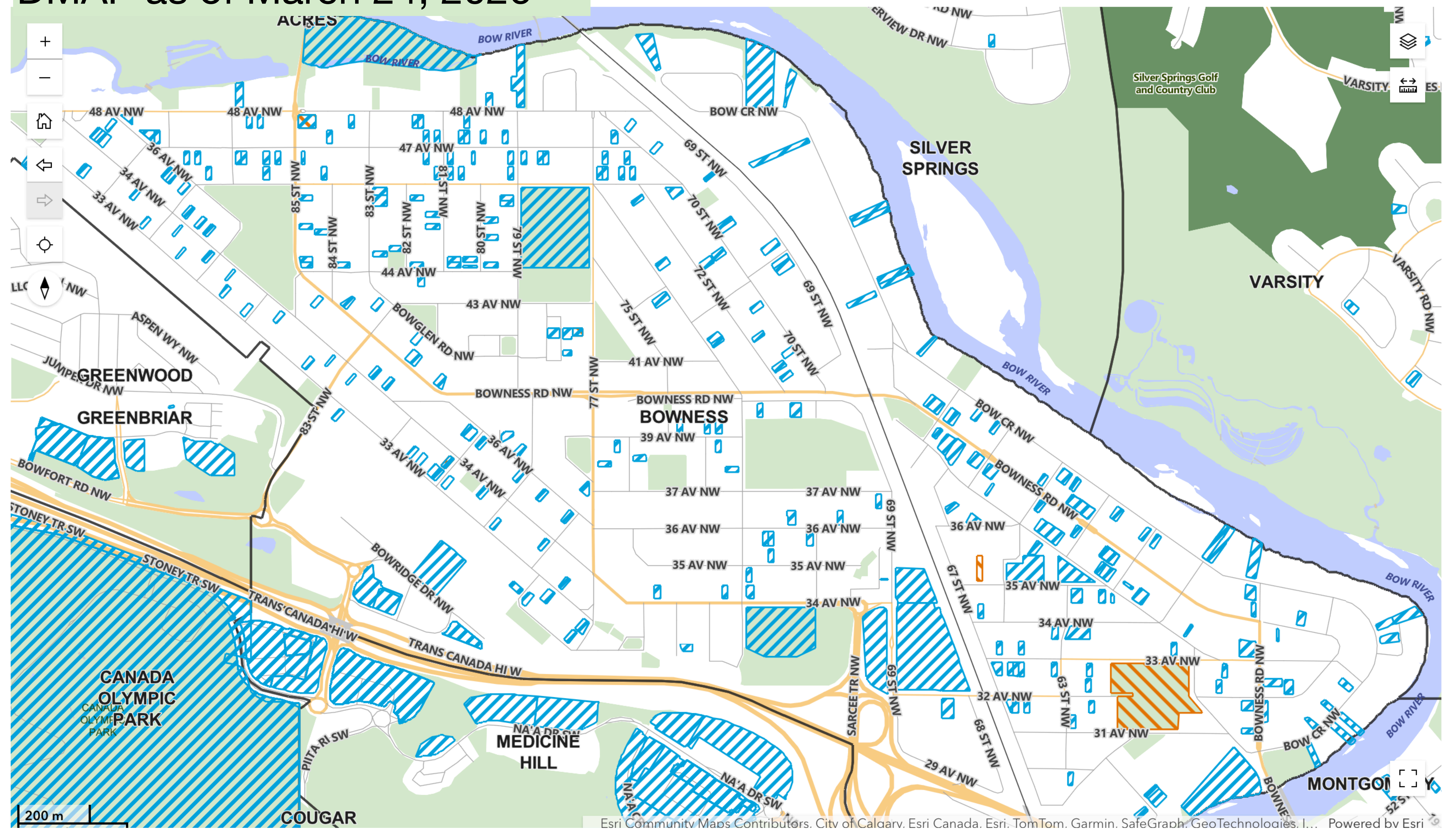
Here's DMAP showing applications with status of under review, in circulation or in advertising as of March 24. How many more rushed and inappropriate applications will be received before the hearing's first reading of the by-law?

For this reason, I ask that council reconsider the exception for properties that have submitted a permit or subdivision application before the first reading of the proposed bylaw. Perhaps the exception could be limited to only those applications already approved, thereby reducing the number of applications that do not meet council planning objectives.

Context matters when it comes to urban planning. A community's character and risk of flood should be an important urban planning consideration among others. This is just one reason why I support the repeal of blanket rezoning and return to more intentional urban planning - possibly through Local Area Planning.

Thank you and I am happy to take questions.

DMAP as of March 24, 2026



Upper Bow Fact Sheet

Communities:

Bearspaw / 12 Mile Coulee

Parkdale

Bowness

Montgomery

Valley Ridge

Relevant Flood Topics:

Groundwater flooding

Protected areas: Montgomery

High Hazard Flood Fringe

Flood Mitigation Infrastructure:

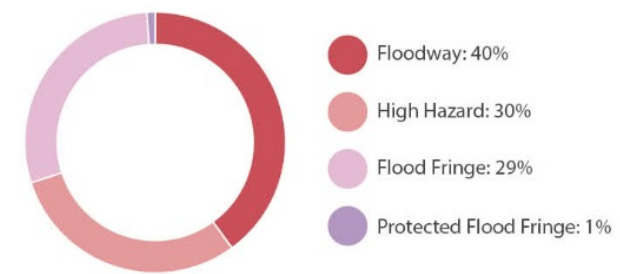
Dams: Ghost Reservoir (5-year operating agreement for flood mitigation)

Bank protection and restoration: near Home Road, at John Hextall Bridge / Shouldice Bridge and near Parkdale

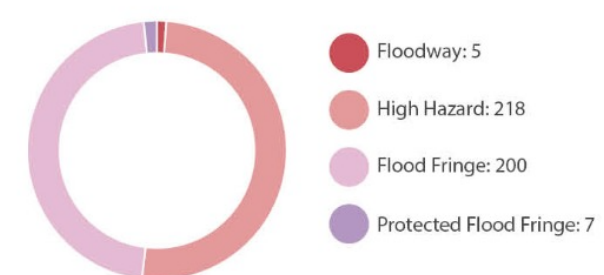
Rip rap: along some banks, bridges and outfalls

Barrier: berm near Montgomery and Shouldice Park

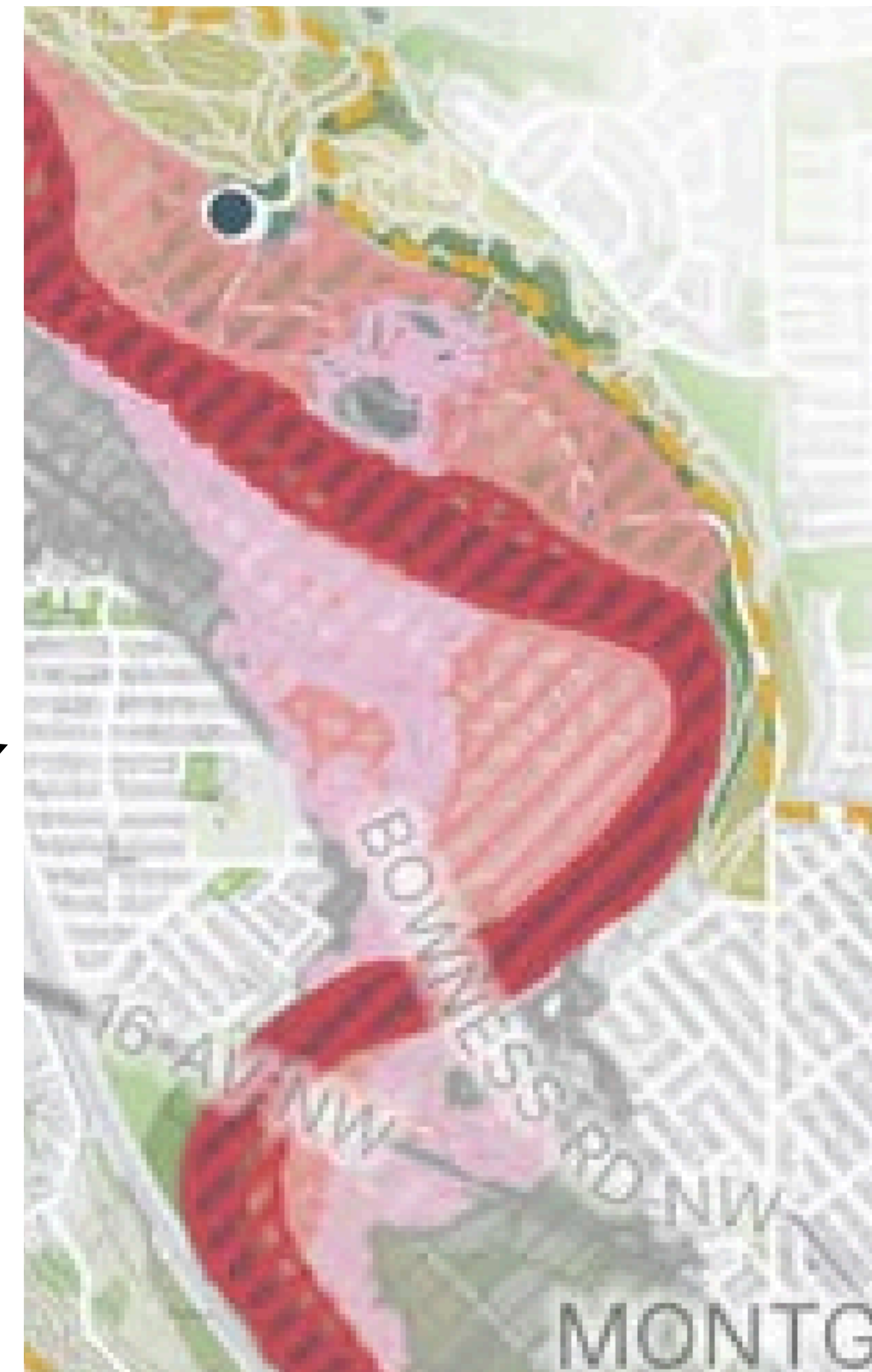
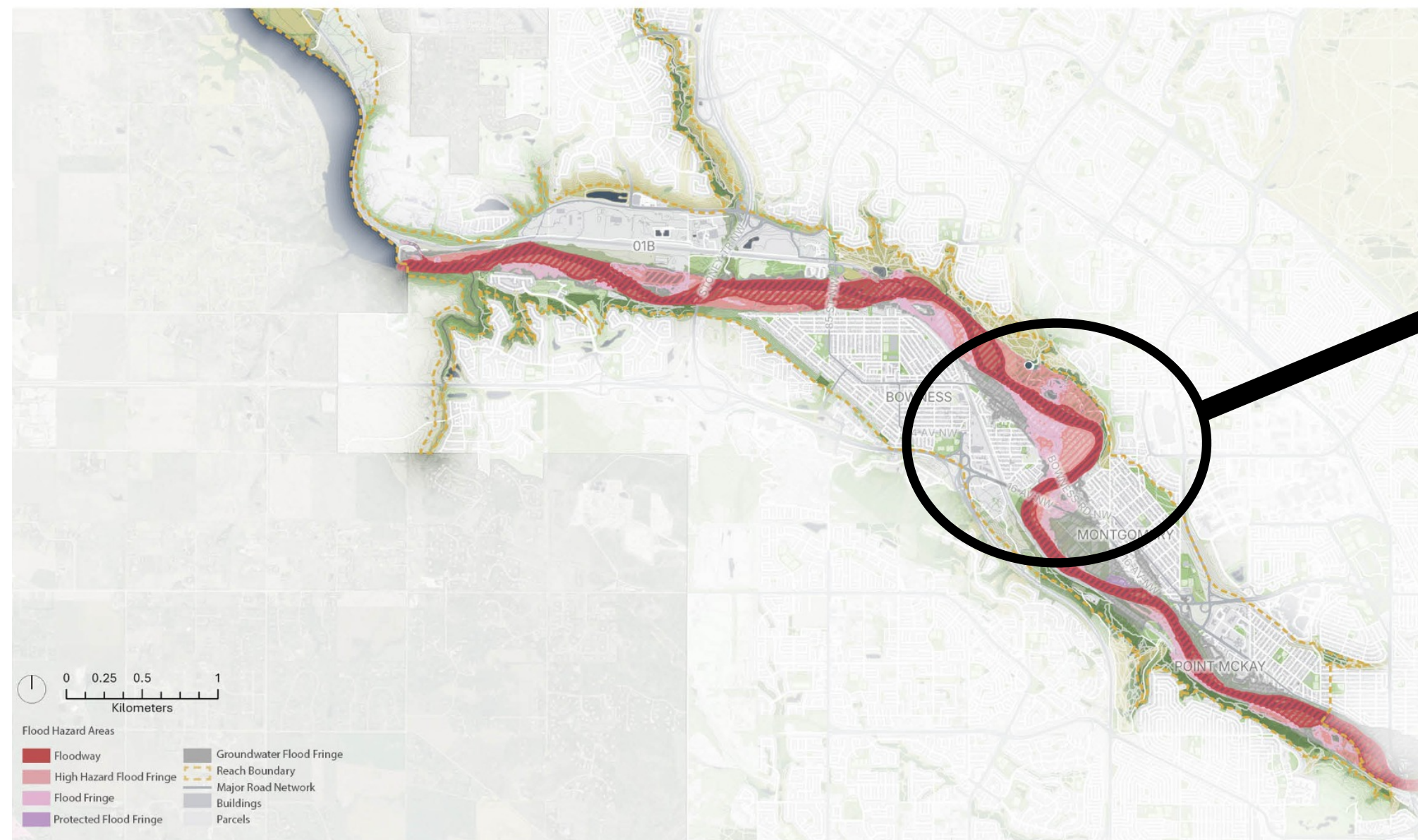
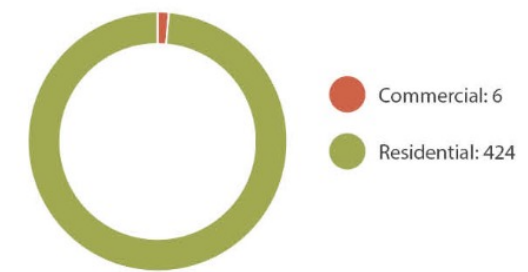
Flood Hazard Area Percentage



Number of Buildings in each Flood Hazard Area Category



Types of Buildings Within the 1:100 Floodplain



from Calgary River Valleys Project Engagement, Dec 1, 2025

DMAP - under review, in circulation, in advertising as of March 24, 2026



Flood Hazard Areas – Proposed Building Development Regulations

Scales of Development

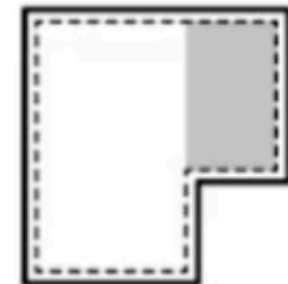
Different scales of development trigger different requirements.



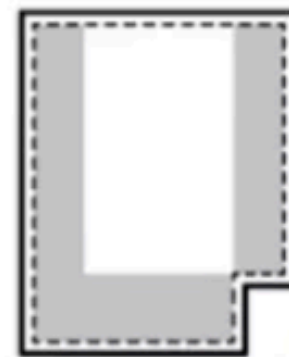
Existing Development



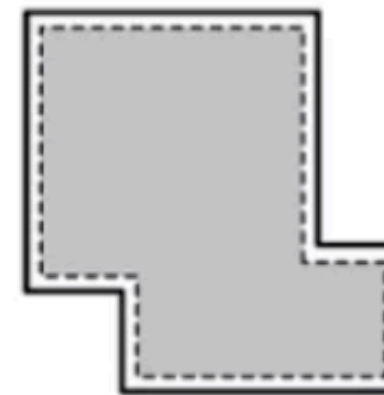
Small Addition
(less than 10% of building footprint or square footage)



Moderate Addition
(between 10% - 75% of building footprint or square footage)



Major Addition
(more than 75% of building footprint or square footage)



New Construction

Proposed Requirements

The following are the draft building floodproofing measures that would be applied to development in the Flood Hazard Area.

No requirement. Properties that aren't changing, or are changing by adding 10% or less of their current footprint, are not required to meet any new regulatory requirements in the Flood Hazard Area.

Partial requirements. For moderate additions, minor floodproofing measures are required:

- Provide electrical isolation for the whole building through master switch above the DFE.
- Install a sewer backup valve.

Full requirements. For major additions and new builds, full floodproofing measures are required:

- Construct the first floor at or above the DFE.
- Locate all living spaces above the DFE, except in Protected Flood Fringe areas.
- Set all windows, doors, and building entrances above the DFE minus 1 metre, except in protected Flood Fringe where it is above the DFE.
- Place all electrical and mechanical equipment above the DFE.
- Make any areas below the DFE watertight.
- Install a sewer backflow valve and proper foundation drainage.
- Install a water alarm in the lowest level of the building.
- Follow reverse-grade driveway design rules.



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First name [required] Karlyn

Last name [required] Bender

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)

My name is Karlyn Bender and I live in the Mount Royal community. I am asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning, and restart the planning and densification process by re-engaging with Calgarians through an expedited, transparent and inclusive Local Area Plan and corridor planning process.

The issue that matters most to me is that one-size-fits-all zoning ignores neighbourhood differences. Calgary’s communities differ in design character, infrastructure capacity, and transit access – neighbourhood by neighbourhood context-sensitive analysis and planning are essential to ensure that these critical elements are not negatively impacted. For example, over the past year, concurrent with the replacement of nearby single family dwellings with multi-dwelling units, I have already noticed a significant increase in traffic volume and accompanying noise. This past summer, for the first time, I was often forced to shut my windows to keep traffic noise at bay – not just during the day but overnight as well. My backyard is no longer the quiet retreat that it once was.

Density does not equal affordability. Blanket upzoning allows more affordable, modest homes to be replaced with higher priced redevelopment and without regard to neighbourhood character or supporting infrastructure needs. As well, BUZ does not impact communities evenly. Blanket rules do not guarantee equitable growth - market-driven infill remains clustered in the inner-city. Intentional corridor and LAP planning allows fairer distribution.

Finally, to note, the Housing Accelerator Funding (HAF) is performance-based and outcome-oriented – it is not zoning based. It establishes supply targets but does not mandate a single or blanket upzoning instrument. Calgary has already exceeded its HAF housing supply growth target, achieving approximately 44,000 units against a revised target of 42,667 units — more than a year ahead of schedule.

I respectfully request full repeal and a return to community-based planning



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First name [required] Barbara

Last name [required] Wiebe

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)

Please let my experience as a resident on a quiet Brentwood residential street be a cautionary tale as to what will become commonplace should the blanket re-zoning bylaw not be repealed. There is an application for development of the single lot across the street from me to replace a single family home with a 3-unit row house complex, each unit having its own basement suite PLUS a semi-detached dwelling, each unit having its own basement suite PLUS a row of 5 single-car garages. According to the drawings there will be a total of 28 bedrooms and 25 bathrooms. The Calgary Municipal Development Plan says that The City promotes infills that are sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods. This proposed development on Brighton Drive in Brentwood, while complying with all existing restrictions and guidelines in the current R-CG zoning is anything but sensitive, compatible and complementary to the existing physical character. My street is made up of 65-year old bungalows, approximately 16 feet in height. They are all set back from the road about 25 feet. The proposed towering 3-story structure would be a jarring contrast to anything that currently exists. I worry about the aging infrastructure - our sanitary sewer system is already strained and requires regular maintenance from the City; there will be excessive runoff due to limited landscaping, straining the storm sewers; will there be adequate power with the addition of 10 units needing 200-amp service for their EV plugs? What about the loss of tree canopy? Street parking and traffic will be a major concern.

A full repeal of the blanket rezoning is necessary to stop this extreme over-development. Densification is necessary, but it must be done in a controlled manner to prevent the destruction of long-standing, established communities.



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First name [required] Andrea

Last name [required] Trainor

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

March 25 2026 - Blanket Upzoning.docx

ATTACHMENT_02_FILENAME

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

Please see attached my support of repealing the Blanket Upzoning bylaw, returning to the previous zoning.

Andrea Trainor
Calgary, Alberta

March 25, 2026

Dear Mayor Farkas and City Councillors:

I am writing to say I support repealing the blanket upzoning and reverting back to the previous zoning. I have included my previous letter sent in April 2024. My thoughts still stand: I remain incredibly frustrated with the lack of engagement and listening from the city. This includes the laughable L.A.P. process our neighbourhood went through. When city employees are cutting residents and homeowners off in discussion in favour of transient residents, who have no ties to the neighbourhood and are not engaged with the local CA or any of the community-building efforts, it is infuriating.

As I stated below, I want elected officials to understand that they are to represent their constituents. The voices of Calgarians have been very clear and loud and the evidence does not support the current blanket rezoning.

I look forward to the repeal of this bylaw.

Thank you,

Andrea Trainor

Andrea Trainor
Calgary, Alberta

April 14, 2024

Dear Mayor Gondek and City Councillors:

I am writing to register my strong objection to the proposed blanket rezoning for the City of Calgary. I have written the Mayor and Council a few times since this proposal was first tabled and have received a couple of responses from councillors who appear to be listening however I am still incredibly frustrated with the lack of engagement from the majority of city council, especially Mayor Gondek.

There is ample evidence that this approach does not address the stated reason for upzoning: affordability. There has been a lot of development near my residence, none of which is affordable despite it being more dense. To add further insult, affordable housing is actually being demolished in favour of market housing. This is ridiculous!

The city's engagement process has been abysmal in recent years. Overwhelming residents with tight timelines, limited transparency and convoluted objectives seems to be the most recent playbook employed by city council. Even when residents express their upset, city council still seems to move forward with decisions that contradict the will of the majority. It is truly baffling this is taking place while the City of Calgary is surveying residents and requesting feedback on how they want to be represented (<https://engage.calgary.ca/heard>). I want elected officials to understand that they are representing their constituents.

From the beginning of this proposal of blanket upzoning, there have been inconsistencies and undue pressure to make a quick decision. I do believe that residents want more housing, especially housing that is affordable, for fellow Calgarians. However, absconding responsibilities such as due diligence, pilot projects and research will not benefit anyone except developers. Homes will not be affordable and neighbourhoods will no longer serve residents. True planning takes time and prioritises the opinions of residents. These people make the community. If council had supported a plebiscite, it would have given much more time for Council and the Mayor explore the topic and inform themselves in a meaningful way that could truly serve Calgary residents.

There are also significant environmental impacts when homes are taken down with little regard to the tree canopy, increased lot coverage (less vegetation, more concrete) and upgrades to utilities that are required to support the changes. Given that we are in drought conditions and Mayor Gondek declared a climate emergency on her first day in office, I'm surprised how quickly this is being pushed through without strong data to support and determine the impacts.

I strongly urge the Mayor and City Council to listen to residents' objections and oppose the blanket rezoning. I am not in favour of this proposal.

Sincerely,

Andrea Trainor



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First name [required] Jonathan

Last name [required] Romalo

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

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)

To the Mayor and Councilors:

Please effect a full repeal of the blanket rezoning bylaw and reset the zoning designations to what they were prior to the blanket rezoning bylaw. Quite often the properties that get redeveloped into multiplexes are houses being rented out by families. As these are candidates for tearing down they typically are affordable rentals. Thus, each such redevelopment eliminates an affordable rental for a family. What is the plan to replace these? If the newly multiplex is rented out, the rent of each unit is going to be on the upper end of the rental market, since they are brand new. If the units are offered for sale, they will be priced at the upper end of the sale market, again since they are brand new (and will attract GST no less). If you want to increase the number of affordable rentals in the city you should instead encourage the renovation/conversion of these single family homes into rental units. Thank you.



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First name [required] Carter

Last name [required] Kerzner

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)

Proceeding with a blanket rezoning without community input is insane. Council should fully repeal the blanket rezoning law, go back to what the zoning regulations were previously, and re-engage with proper community input. Specific area plans are much more effective than a blanket rezoning....



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First name [required] Jeffrey

Last name [required] Wiggers

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

Jeff Wiggers Blanket Rezoning Speach.pdf

ATTACHMENT_02_FILENAME

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

Please see attached speech, I support the motion to repeal blanket rezoning.

Hello Mayor and Members of Council,

I am writing to support of the proposed motion to repeal blanket rezoning.

I spoke against blanket rezoning during last year's hearings, where I urged Council to take a more balanced and targeted approach. At that time, I emphasized that a "one-size-fits-all" policy does not reflect the diversity of Calgary's neighborhoods. I also suggested alternative ways to increase housing supply, including stronger community engagement, accelerated development on City-owned lands, and faster completion of local area plans.

One of the most commonly cited arguments for maintaining blanket rezoning is that it improves housing affordability by increasing supply. While this theory can hold true in a closed system, Calgary's housing market is not a closed system. In practice, what we are seeing is the loss of older, relatively affordable homes, often in the \$500,000 range, which are purchased, demolished, and replaced with duplexes or row housing that sell at a significantly higher price. In many cases, a single \$500,000 home is replaced by units selling for close to \$1 million per side. This does not improve affordability for most Calgarians. Conversely, this raises the entry price within established communities.

I would also like to speak to the importance of proper planning. When decisions are rushed, the likelihood of unintended consequences increases. In many ways, blanket rezoning feels like a policy implemented without sufficient planning, and we are already seeing some of the impacts.

A clear example is parking policy. Current zoning changes removed minimum parking requirements. At the same time, publicly available City data shows that the number of registered vehicles per 1,000 residents has been steadily increasing year over year. Simply put, Calgary has more vehicles today than it did last year, yet zoning changes now require as little as half a stall per unit, and none at all for some suites (carriage house suites). This disconnect puts real pressure on neighborhood streets and was not meaningfully addressed before implementation.

This leads to a broader question: was blanket rezoning a well-considered policy? From my perspective, it has not achieved its stated goal of improving affordability, it lacked broad public support during the original hearings, and many members of this Council were elected on commitments to revisit or repeal it. Based on those facts, I believe the answer is no.

Calgary is clearly passionate about this issue, as evidenced by the level of public engagement. My request today is that you give residents the opportunity to work with you by supporting this motion and moving toward a more **collaborative approach** to growth.

We already have a strong framework to do this through local area plans. Residents understand their communities deeply. We see both the challenges and the opportunities for appropriate housing, amenities, and businesses every day. As today's turnout demonstrates, people are willing, and eager to engage constructively.

Rather than continuing with a blanket, "anything goes" approach, I urge you to move toward a model guided by community input and sound planning. Doing so will produce outcomes that are not only effective, but also broadly supported and sustainable over the long term.

Thank you for your time and consideration.



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First name [required] john
Last name [required] mccormick

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 will comment in 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 26, 2026

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

[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

I am John McCormick, a city of Calgary Resident and home owner.
I was born in the community of South Calgary, members of my family still reside in the home my father bought in the South Calgary community after World War 2.
I am a frequent visitor to the old family home.
Recently, those visits have been made more difficult due to the lack of on street parking.
I had no problem with 50-foot single family home lots being turned into 2 town homes with on site garages. The blanket rezoning with higher density of units and no requirement for adequate on-site parking is, in a word, stupid.
I am in favor of repealing the ill-considered blanket rezoning, noting that many members of council campaigned on this issue.
I am in favour of returning the zoning to that which existed before the ill-considered blanket was dropped across large swaths of the city. This old zoning should apply to any property that is permitted for higher density under the blanket rule, but does not yet have shovels in the ground, on the proposed densified development. Allowing dense development on many parcels in various stages of permitting process will allow this ill-considered policy to continue to compound the burden on residents of these communities.
I am also in favor of the return to the Local Area Plan process which has served our communities well.



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First name [required] Lawrence

Last name [required] Smith

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 favour of a full repeal of the blanket rezoning bylaw. The bylaw should be reset to the zoning designations that were in place prior to the blanket rezoning bylaw. The Council that approved blanket rezoning did not run on this issue. This new Council did. Those who won were elected because they are in favour of a full repeal of blanket rezoning. Seventy percent of Calgarians expressed their opposition to blanket upzoning in the 2024 public hearing. Upzoning has increased land costs and replaced entry-level homes with higher-priced buildings. This has done nothing for affordability. It has also put a strain on an already strained infrastructure. Council needs to repeal blanket upzoning, restore prior zoning and re-engage with the full participation of the communities where growth is happening.



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

March 23, 2026 Repeal of Blanket Rezoning Letter of Support (Additional Comments) (1).pdf

ATTACHMENT_02_FILENAME

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

March 24, 2026

Mayor Jeromy Farkas & Members of City Council
City of Calgary
Calgary, Alberta

Re: Additional Submission - March 23, 2026 Hearing - Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing Citywide Residential Rezoning), LOC2026-0010

Dear Mayor Farkas and Members of Council, I would like to submit the following additional comments regarding Bylaw 9P2026, a bylaw that amends Bylaw 1P2007.

While I understand the intent to increase housing supply and improve affordability, I strongly believe that a one-size-fits-all rezoning approach does not adequately account for the physical and safety realities of individual communities across Calgary.

Each neighbourhood in this city has unique characteristics—particularly in terms of topography, infrastructure, and environmental conditions—that directly affect whether increased density is appropriate or safe.

A clear example is the area around 132 Varsity Estates Place NW. This location is not a flat, uniform parcel of land. The street slopes downward toward the sidewalk, and due to Calgary's frequent Chinook cycles, the sidewalk in this area is often covered in black ice during the winter months.

This is not a hypothetical concern. I walk past this area regularly in the mornings, typically around 8:15 a.m., and have personally observed how consistently hazardous these conditions can be. Even under current density levels, footing can be unpredictable and dangerous.

Introducing increased density—whether through multi-unit developments, secondary suites, or increased traffic—would significantly amplify these risks. More residents mean more foot traffic, more vehicles, and greater strain on infrastructure that was not designed for these conditions. In areas with challenging topography, this is not just a planning concern—it is a public safety issue.

As a resident, I already feel that my voice is limited during the development permit stage. Although there is a possibility of an appeal, particularly through the Subdivision and Development Appeal Board—where neighbours' concerns are heard and considered—I feel my concerns are often ignored.

Recent experience in my community reinforces this concern. A citizen-led petition with over 300 signatures was submitted opposing a proposed land use change from R-CG to H-GO at 132 Varsity Estates Place NW. Despite the level of community engagement and concern, the application remains active. From a resident's perspective, this creates the impression that meaningful input is not adequately reflected in decision-making outcomes.

With blanket rezoning, this concern becomes more serious. From my perspective, blanket rezoning effectively turns many forms of development into permitted uses, which significantly limits both the ability to appeal and residents' opportunity to have a meaningful say—especially when new development may introduce site-specific safety concerns.

This approach removes two critical safeguards:

- Site-specific evaluation of whether a location can safely support increased density
- Meaningful community input and appeal mechanisms when development decisions are implemented

Blanket rezoning fails to account for:

- Sloped streets and drainage patterns
- Ice accumulation from repeated freeze-thaw cycles
- Pedestrian safety during peak commuting hours
- Existing infrastructure limitations

Planning decisions should be grounded in site-specific analysis, not broad assumptions. What may be appropriate in flat, well-serviced inner-city neighbourhoods is not automatically appropriate in hillside or slope-affected communities.

I urge Council to reconsider and completely repeal Blanket Rezoning for all of Calgary and instead adopt a more targeted, context-sensitive planning strategy that respects the physical realities of each neighbourhood and prioritizes safety alongside growth.

Calgary is not a uniform landscape, and our policies should reflect that.

Thank you for your time and consideration.

Sincerely,
Albert Leung
42 Varsity Estates Close NW



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

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

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

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



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)

Blanket rezoning has taken away the opportunity for young individuals and families to become first time owners of intercity detached older homes and bungalows



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First name [required] Don

Last name [required] Honeychurch

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)

Please get rid of the terrible blanket rezoning bylaw brought in by the last Mayor and council , it was firmly rejected by calgarians but our elected officials thought they knew better than the people who voted them in , there might be places where these huge buildings might fit in but not in established districts with single family homes ! Don Honeychurch



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First name [required] Mike

Last name [required] Shaikh

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 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

city wide rezoning. i oppose the citywide rezoning

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

i oppose to citywide rezoning change



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First name [required] Chris

Last name [required] Baillie

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)

Please Rescind the Blanket Upzoning (Rezoning). This program is destroying the character and charm of established neighbourhoods and stressing our city services to the breaking point.



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First name [required] Leah

Last name [required] Pavlick

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 am a ward 1 resident (Bowness) and want to express my concerns on the blanket rezoning repeal. I have lived in Bowness since 2009 and now raise my family here. The mass development that has overrun our community is shocking and disheartening. My neighbours and I feel strongly that greed is the only factor here, based on the pace and poor quality of these new developments. There has been no consideration for traffic, safety or general infrastructure. In a community that is one, in a flood zone, and two divided by a railroad, the lack of thought is astonishing. The culture, vibrancy and aesthetic of Bowness is being ruined, and long-time residents are literally being pushed out. It feels like an experiment gone horribly wrong.

Though there are many factors that can be touched on, from new builds blocking sunlight, messy work areas; I want to touch on safety and traffic. The traffic through town has increased exponentially and with distracted driving, a bike lane that runs across Main Street with angle parking, its become chaotic. Keep in mind again, our community is split by both a river and a train track - the risk factor here is greater in our community for disaster to strike and no way to properly mitigate traffic flow. I live near a busy corner that has no lit crosswalk and can spend a few hours in my front yard hearing nothing but horns honking, drivers screaming at cyclists, and multiple near-miss accidents. I no longer let my children cross the street there and require them to walk an extra block home from school to avoid this dangerous area, only to learn that a new 8 unit development is going up just 3 homes from this deadly section of Bowness Road. I believe that most people are not anti-development, but when the city has shown no compassion or sense of safety or planning, our community is now more frantic than ever. The affordable housing spiel was a ruse. I urge you to consider the consequences of your actions NOW and become more thoughtful in your future development plans before this historic neighbourhood falls apart. Thank you.



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First name [required] Mackenzie

Last name [required] Lockett

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

2026-03-23 Blanket Rezoning Submission.pdf

ATTACHMENT_02_FILENAME

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

My name is Mackenzie Lockett, and I am a resident and property owner living in Bowness in Ward 1, and I am representing myself as an individual who is opposed to the repeal of Blanket Rezoning.

Affordability was clearly a top concern for Calgarians during the 2025 election, and many of you heard that message directly from your constituents. In response, several councillors committed to reducing taxes and strengthening fiscal responsibility, which I believe reflects a genuine desire to support residents. As you consider changes to blanket rezoning, I respectfully ask that the long-term implications to our city’s economic sustainability also remain part of that conversation.

Low-density development is a primary contributor to the infrastructure deficit crisis we are seeing in communities across Canada. We are witnessing in real-time the consequences of exclusionary zoning and low-density sprawl.

To balance budgets in Calgary, and communities across Canada, 2026 budgets have required increased tax rates and service cuts to subsize infrastructure deficits.

This low-density development pattern has been prolific in Calgary, where we have the highest per capita water infrastructure compared to other Canadian cities. To summarize what this means for our future maintenance costs, we have built a city we cannot afford.

If we continue to sprawl, we only compound these costs over time. That is why it is so important to leverage our existing network and manage what we have to wisely accommodate growth through density.

The cost of doing this maintenance continues to rise as we wait for critical infrastructure to fail. But our low-density residential tax-base is not equipped to adequately manage the scale of our systems and rising costs required to maintain our infrastructure networks over the long-term.

So how do we maintain this system? We can leverage effective land-use economics to maximize residential tax revenues to reinvest in maintaining our systems. Repealing RC-G zoning signals that council want to maintain this low-density development pattern, which has highest tax rate per unit and contributes the least amount of taxes overall when compared to other built forms permitted under RC-G zoning. R-CG zoning functionally distributes those costs among more households within the same land area, contributing to a more financially resilient community.



Proposed Citywide Rezoning Change

My name is Mackenzie Lockett, and I am a resident and property owner living in Bowness in Ward 1, and I am representing myself as an individual who is opposed to the repeal of Blanket Rezoning.

Affordability was clearly a top concern for Calgarians during the 2025 election, and many of you heard that message directly from your constituents. In response, several councillors committed to reducing taxes and strengthening fiscal responsibility, which I believe reflects a genuine desire to support residents. As you consider changes to blanket rezoning, I respectfully ask that the long-term implications to our city's economic sustainability also remain part of that conversation.

The Infrastructure Deficit Crisis

The collage consists of six news snippets arranged in a 3x2 grid, each enclosed in a dashed border. The snippets are:

- Calgary:** "Calgary's aging infrastructure will take billions of dollars to fix, report says". Subtext: "\$188 of city's assets in poor or very poor condition". Quote: "Our infrastructure is in very close to crisis mode." Source: CBC - Nov 3, 2025.
- Edmonton:** "This central Alberta town is grappling with a financial crisis. Could it have been avoided?". Subtext: "Years of financial mismanagement signal need for stronger accountability: former Gibbons councillor". Quote: "It's an accumulation of funding cuts and years of downgrading and just struggling day to day with trying to keep up with infrastructure needs and the demands and the pressures that the community puts on the municipality." Source: CBC - Feb 14, 2025.
- Victoria:** "Victoria council sharpens knives for program cuts to keep tax hike to 4%". Subtext: "Victoria's Draft 2026-2030 Financial Plan shows the city grappling with rising costs, aging infrastructure and pressure to limit tax increases while maintaining core services." Source: Victoria News - Nov 6, 2025.
- Yellowknife:** "City of Yellowknife draft budget calls for 7% property tax increase for 2026". Subtext: "Draft budget tabled on Monday; public can provide feedback until Nov. 30". Quote: "He told city councillors on Monday that the tax adjustment was necessary because rising costs, aging infrastructure and growing demand for public services have placed an 'extraordinary pressure' on the city's budget as its tax base stagnates." Source: CBC - Nov 3, 2025.
- Sudbury:** "'You got to be freaking kidding me': Residents get property tax sticker shock amid Ontario town's money woes". Subtext: "Township of Fauquier-Strickland says it may have to shut down municipal services next month." Quote: "The debt, she said, was due in part to some infrastructure upgrades that went over budget. Upgrades to the municipal water filtration system during the COVID-19 pandemic, for example, ended up costing the small municipality \$1 million." Source: CTV News - July 11, 2025.
- Edmonton:** "Edmonton's 6.9 per cent property tax hike shows a city balancing on a tightrope". Subtext: "Edmonton's tax debate is actually about the city's long-term financial sustainability, since the increase may keep services afloat, but it exposes a city funding model unfit for today's economic reality." Quote: "The vote, which some on council supported only reluctantly, reflects a reality cities across Canada are facing. Inflation, population growth, and aging infrastructure don't pause just because households are squeezed. Transit still needs operators. Roads still need plowing. Emergency services still need funding." Source: The Gateway - Jan 14, 2026.

Key Takeways

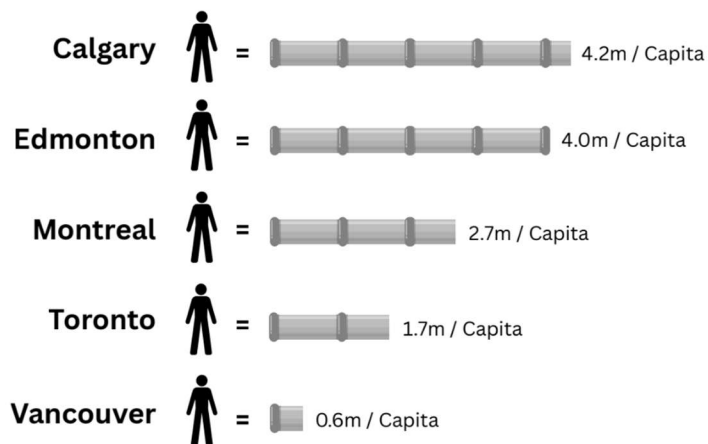
- Aging infrastructure costs are creating structural budget deficits
- Low-density development patterns are not generating long-term revenue to sustain infrastructure

Low-density development is a primary contributor to the infrastructure deficit crisis we are seeing in communities across Canada. We are witnessing in real-time the consequences of exclusionary zoning and low-density sprawl.

To balance budgets in Calgary, and communities across Canada, 2026 budgets have required increased tax rates and service cuts to subsize infrastructure deficits.

Calgary has highest per capita water infrastructure vs. major Canadian peer cities

Driven by low-density growth



Key Takeaway

Exclusionary zoning **encourages outward expansion**, expanding increasing pressure on an aging, costly system

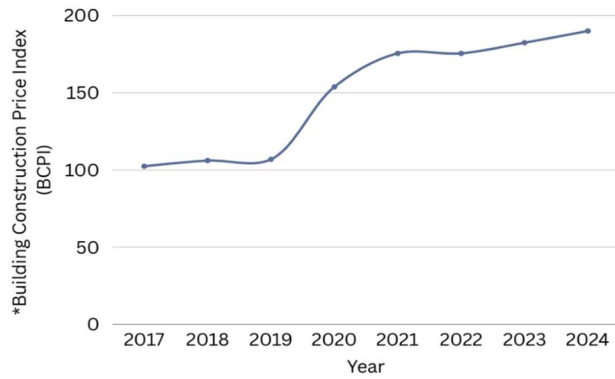
Source
Bears paw South Feeder main Independent Review Panel: Final Report. Page 19. Jan 6, 2026
<https://www.calgary.ca/emergencies/feeder-main-repair/bears-paw-feeder-main-independent-review.html>

This low-density development pattern has been prolific in Calgary, where we have the highest per capita water infrastructure compared to other Canadian cities. To summarize what this means for our future maintenance costs, we have built a city we cannot afford.

If we continue to sprawl, we only compound these costs over time. That is why it is so important to leverage our existing network and manage what we have to wisely accommodate growth through density.

Construction Costs

Calgary, Alberta



Source
Statistics Canada. Table 18-10-0276-02 Building Construction Price Indexes, Percentage Change, Quarterly (Q4), Calgary, Alberta.
DOI: <https://doi.org/10.25318/1810027601-eng>

Key Takeway





Rising construction costs **amplify the financial risks** of maintaining sprawling infrastructure

***Building Construction Price Index (BCPI)**
Measures changes in the cost to construct new buildings, including materials and labour but excluding land and design

The cost of doing this maintenance continues to rise as we wait for critical infrastructure to fail. But our low-density residential tax-base is not equipped to adequately manage the scale of our systems and rising costs required to maintain our infrastructure networks over the long-term.

How do we pay to maintain this system?

Using Density to Support City Finances: A Case Study of Bowness

Built Form	2026 Assessment	Assessment / Unit	Total Tax / Unit	Total Tax / Built Form
 1 Unit	\$583,000	\$583,000	\$3,750.26	\$3,750.26
 2 Units	\$983,500	\$491,750	\$3,163.28	\$6,326.56
 4 Units	\$1,808,000	\$452,000	\$2,907.58	\$11,630.33
 8 Units	\$2,980,000	\$372,500	\$2,396.18	\$19,169.45

Key Takeway

Single family homes have the **highest tax rate per unit and contribute the least amount of taxes** compared to built forms allowed by the RC-G zoning

Methodology

Properties were selected within a 1 km radius in the community of Bowness. Examples were grouped by built form, and representative properties were chosen based on the average assessed value for each built form category.

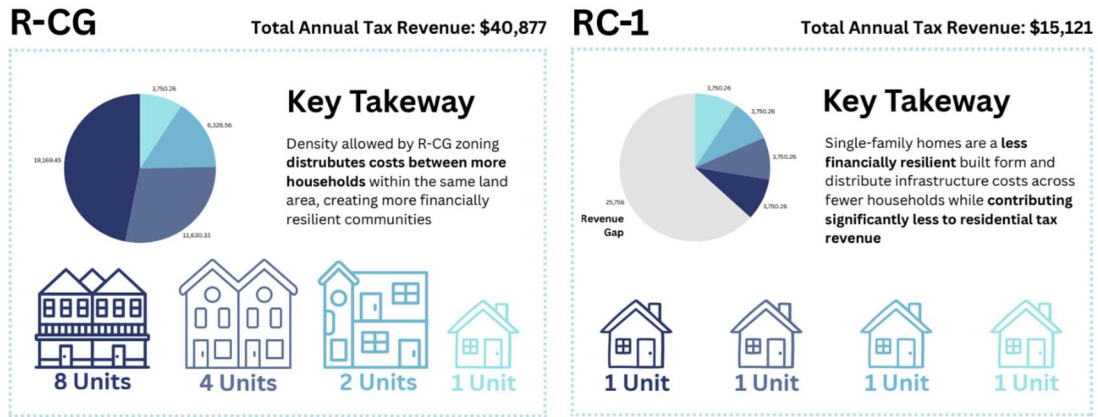
Sources

Assessments: MyProperty Map - City of Calgary
Tax Rate: City of Calgary Property Tax Calculator

So how do we maintain this system? We can leverage effective land-use economics to maximize residential tax revenues to reinvest in maintaining our systems. Repealing RC-G zoning signals that council want to maintain this low-density development pattern, which has highest tax rate per unit and contributes the least amount of taxes overall when compared to other built forms permitted under RC-G zoning.

Which approach to housing will strengthen our financial stability?

Comparing Residential Tax Revenue vs. Density



Let's look at an example which demonstrates how financial taxes are distributed across 4 city parcels. R-CG zoning functionally distributes those costs among more households within the same land area, contributing to a more financially resilient community. The RC-1 zoning model is less financially resilient, only accounting for 37% of the potential tax revenue generated by a mixed RC-G block of the same lang area, creating a critical revenue gap at a city-wide scale.

Conclusions

R-CG

- Stronger tax revenue per acre
- Lower infrastructure cost per household
- More efficient use of existing roads, pipes, and services
- Reduced long-term fiscal pressure
- Greater budget stability and fewer future service cuts and tax increases

RC-1

- Slower tax revenue growth
- Higher infrastructure cost per household
- Increased long-term fiscal pressure
- Greater risk of tax increases or service cuts

Thank you

To conclude:

Blanket rezoning could be improved through thoughtful amendments, however, repealing it outright would undermine council's promise to uphold fiscal responsibility. By refining blanket rezoning, council can incorporate considerations for community needs, diversify housing supply, spread infrastructure costs, and help safeguard Calgary's financial future.

RC-G allows for stronger tax revenue per acre, lower infrastructure costs per household, and reduces long-term financial pressures.

We must choose the path that strengthens Calgary for generations, rather than continuing to build a city that my generation will one day be unable to afford.

Thank you for your time.



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First name [required] Kari

Last name [required] Gordon

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

Repealing Calgary's Blanket Upzoning Bylaw 2026.pdf

ATTACHMENT_02_FILENAME

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

March 25, 2026

Submission in Support of Repealing Calgary's Blanket Upzoning Bylaw

I am not opposed to redevelopment or thoughtful residential growth. Cities evolve, and Calgary is no exception. What residents are struggling with is how growth is advancing without transparency, clarity, or accountability.

Our community of Garrison Green is experiencing this and it is not an isolated one; it reflects concerns being raised across the city. For these reasons, I am writing **in support of repealing the blanket upzoning bylaw.**

The current approach is creating avoidable friction, undermining trust, and leaving communities to navigate the consequences without adequate information or meaningful dialogue.

Density Decisions Require Evidence, Not Assumptions

I recently attended an open house about the ATCO development plans for our neighbourhood. The external Planning & Design team repeatedly stated: "We're proposing what the City allows." While this may be true from a regulatory standpoint, permissibility alone does not make a proposal appropriate for a specific neighbourhood.

A key concern is the 600-metre radius that could accommodate more than 6,000 residents. Yet the public has been given no clear answers to foundational questions:

- How many people are expected to live on these sites?
- How many dwelling units are assumed, and what population multipliers are used?
- What is the projected daytime and nighttime population once built out?

Residents are left to interpret planning terminology, "dwelling units," "intensity," "mixed-use," without translation into real-world impact. Guesswork is not engagement. Blanket upzoning bypasses these important conversations entirely.

Transportation Reality Must Align With Land-Use Ambition

Similarly, there is no accessible information about transportation impacts, including:

- Estimated cars per household
- Expected congestion changes
- On-site versus on-street parking assumptions

Calgary remains a car-dependent city, not by preference but by infrastructure. The City's own transit metrics reflect gaps in frequency, reliability, and travel times.

For example, I live 9 km from my workplace on a MAX route. Transit would take 45 minutes each way with no efficient routing or consistent scheduling. Driving is the only reliable option for meetings and mid-day travel.

If higher-intensity development is being justified on the assumption of reduced vehicle use, the underlying assumptions and data must be publicly available. Blanket upzoning assumes a mobility future that does not yet exist.

Walkability Claims Do Not Match Lived Experience

The ATCO plan references walkability and policy alignment, yet the lived experience in this area tells a different story. The 3 km walk to the IGA in Lakeview is technically within walking distance, but not practical for most residents doing regular grocery shopping or carrying items. People drive. Peak-hour congestion reflects that reality. Policy aspirations must be balanced with on-the-ground realities. Blanket upzoning does not provide this balance.

Loss of Established Trees and No Requirement for Green Replacement

A further concern is the removal of mature trees and landscaping to accommodate large-scale redevelopment. Garrison Green—and many Calgary neighbourhoods—benefits from decades of intentional planting and stewardship. Mature trees provide:

- Cooling and shade
- Air-quality improvement
- Stormwater absorption
- Noise buffering
- Enhanced walkability and neighbourhood character

Yet under current rules, developers can remove established trees without any requirement to:

- Replace them at equivalent canopy value, or
- Contribute to a citywide green infrastructure fund

Residents reasonably ask:

- Why can canopy be removed without an obligation to restore it?
- Why isn't there a mandatory developer contribution to a green-fund that supports planting in areas with canopy deficits?

- Why is the environmental impact of redevelopment not accounted for in the approval process?

Mature trees take decades to replace, and saplings cannot replicate lost canopy in the short or medium term. If Calgary aims to strengthen climate resilience, the absence of a tree-replacement or green-levy requirement is a significant policy gap.

Repealing the blanket upzoning bylaw would allow the City to rebuild a more responsible framework in which environmental accountability keeps pace with redevelopment pressures.

Engagement Is Occurring After Key Decisions, Not Before

From the community perspective, it appears that:

- Plans are largely designed before residents are engaged
- Feedback is collected because the process demands it not because it will influence outcomes

If engagement is to be meaningful, residents need:

- Early involvement
- Clear, plain-language explanations
- Transparent data on population, traffic, transit, and environmental implications
- Honest conversations about trade-offs, not aspirational phrases pulled from policy documents

Governance Misalignment Leaves Residents Underrepresented

The ATCO Lands fall technically within Ward 8, but the day-to-day impact will be felt most acutely in Garrison Green and Ward 11. This structural disconnect has created communication gaps and left residents uncertain about who is advocating for their concerns. Blanket upzoning amplifies this issue.

Repealing the Bylaw Enables Better, More Contextual City-Building

Calgary can lead with care, transparency, and responsiveness but not through a one-size-fits-all approach that:

- Ignores infrastructure constraints
- Minimizes lived experience
- Erodes trust
- Removes community input
- Accelerates development without environmental accountability

Repealing the blanket upzoning bylaw is not opposition to growth. It is a call for thoughtful, contextual, evidence-based urban planning that respects existing communities while creating space for new residents.

Respectfully,

Kari Gordon
Garrison Green Resident
Ward 11



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First name [required] Tom

Last name [required] Holdsworth

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) IN FAVOUR OF THE REPEAL

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 favour of the Citywide Rezoning change



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First name [required] Caroline

Last name [required] Reid

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

I was against blanket rezoning in 2024 and, therefore, I am in favour of repealing it. I am against the amendments proposed by staff as they were not properly advertised. How can a comms department with c. 150 staff fail or was it by design? Vancouver has c.70 comms staff and that's too many. I also think that this hearing is unnecessary given the election. Council was given a clear mandate to repeal. Is it a coincidence that this hearing is during March break when many residents are away or busy with kids?! There is a serious problem with city admin. Please replace the CAO and appoint someone who will carry out the voters' mandate of getting back to basics and providing the core services a city needs. Out with the fluff!



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First name [required] Christine

Last name [required] Loxton

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

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

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[required] - max 75 characters

Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

The City of Calgary needs to keep the city wide Rezoning that took place in August of 2024. The taxes generated from increasing density alone should be reason enough to keep the R-CG and R-G zoning. Converting a single under used lot to a three or four unit building greatly increases the property tax that parcel of land generates. The sprawl of Calgary, and the related costs, are unstable. Given the majority of council was voted in with the promise to keep taxes and cost of living down this should be particularly important to them.



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First name [required] Don

Last name [required] Sun

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) Nil

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

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Proposed Citywide Rezoning Change

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

In opposition

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ATTACHMENT_01_FILENAME

March 23, 2026 Public Hearing – Opposition to Repeal of Citywide Residential Rezoning.pdf

ATTACHMENT_02_FILENAME

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

I am writing as a Calgary resident to express opposition to the proposed repeal of city-wide residential rezoning, and to support a more measured approach focused on refining the current framework.

Please see the attached letter for my perspective.

Mayor Jeromy Farkas and Members of City Council

City of Calgary
Calgary, Alberta

Re: March 23, 2026 Public Hearing – Opposition to Repeal of Citywide Residential Rezoning

Dear Mayor Farkas and Members of Council,

I am writing as a Calgary resident to express opposition to the proposed repeal of citywide residential rezoning, and to support a more measured approach focused on refining the current framework.

I understand many of the concerns being raised. Like others, I value neighbourhood character, privacy, and stability. These are important. At the same time, Calgary is evolving, and our planning framework needs to respond to that reality in a deliberate and practical way.

1. Repeal Would Take Us Backward

Rolling back to pre-2024 zoning would undo years of work and return Calgary to a system that was not delivering sufficient housing choice.

It would not resolve current concerns—it would simply reintroduce the same constraints we were attempting to address. If improvements are needed, they should be made within the current framework, not by discarding it.

2. We Need to Consider Who Is Missing From This Conversation

Public hearings tend to reflect the perspectives of those already well established in their homes.

Less visible are:

- Young people trying to remain in the city they grew up in
- Families seeking alternatives to detached housing
- Seniors looking to downsize within their communities
- Individuals and families having trouble obtaining affordable housing

These are not abstract groups—they are future and existing Calgarians whose needs are directly affected by these decisions.

Many are already benefiting from newer housing forms such as rowhouses and secondary suites. Their perspectives are less often heard, but they are equally important.

3. Communities Naturally Evolve Over Time

Neighbourhoods change over time. While that change is not always easy, it is an inherent part of a growing city.

The expectation that communities can remain unchanged indefinitely is not realistic. The challenge is not whether change occurs, but how it is managed.

Planning policy must strike a balance—respecting existing conditions while allowing for thoughtful, incremental evolution.

4. Housing Diversity Supports Long-Term Community Stability

A range of housing types allows communities to function over time.

It enables:

- Residents to remain in their neighbourhoods as their needs change
- New households to access established areas
- Families to maintain proximity across generations

Without this diversity, communities become less accessible and less adaptable.

5. The Concerns Being Raised Are Valid—But They Are Fixable

Concerns related to setbacks, building scale, privacy, parking, and landscaping are legitimate and should be addressed.

However, these are issues of design and regulation—not the underlying zoning framework.

They can be addressed through:

- Clearer and more consistent development standards
- Improved contextual rules
- Stronger design expectations

The appropriate response is to improve how development occurs, not to eliminate entire housing forms.

6. Growth Needs to Be Shared Responsibly

Established communities already benefit from existing infrastructure, services, and transit access. It is reasonable that they accommodate a portion of the city's growth.

If growth is pushed outward instead, it results in longer commutes, higher infrastructure costs, and increased pressure on affordability.

A balanced distribution of growth is both fiscally responsible and supportive of long-term livability.

7. Decisions Should Be Grounded in Evidence, Not Reaction

This is a complex policy issue that should not be driven primarily by pressure from any one group.

It is the City's responsibility to consider the short- and long-term needs of **all current and future residents**, not only those most immediately affected.

Individual concerns are important and should inform decision-making. However, when policy is shaped primarily by a limited set of voices, there is a risk that outcomes reflect narrow interests rather than the broader public good.

In many cases, what benefits a small number of existing residents can come at the expense of others—particularly those trying to access housing or remain in the city over time.

Planning decisions should therefore be grounded in a broader, evidence-based perspective—one that considers affordability, access, infrastructure efficiency, and long-term sustainability.

A more effective approach would be to:

- Clearly define the City's housing, affordability, and growth objectives
- Assess what is working and what is not within the current framework
- Use data and measurable outcomes to guide targeted refinements

This ensures decisions are deliberate, balanced, and aligned with long-term city-building goals.

8. Stability and Consistency Matter

Frequent policy reversals create uncertainty and slow progress.

Maintaining a stable framework—while making targeted improvements—supports more predictable outcomes and allows the City to move forward in a measured and responsible way.

Conclusion

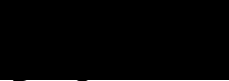
This is a challenging conversation, and the concerns being raised should be taken seriously.

However, repealing citywide rezoning would move Calgary in the wrong direction. It would undo recent progress, delay necessary solutions, and limit housing access in established communities.

The more effective path is to retain the current framework and improve it—carefully, incrementally, and with a clear focus on long-term outcomes.

Thank you for your time and consideration.

Sincerely

A black rectangular redaction box covering the signature of Don Sun.

Don Sun
Proud Born and Raised Calgarian



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First name [required] Richard

Last name [required] Fitton

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

Repeal Blanket Upzoning.docx

ATTACHMENT_02_FILENAME

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

Subject: Public Submission: Support for the Repeal of Blanket Rezoning (Land Use Bylaw 1P2007)

To: Calgary City Council / City Clerk

From: Richard Fitton

Address: 2227 31st street SW

Dear Mayor and Councillors,

I am writing to formally express my support to repeal the city-wide blanket rezoning/upzoning bylaw and to revert to the previous zoning regulations.

While I understand the need for housing in Calgary, a "one-size-fits-all" approach to planning is not suitable for our established communities. I support the repeal for the following reasons:

1. **Loss of Neighborhood Character:** The rezoning allows for excessive built forms (such as rowhouses/townhouses, apartment complexes) that do not fit the existing context, aesthetics, and privacy of the Killarney neighborhood. Residents of this community worked hard to afford a house in our neighbourhood and chose it because of the character and quietness of the area. Building higher density housing to replace older bungalows changes that character.
2. **Parking and Traffic Management:** The neighbourhood is already full of cars parked on the streets, increasing the density further will lead to residents not having suitable parking. Higher density and construction in the area has already lead an increase in traffic congestion and more critically has impacted safety by having large construction vehicles constantly driving through the residential streets.

I request that Council repeal blanket upzoning and instead works with communities to create a more localized, thoughtful, and evidence-based density strategy.

I request that this submission be included in the public record for the upcoming Public Hearing.

Sincerely,

Richard Fitton

2227 31st Street SW



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First name [required] Marty

Last name [required] Homan

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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 blanket rezoning bylaw; reset the zoning designations to what they were prior to the blanket rezoning bylaw; and then 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. Housing is needed but, it should be done strategically, aligned with infrastructure like transit and shaped through local engagement, not imposed generally across every neighborhood without a strategy.



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First name [required] Steve

Last name [required] Forbes

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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 oppose the blanket zoning introduced by the previous administration. While I recognize the need for more housing—particularly affordable housing—relying on builders and home flippers alone does not effectively address these challenges. This approach tends to prioritize maximizing profits on a lot-by-lot basis rather than delivering meaningful, broad-based solutions.

A more effective strategy is to plan with a holistic view of the city and its communities, engaging residents and community organizations. By aligning development with existing infrastructure—such as transit—we can better optimize land use and achieve the housing goals our city needs. The plan can't be “no plan”.



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First name [required] Edwin

Last name [required] Bender

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)

My name is Edwin Bender and I live in the Mount Royal community. I am asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning, and restart the planning and densification process by re-engaging with Calgarians through an expedited, transparent and inclusive Local Area Plan and corridor planning process. The issue that matters most to me is that one-size-fits-all zoning ignores neighbourhood differences. Calgary’s communities differ in design character, infrastructure capacity, and transit access – neighbourhood by neighbourhood context-sensitive analysis and planning are essential to ensure that these critical elements are not negatively impacted. For example, over the past year, concurrent with the replacement of nearby single family dwellings with multi-dwelling units, I have already noticed a significant increase in traffic volume and accompanying noise. This past summer, for the first time, I was often forced to shut my windows to keep traffic noise at bay – not just during the day but overnight as well. My backyard is no longer the quiet retreat that it once was. Density does not equal affordability. Blanket upzoning allows more affordable, modest homes to be replaced with higher priced redevelopment and without regard to neighbourhood character or supporting infrastructure needs. As well, BUZ does not impact communities evenly. Blanket rules do not guarantee equitable growth - market-driven infill remains clustered in the inner-city. Intentional corridor and LAP planning allows fairer distribution. Finally, to note, the Housing Accelerator Funding (HAF) is performance-based and outcome-oriented – it is not zoning based. It establishes supply targets but does not mandate a single or blanket upzoning instrument. Calgary has already exceeded its HAF housing supply growth target, achieving approximately 44,000 units against a revised target of 42,667 units — more than a year ahead of schedule. I respectfully request full repeal and a return to community-based planning.



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First name [required] Kai

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) 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

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)

Hello,
My family and I live in Glendale and am strongly in favour of bringing back the low density rules in place before the disastrous blanket rezoning was implemented without the majority approval of Calgarians.
My community has already been drastically impacted by the high density rezoning and is ruining the nature and environment of the community. Within a 5-minute walk around my house there are at least 10 lots that are under construction, not with duplexes or four plexes but 8-plexes or more. There is one in construction with at least 16 entry doors on it. This is completely ridiculous and upsetting to my family and every one of my neighbours and friends who have lived in this community for many years and don't know how the community will handle the additional people, parking and services. I believe there are good options to increase density as part of new community developments, downtown and in immediate areas around c-train stations that I believe most Calgarians will understand.
I would also like to comment that if we loose federal government funding by doing what we know is right for our city, than so be it. Federal government tax dollars shouldn't come with these types of strings attached anyways.
Please save our community and stop allowing developers to destroy our community with these poorly built monstrosities.



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First name [required] Eddie

Last name [required] Fung

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

Comments_Rezoning_Hearing.txt

ATTACHMENT_02_FILENAME

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

I would like to begin by expressing my appreciation for the democratic process being exercised through this repeal discussion. It is important that residents have the opportunity to engage, voice concerns, and participate in decisions that shape our city. That said, I am concerned that many of the arguments presented at this stage closely mirror those raised during the previous hearing. Repeating the same discussions without meaningful progression risks using significant public time and resources without achieving new outcomes, which ultimately represents a cost to taxpayers.

I would also like to acknowledge and thank those individuals who have spoken so far and provided new perspectives, deeper insights into the rezoning challenges, and practical ideas for potential solutions. These contributions add real value to the conversation and move us closer to informed, balanced decision-making.

As we consider this issue, I believe it is important to step back and reflect on our city's long-term strategy for balancing growth with the cost of maintaining and servicing our infrastructure. Regardless of the approach taken, there will always be residents who disagree with the direction chosen. That reality should not prevent us from pursuing a path that supports the sustainability and fiscal health of our city.

A common concern raised is the feeling among residents that they did not have a meaningful say in what is being developed in their communities. The uncertainty this creates for both homeowners and developers is understandable. At its core, much of this opposition reflects a natural fear of change. Historically, more people oppose change than embrace it, particularly when its impacts are not clearly communicated.

If the rezoning is repealed, I encourage the City to consider a more flexible, community-driven approach. This could include setting density targets by community. Neighbourhoods that exceed their targets and contribute greater tax revenue could see property tax adjustments to reflect those contributions. Conversely, communities that choose to remain low-density could experience gradual, proportional tax increases to offset lower tax generation. This approach places choice directly in the hands of communities while maintaining fairness for all taxpayers.

If the rezoning is retained, I strongly encourage Administration to strengthen communication and public engagement efforts. Clear explanations of how increased density will be offset through expanded parks, improved main street design, and enhanced community amenities can help ease concerns and build trust. Growth should not only add units, but also improve the quality of life within our neighbourhoods.



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First name [required] Sandra

Last name [required] Wigg

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 Resoning Change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

My name is Sandra Wigg. I have been a Calgarian for 56 years and currently live in Varsity, Ward 1, for over 30 years.

I am in favor of, and asking Council to fully repeal the blanket upzoning bylaw, reset and reinstate the Land Use Bylaw to what existed immediately prior to blanket upzoning, and restart the planning and densification process by re-engaging with Calgarians through an expedited, transparent and inclusive Local Area Plan and corridor planning process.

What is most concerning to me is the way the blanket upzoning was implemented is representative of a disrespectful process that ignores the character of communities and individual Calgarians choices.

Communities are struggling with multiunit development that are not respectful of the character or the infrastructure in their area – large multiunit developments that maximize lot coverage significantly affect the neighboring properties regarding intrusiveness, privacy and value. This is an extremely important portion of the blanket upzoning issue that does not have the same consideration or importance as increasing density and affordability.

My family has worked hard to gradually work up to the community we are in now, a choice and an investment that matters. I see the impact of multiunit developments in my own community and am very concerned about maintaining and respecting community harmony. The previous City of Calgary zoning and planning process worked because it included community engagement and respectful growth. Trust has been broken and needs to be restored with all Calgarians going forward.

Therefore, I respectfully request full repeal and a return to community-based planning.



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First name [required] Randy

Last name [required] Hansen

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)

Blanket rezoning and uncontrolled density across Calgary will not benefit anyone in the city. A proposed 18 unit multi plex on a single lot in this area is a great example of what not to do. Sure density needs to increase but not at the slapstick manner this project has been approved.



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First name [required] Ken

Last name [required] Laidlaw

How do you wish to attend?

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

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

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

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First name [required] Heather

Last name [required] Thomson

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) 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

Repeal Rezoning - City of Calgary March 2026.docx

ATTACHMENT_02_FILENAME

IMG_3496.jpg

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

As I have more than just one photo, I have forwarded a duplication of my speech together with 14 additional photos.

March 27, 2026

Heather Thomson

Whitehorn and the Crossroads of Tradition: R-1 Zoning Before 2024

Speaker: Heather Thomson – Zone 10

Hello Mayor, Councillors, and Administration,

I am speaking on behalf of myself and several other homeowners on my street in Whitehorn. Where we have collectively lived on average for more than 35 years.

We support the Repeal of Rezoning. For the following reasons.

Whitehorn, an established, quiet residential community in NE Calgary. For decades, the backbone of this neighbourhood—and much of Calgary—was defined by a single classification: **R-1 zoning**.

Before the sweeping changes of 2024, if you bought a home in Whitehorn, you knew what your street would look like for years to come. R-1, or Residential – Single Detached, was designed to keep density low and maintain a specific suburban feel. It was about:

- One home on one lot
- Privacy and quiet enjoyment
- A clear separation between low-density residential areas and commercial or multi-residential development

The R-1 Era

Under the pre-2024 R-1 designation, the rules were simple and clear. It allowed for a single detached home, and in many cases a secondary suite, but the focus was firmly on maintaining a low-density environment.

This zoning protected the “single-family” character. In the heart of Whitehorn, you did not typically see townhouses, fourplexes, or large backyard buildings looming over neighbouring properties. For long-term residents, this meant stability:

- Privacy and reduced overlooking into yards and windows
- Predictable, low-traffic streets
- A reasonable amount of yard space
- A consistent standard of living that reflected the suburban dream many of us bought into decades ago

The Shift and Its Legacy

As Calgary grew, the city faced a housing crisis. R-1 zoning, while providing stability, was criticized for limiting housing supply and not fully using existing infrastructure—such as schools, transit, recreation facilities, and community associations—particularly in areas like the Northeast.

Before August 2024, if you wanted to build anything other than a single-family home in an R-1 area, you went through a lengthy, sometimes costly rezoning process. This naturally kept density lower. That preserved the status quo, but it also meant that Whitehorn and similar communities saw less diversification in housing types than some newer areas.

I want to be very clear: I am **not** against change. I support change when it is thoughtful, when it makes sense, and when it respects the people and communities that are already there.

What I cannot support is change that comes at the expense of:

- The character of our neighbourhood
- The content and quality of life we have built over decades
- And, most importantly, our privacy and quiet enjoyment of our own homes and yards

The Current Problem: Backyard Buildings and Privacy

In particular, I am concerned about the new style of large backyard buildings being proposed and, in some cases, built in Whitehorn. (Drawings and Photos attached)

- I understand and accept the idea of a garage with a secondary suite above it.
- I understand the need for more housing and, when done properly, I can support that.

However, there must be **reasonable limits**:

- Windows, doors, and patios on these backyard buildings should **NOT** be allowed to directly overlook adjoining backyards and alleys in a way that invades neighbours' privacy.
- Setbacks, height, and orientation must be carefully regulated to protect existing homeowners.

In our specific case, we are dealing with a very troubling situation.

- A homeowner—who, we understand has close ties to someone within The City or Development—removed the Planning Commission's notification sandwich board signs.
- Several neighbours contacted the City to report this. We were told the notice period would be extended, but concerns continued because the proposed design clearly encroaches on our privacy and quiet enjoyment.
- The proposed building's height and layout, including a porch, patio doors, and windows at the rear, provide a **direct, elevated view** into multiple backyards and also within the homes' privacy.

Even more disturbing:

- The development has **NOT** yet been approved, yet the homeowner/developer/contractor has already constructed the building, including the windows.

This is not just a zoning issue; it is a process and enforcement issue.

If a development is built before it is fully approved—and in a way that clearly compromises neighbours' privacy—then the City must act. At minimum, construction should be halted. If it does not meet the intended rules and standards, the City should require it to be altered or removed.

What We Are Asking For

We are asking for three key actions:

1. Reinstate R-1-type protections in Whitehorn

1. Approve a partial repeal of the citywide rezoning in established communities like Whitehorn.
 2. Return to an R-1 style zoning system that still permits secondary suites, but protects low-density character and privacy.

2. Strengthen privacy rules for backyard developments

1. Prohibit doors, patios, and windows that directly overlook neighbouring backyards and significantly invade privacy.
 2. Ensure setbacks, height limits, and design guidelines prevent overshadowing and direct lines of sight into adjacent homes.

3. Review and reform the Development Approval and Review process

1. Ensure that public notification cannot be undermined—for example, by removal of City signage.
 2. Ensure that no construction can lawfully proceed before full approval, and that consequences are meaningful when it does.
 3. Require that neighbour concerns about privacy and quiet enjoyment are genuinely considered and visible in the final decision.

We are not asking the City to stop growth. We are asking the City to balance growth with **respect for existing residents**, many of whom have invested and contributed to these communities for decades.

Conclusion

Before 2024, the R-1 zoning system in Whitehorn represented a different era of urban planning—one that prioritized low density and clear separation of uses over density and diversity. With the 2024 citywide rezoning to R-CG, which allows for more townhomes and rowhouses, backyard buildings we are now in a new era.

But as we move forward, we must be honest about what is at risk:

- The character and identity of established neighbourhoods
- The privacy and quiet enjoyment of long-time homeowners
- The trust residents have in the City's planning and approval processes

R-1 zoning was more than a bylaw; it was the blueprint that shaped the quiet, familiar streets of Whitehorn for a generation. Whether the new approach is ultimately beneficial or represents a loss of community character is exactly the conversation we are having today.

On behalf of myself and my neighbours, while you plan for the future. protect what made Calgary a good place to live. Please restore stronger R-1-style protections, fix the development approval process, and ensure backyard developments **DO NOT** erase the privacy and stability we relied on when we chose to make Whitehorn our home.

Thank you.





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First name [required] Sandra

Last name [required] Robinson

How do you wish to attend?

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

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

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

Please repeal blanket rezoning



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First name [required] Joanne

Last name [required] Lee

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

Repealing Blanket rezoning.

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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

Im in favour of repealing blanket rezoning. I'm a resident of Wildwood and feel very let down by city council that the R1 zoned neighbourhood that I bought into and invested in renovations is being switched out for a neighbourhood that I did not choose. Wildwood is a vibrant community that is sought after and rejuvenated by home owners. It doesn't need property developers pushing up property prices and over densifying quiet kid friendly streets.



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

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

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

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 change

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

In favour

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ATTACHMENT_01_FILENAME

IMG_9146 (1).jpg

ATTACHMENT_02_FILENAME

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

Today was our SDAB hearing date for an appeal of a development permit issued for a 7 unit plus 7 secondary suite application two doors over from us. Three months after this hearing date was set, and after months and months of work by the appellants, the hearing was postponed today due to a late request made by the applicant, two days before the deadline for submissions. I want to help explain the time, cost and stress this causes for surrounding neighbours and to assure you that we do not want to spend time preparing for an SDAB hearing.





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First name [required] Nadine

Last name [required] Leger

How do you wish to attend?

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

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" 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 wording in this is a bit tricky so I would like my answer to reflect that I would like the rezoning to go back to what it was before the previous council (Gondek) changed it a blanket rezoning. Please put a stop to and cancel blanket rezoning and put some thoughtful planning in place, save our communities from overcrowding and cheap builds. Density around and close to Transit would help. When Mr.Farkus was a councilor there was so much money (tax payer money), spent on the plans and advertising-city hall changed hands and it all disappeared, dust those plans off and start there please.



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First name [required]	Albert
Last name [required]	Leung
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 **Mar 26, 2026**
"03/23/2026"



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

March 23, 2026 Repeal of Blanket Rezoning Letter of Support v3.pdf

ATTACHMENT_02_FILENAME

Development Permits.pdf

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

March 25, 2026

Mayor Jeromy Farkas & Members of City Council
City of Calgary
Calgary, Alberta

Re: Additional Submission - March 23, 2026 Hearing - Repeal of Blanket Rezoning (Land Use Bylaw 1P2007 Amendments Implementing Citywide Residential Rezoning), LOC2026-0010

Dear Mayor Farkas and Members of Council,

My name is Albert Leung, and I am a resident of Varsity Estates.

In my previous submissions and presentation, I outlined site-specific concerns and the gap between public input and development outcomes. Blanket rezoning and the introduction of R-CG zoning were intended to increase housing supply and improve development permit processing timelines. This submission examines whether those intended outcomes are being delivered in a consistent and measurable way aligned with the Calgary Municipal Development Plan (MDP).

The MDP is a strategic policy document that guides Calgary's growth and development decisions (Section 1.1). It also provides direction to the Development Authority when evaluating development permit applications (Section 1.4.9).

Further, the MDP establishes that progress toward its objectives should be monitored and reported through defined indicators and targets (Section 5.3).

A review of Development Permits DP2024-02541, DP2024-06823, and DP2024-08016 provides a consistent basis for comparison. These applications share the following characteristics:

- All are located within Varsity Estates
- All are zoned R-CG
- All were approved for single detached dwellings
- All were ultimately approved and released

Given these shared conditions, the permits provide a comparable set of outcomes under the same zoning framework.

Two measurable observations emerge.

First — No increase in housing density

R-CG zoning is intended to enable higher-density development. However, in all three cases, the approved development remained a single detached dwelling, resulting in no increase in housing units.

This indicates that increased zoning capacity does not necessarily translate into increased housing supply.

Second — Variation in approval timelines

The time between approval and release to the applicant varies across the three permits:

- DP2024-02541: ~5 months
- DP2024-06823: ~1 month
- DP2024-08016: ~1 month

These applications are similar in location, zoning, and use. The observed variation in timelines raises a question of process consistency and predictability.

If similar applications under the same zoning framework produce different outcomes, this raises a broader question of how consistently policy intent is being implemented in practice.

Taken together, these observations point to a gap between policy intent and observed outcomes.

Blanket rezoning was intended to increase housing supply and improve development permit timelines. However, in these comparable cases, neither outcome is consistently demonstrated.

The MDP emphasizes that growth and change decisions should be guided by measurable outcomes and aligned with strategic objectives (Section 5.2), and that progress must be tracked through monitoring and reporting (Section 5.3).

If outcomes are not clearly measured or consistently demonstrated, it becomes difficult to determine whether policy objectives are being achieved.

Based on these observations, I support repealing blanket rezoning in its current form.

If Council chooses to proceed, I respectfully recommend strengthening implementation through:

- Public reporting on how often R-CG parcels result in increased housing units
- Measurement of actual units delivered relative to zoning capacity
- Tracking and reporting of approval-to-release timelines for comparable applications
- Clear explanation of factors influencing processing timelines

Without these measures, alignment with the Municipal Development Plan cannot be meaningfully evaluated.

Thank you for your time and consideration.

Sincerely,
Albert Leung
42 Varsity Estates Close NW

Development Permit Status

Query Information

Request Number: 03Q399XZDY6E

Charged: Yes

Response Date: 2026-03-25

User Email: [REDACTED]

Folio #:

Search Key: 620 VARSITY ESTATES CR
NW

Title Information

Parcel Address: 620 VARSITY ESTATES CR NW

Application Information: Permit # 2024-06823

Building Address: 620 VARSITY ESTATES CR NW

Applicant: RENOCAL

Description: New: Single Detached Dwelling

Land Use Description at Time of Application:

- R-CG Residential - Grade-Oriented Infill

Proposed Land Use Description:

- C2730 SINGLE DETACHED DWELLING

Decision: Approval

Decision By: Development Authority

DCP #: 2025-0034

Expiry of Temporary Approval:

Must Commence By: 2026/12/05

Permit Status: Released

Application Date: 2024/09/18

Decision Date: 2024/12/05

Release Date: 2025/01/07

Securities: NO

Revised Plan: NO

Cancellation Date:

Appeal Information

Appeal #:

Appeal Decision:

Hearing Date:

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Development Permit Status

Query Information

Request Number: 03Q399XZDY6E

Charged: Yes

Response Date: 2026-03-25

User Email: [REDACTED]

Folio #:

Search Key: 629 VARSITY ESTATES CR
NW

Title Information

Parcel Address: 629 VARSITY ESTATES CR NW

Application Information: Permit # 2024-08016

Building Address: 629 VARSITY ESTATES CR NW

Applicant: GOLDMARK HOMES

Description: New: Single Detached Dwelling

Land Use Description at Time of Application:

- R-CG Residential - Grade-Oriented Infill

Proposed Land Use Description:

- C2730 SINGLE DETACHED DWELLING

Decision: Approval

Decision By: Development Authority

DCP #: 2025-0731

Expiry of Temporary Approval:

Must Commence By: 2027/02/18

Permit Status: Released

Application Date: 2024/11/11

Decision Date: 2025/02/18

Release Date: 2025/03/27

Securities: NO

Revised Plan: NO

Cancellation Date:

Appeal Information

Appeal #:

Appeal Decision:

Hearing Date:

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Development Permit Status

Query Information

Request Number: 03Q399XZDY6E

Charged: Yes

Response Date: 2026-03-25

User Email: [REDACTED]

Folio #:

Search Key: 1456 VARSITY ESTATES DR
NW

Title Information

Parcel Address: 1456 VARSITY ESTATES DR NW

Application Information: Permit # 2024-02541

Building Address: 1456 VARSITY ESTATES DR NW

Applicant: THAD

Description: New: Single Detached Dwelling

Land Use Description at Time of Application:

- R-CG Residential - Grade-Oriented Infill

Proposed Land Use Description:

- C2730 SINGLE DETACHED DWELLING

Decision: Approval

Decision By: Development Authority

DCP #: 2025-0605

Expiry of Temporary Approval:

Must Commence By: 2026/10/02

Permit Status: Released

Application Date: 2024/04/12

Decision Date: 2024/10/02

Release Date: 2025/03/13

Securities: NO

Revised Plan: NO

Cancellation Date:

Appeal Information

Appeal #:

Appeal Decision:

Hearing Date:

Application Information: Permit # 2022-03911

Building Address: 1456 VARSITY ESTATES DR NW

Permit Status: Released

Applicant: GLOBAL RAYMAC SURVEYING & ENGINEERING
Description: Relaxation: deck (existing) - projection into rear setback

Application Date: 2022/06/06

Land Use Description at Time of Application:

- R-C1 Residential - Contextual One Dwelling

Proposed Land Use Description:

- C1455 DECK

Decision: Approval

Decision Date: 2022/06/27

Decision By: Development Authority

Release Date: 2022/07/26

DCP #:

Securities: NO

Expiry of Temporary Approval:

Revised Plan: NO

Must Commence By: 2024/06/27

Cancellation Date:

Appeal Information

Appeal #:

Hearing Date:

Appeal Decision:



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

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First name [required] Jane

Last name [required] Kinzer

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

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

Hearing notes.docx

ATTACHMENT_02_FILENAME

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

Hello, thank you for listening.

I am Jane Kinzer, born here in Calgary.

Resident of Haysboro for 35 years

I'm in agreement with the repeal of blanket rezoning

I'm also in agreement with the need for densification

Haysboro created an LAP in conjunction with the city. It took 4 years to create and is extensive in providing details for the densification of our neighborhood. Unfortunately, the previous administration chose to make changes to our LAP without consultation. We ask that it be revisited and updated to be a working document for the future. I would encourage that all neighborhoods receive a LAP that allows the city and the communities to work together to avoid further misinformation, disagreements and hearings like this.

Haysboro currently has approximately 1400 units being built right now. They are all TOD. They include real affordable units. I believe this amount of building brings Haysboro in line with densification goals. This is a reason that looking at individual communities and their circumstances is imperative. Do we still need to be adding 9 and 18 unit developments along Elbow Dr? Or beside our only light controlled intersection?

Yes to the repeal

Yes to Local Area Plans

Yes to thoughtful development

Thank you



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First name [required] John

Last name [required] Snelson

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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)

Eight of Calgary's newly elected council members publicly committed to repealing blanket rezoning in the last election so it appears mayor Jeromy Farkas has the votes to move ahead. The other seven did not clearly state their position.

Lets get on with it



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First name [required] **Catherine**

Last name [required] **McRae**

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 26, 2026**



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

[required] - max 75 characters

Proposed citywide rezoning change

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

In favour

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ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

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The blanket rezoning was supposed to help low housing prices, but buying a lot for \$700 and building 4 townhouses on that lot and selling each of them for \$800 does not help with housing prices. This is a tax grab by the city.